

AGENDA ITEM: A-3

DATE: December 15, 2015

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – OCTOBER 20, 2015  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT: Robert Tefft Chairperson  
Katherine Sorenson Vice-Chairperson  
Gerald Luhr Commissioner  
Michael Lucas Commissioner  
Richard Sadowski Commissioner

STAFF: Scot Graham Community Development Manager  
Cindy Jacinth Associate Planner  
Joan Gargiulo Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS –

Commissioner Sadowski announced there will be a Halloween Alternative at the Shoreline Calvary Chapel on October 31<sup>st</sup> from 6 PM – 9 PM.

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period.  
<https://youtu.be/fkYNjIchxHI?t=2m55s>

Marla Jo Bruton Sadowski, Chairperson for the Coast Alliance, wanted to notify the public there is a planned acoustic survey test adjacent to Morro Rock (ocean side). She noted the 21 day pre-survey notice was not processed properly. Coast Alliance is working on receiving an injunction at the State level in order to allow the proper 21 day pre-survey notice.

Cathy Novak, consultant, read a letter regarding today's Consent Calendar item A-1. She was unable to submit the letter in advance, but will submit a hard copy to staff. The letter stated how Novak has objected to the presented findings in Resolution PC 40-15.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/fkYNjIchxHI?t=11m55s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/fkYNjIchxHI?t=11m57s>

A-1 Adoption of Planning Commission Resolution No. 40-15 denying Coastal Development Permit CP0-410 and Conditional Use Permit UP0-369 for proposed development at 289 Main Street as directed at the 10/6/2015 Planning Commission meeting.  
**Staff Recommendation:** Adopt Planning Commission Resolution No. 40-15

**MOTION:** Vice-Chairperson Sorenson moved to approve Consent Calendar A-1; Adoption of Planning Commission Resolution No. 40-15. Commissioner Sadowski seconded. The motion passed 4-1 with Chairperson Tefft abstaining from voting.  
<https://youtu.be/fkYNjIchxHI?t=14m>

- A-2 Approval of minutes from the Planning Commission meeting of September 1, 2015 and September 15, 2015.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3 Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.

**MOTION:** Commissioner Sadowski moved to approve the Consent Calendar, A-2 and A-3 with the acceptance to correct Motion for item B-1 on the September 1<sup>st</sup> Planning Commission minutes. Vice-Chairperson Sorenson seconded and the motion passed unanimously (5-0).  
<https://youtu.be/fkYNjIchxHI>

## B. PUBLIC HEARINGS

- B-1 Case No.:** #UP0-429  
**Site Location:** 976 Ridgeway, Morro Bay, CA  
**Project Description:** Request for Conditional Use Permit approval to add a 735 sq. ft. second story addition and 126 sq. ft. of exterior decking to an existing 1,692 sq. ft. single-family residence located within the R-1 residential zoning district and outside of the Coastal Commission Appeals Jurisdiction.  
**CEQA Determination:** Categorically Exempt, Section 15301(e), Class 1  
**Staff Recommendation:** Conditionally Approve  
**Staff Contact:** Joan Gargiulo, Contract Planner, (805) 772-6270  
<https://youtu.be/fkYNjIchxHI?t=14m59s>

Gargiulo presented staff report.

## COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – None

Chairperson Tefft opened Public Comment period.  
<https://youtu.be/fkYNjIchxHI?t=19m46s>

Charles Kleemann, representative for the applicant, stated he is available for questions.

Marla Jo Sadowski, Morro Bay resident, stated she appreciates the beautiful landscaping.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/fkYNjIchxHI?t=25m5s>

**MOTION:** Chairperson Sorenson moved to approve PC Resolution 41-15. Commissioner Lucas seconded and the motion passed unanimously (5-0).  
<https://youtu.be/fkYNjIchxHI?t=31m9s>

- B-2 Case No.:** #CP0-365  
**Site Location:** 3093 Beachcomber, Morro Bay, CA  
**Project Description:** Request for Coastal Development Permit approval and Mitigated Negative Declaration (MND) for new construction of a single-story 3,295 single family home with 519 square foot 2-car garage and 250 square foot deck on a vacant lot in the R-1/S.2A residential zoning district that sits adjacent to environmentally sensitive habitat (ESH). The project is located within the Coastal Commission Appeals Jurisdiction.  
**CEQA Determination:** Mitigated Negative Declaration, (SCH#2014091051)  
**Staff Recommendation:** Adopt the Mitigated Negative Declaration and Conditionally

Approve

**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577  
<https://youtu.be/fkYNjIchxHI?t=32m14s>

Jacinth presented staff report.

#### COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –

Chairperson Tefft had a conversation with the neighbor.

Chairperson Tefft opened Public Comment period.  
<https://youtu.be/fkYNjIchxHI?t=37m45s>

Paul LaPlante, applicant, stated his concerns and the long process it has taken for him to get to this point.

John Kilpelanen, agent and contractor for applicant, stated Jacinth and Graham have been very helpful and also noted the long process it has taken and how frustrating it has been with past employees and misleading information that was given to them. He asked the Planning Commission if they could accept the project as it had been submitted.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/fkYNjIchxHI?t=44m48s>

Chairperson Tefft opened Public Comment period.  
<https://youtu.be/fkYNjIchxHI?t=1h3m57s>

Chairperson asked applicant if they had a date they would prefer to discuss item again.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/fkYNjIchxHI?t=1h4m27s>

**MOTION:** Commissioner Lucas moved to continue item to a date uncertain. Commissioner Sadowski seconded the motion and the motion passed unanimously (5-0).  
<https://youtu.be/fkYNjIchxHI?t=1h4m35s>

C. UNFINISHED BUSINESS - NONE

D. NEW BUSINESS

D-1 Discussion and Interpretation of Significant Public Benefit as a requirement within the Planned Development Overlay zone (MBMC 17.40.030)

**Staff Recommendation:** Review staff report and provide direction to staff  
**Staff contact:** Cindy Jacinth, Associate Planner, (805) 772-6577  
<https://youtu.be/fkYNjIchxHI?t=1h5m34s>

Jacinth presented the staff report.

Chairperson Tefft opened Public Comment period.  
<https://youtu.be/fkYNjIchxHI?t=1h22m5s>

Bill Martony asked the Planning Commission to verify if they were discussing the PD overlay for just the Embarcadero area or the PD overlay for all areas of town. He also noted the original plan for the Embarcadero called out for only single story buildings.

Chairperson Tefft closed the Public Comment period.

Staff's direction will be to focus on the Public Benefit component, PD Overlay component and Waterfront Policies. Staff will bring the information back to the Planning Commission.

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/fkYNjIchxHI?t=1h48m3s>

- Commissioner Sadowski asked staff about the General Plan, LCP update and what would it take for a proper budget.
- Commissioner Luhr asked staff if there would be preliminary specific plans for different regions which will come to the Planning Commission.
- Vice-Chairperson Sorenson asked staff for an update on the Parking Study and Striping.
- Vice-Chairperson Sorenson asked staff for an update on the Bike Park.
- Commissioner asked staff about the off-shore wind production farm. He noted City Council had voted on having loose agreement talks. He wanted to know when the Planning Commission would have to get involved.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 7:58 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on November 3, 2015, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary

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