

AGENDA ITEM: A-5

DATE: JUNE 21, 2016

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 3, 2016
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice-Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Cindy Jacinth	Associate Planner
	Joan Gargiulo	Assistant Planner
	Whitney McIlvaine	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD
<https://youtu.be/amERrkchMbQ?t=2m7s>

Chairperson Tefft opened Public Comment period.

Jan Paulson, Morro Bay resident, wanted to follow up with the previous WRFCAC meeting issues. Paulson wanted more information on the property south side of the Righetti property and on the Tri W property.

Graham responded there was a WRFCAC meeting today which discussed the issues Paulson inquired about. Graham stated the WRFCAC made recommendations to move forward to City Council.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/amERrkchMbQ?t=5m7s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR
<https://youtu.be/amERrkchMbQ?t=5m11s>

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of January 19, 2016 and February 2, 2016. **Staff Recommendation:** Approve minutes as submitted.

MOTION: Commissioner Sadowski moved to approve Consent Calendar A-1 and A-2. Vice-Chairperson Luhr seconded and the motion passed unanimously (5-0).
<https://youtu.be/amERrkchMbQ>

B. PUBLIC HEARINGS

B-1 Case No.: CP0-404 and UP0-364

Site Location: 1840 Main Street

Proposal: Coastal Development Permit and Conditional Use Permit for new construction of an approximate 1,400 sf restaurant with outdoor seating only, canopied parking for drive-up service, drive-thru service, and associated site improvements including ground work, retaining walls, frontage improvements, and landscaping. The project includes removal of existing flatwork and landscaping on a vacant lot from previous development. The project also include a master sign program including total signage area exceeding City standards. In addition, the project will include utility trenching of 4-6 feet across Main Street to the west of the property as well as trenching across Caltrans right of way which fronts on Atascadero Road. This project is located outside the Coastal Commission appeals jurisdiction.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Continue to the 5/17/2016 Planning Commission hearing for required legal noticing

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

<https://youtu.be/amERrkchMbQ?t=6m1s>

The item will be continued at the May 17th Planning Commission meeting due to an error in the noticing.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Commissioner Sadowski read his appeal letter which he shared with staff and passed out to the Council.

MOTION: Vice-Chairperson Luhr moved to continue the item to the May 17th Planning Commission meeting. Commissioner Lucas seconded and the motion passed unanimously (5-0).

<https://youtu.be/amERrkchMbQ?t=35m20s>

B – 2 Case No.: A00-029 (Local Coastal Program and Zoning Text Amendment)

Site Location: Citywide

Applicant/Project Sponsor City of Morro Bay

Proposed Amendment: Local Coastal Program and Zoning Text Amendment proposing to amend 1) Section 17.48.320 *Granny Second Units*, modifying the section to be consistent with State law, 2) Section 17.48.315

Guesthouses/Quarters and Accessory Areas, and 3) other related sections in the Morro Bay Municipal Code for internal consistency.

CEQA Determination: Negative Declaration.

Staff Recommendation: Forward a favorable recommendation to the City Council to approve the proposed Amendment to Ordinance 601 regarding use of secondary dwelling units as vacation rentals and find it consistent with the Negative Declaration.

Staff Contact: Whitney McIlvaine, Contract Planner (805) 772-6211

<https://youtu.be/amERrkchMbQ?t=35m47s>

McIlvaine presented staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/amERrkchMbQ?t=40m8s>

Betty Winholtz, Morro Bay resident, suggested a change for the proposed grandfathering clause and asked staff if a vacation rental permit could be sold to a new owner. Winholtz stated she would like to see when the affected property is sold, the grandfather clause is no longer good.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/amERrkchMbQ?t=41m34s>

MOTION: Commissioner Lucas moved to adopt PC Resolution 14-16 with recommendations to City Council to consider clauses discussed regarding change of ownership and expansion of secondary dwelling unit. Commissioner Ingraffia seconded and the motion passed (4-0), Vice-Chairperson Luhr abstained.

<https://youtu.be/amERrkchMbQ?t=1h3m27s>

C. NEW BUSINESS

C-1 Review and discussion of historic parking credits

Staff Recommendation: Review and discussion

<https://youtu.be/amERrkchMbQ?t=1h4m45s>

Gargiulo presented staff report.

Discussion between staff and Planning Commission.

Planning Commission forwarded recommendation to City Council to memorialize historic parking credits, suspend parking in-lieu fees for the Parking Management District, and provide direction for the evaluation of the overall Commercial Parking Program as part of the General Plan/Local Coastal Program update process.

C-2 Review and discussion of the boat haul out facility preliminary design plan - *no staff report*

Staff Recommendation: Review and discussion

<https://youtu.be/amERrkchMbQ?t=1h34m50s>

Graham presented staff report.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
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Discussion between staff and Planning Commission.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/amERrkchMbQ?t=2h8s>

Sadowski announced there was an article in the Tribune regarding Lois Capps meeting to support the Chumash Heritage National Marine Sanctuary.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/amERrkchMbQ?t=2h1m39s>

Graham announced there will be an upcoming workshop at the Vet's Memorial Building on May 25th from 6:30 pm to 8:30 pm. The workshop is for the Centennial Stairway and Embarcadero widening project.

G. ADJOURNMENT

The meeting adjourned at 8:04 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 17, 2016, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary