

AGENDA ITEM: A-3

DATE: FEBRUARY 21, 2017

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 20, 2016  
VETERANS MEMORIAL BUILDING – 6:00 PM

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

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

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS – NONE

**A. CONSENT CALENDAR**

<https://youtu.be/kM7F58om-2g?t=2m46s>

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

**A-2** Approval of minutes from the Planning Commission meeting of November 1, 2016.  
**Staff Recommendation:** Approve minutes as submitted.

Commissioner Lucas asked to correct the minutes to show he was present instead of absent.

Graham responded the minutes would be rectified.

**MOTION:** Commissioner Lucas moved to approve the Consent Calendar. Commissioner Ingraffia seconded and the motion passed unanimously (4-0).  
<https://youtu.be/kM7F58om-2g?t=4m52s>

Chairperson Tefft announced there would be a change in the agenda tonight. Item D-1, Unfinished Business, will be discussed before Public Hearings.

**MOTION:** Vice-Chairperson Luhr moved to change the order of the agenda. Commissioner Lucas seconded and the motion passed unanimously (4-0).  
<https://youtu.be/kM7F58om-2g?t=4m53s>

**B. PUBLIC HEARINGS**

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

**B-1 Case No.: UP0-448**

**Site Location:** Gray's Inn, 561 Embarcadero, Morro Bay, CA

**Project Description:** Request for Conditional Use Permit for both land and waterside improvements including installation of new 10-foot harbor walk to match existing elevation, installation of 1 new pile, sleeving of 4 existing piles, provide 4-foot-wide vertical access on south side of building to allow public access to harbor walk, along with building façade improvements, sidewalk improvements, repair of existing decking,

**CEQA Determination:** Categorically exempt Section 15303, Class 3c.

**Staff Recommendation:** Forward a favorable recommendation to the City Council.

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

<https://youtu.be/kM7F58om-2g?t=30m6s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Jacinth presented staff report.

Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/kM7F58om-2g?t=1h2m31s>

Cathy Novak, representative for the applicant, thanked staff for their time, assistance and recommendations. Novak presented her comments and concerns to the Commissioners.

Gene Doughty, architect, presented his comments and concerns to the Commissioners.

The Commissioners presented their questions to Doughty and Novak.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/kM7F58om-2g?t=1h31m22s>

Discussion between Commissioners.

Chairperson Tefft would like to continue the item in order to allow Applicant to submit additional information required of a Precise Plan submittal, in order to present to the City Council.

Chairperson Tefft opened Public Comment.  
<https://youtu.be/kM7F58om-2g?t=1h53m17s>

Novak responded she was alright with the Commissioners continuing the meeting.

Staff stated the continuance would be held on January 17, 2017.

**MOTION:** Vice-Chairperson Luhr moved to continue to January 17, 2017.  
Commissioner Lucas seconded.  
<https://youtu.be/kM7F58om-2g?t=1h54m33s>

Staff reviewed with Commissioners the items which will need to be addressed at the January 17<sup>th</sup> meeting, as follows:

1. Provide the required Precise Plan submittal items.
2. The PC was supportive of the gangway design encroaching into the lateral access path by 2 feet along a four-foot section of the lateral access way.
3. The PC was supportive of the requested modifications to Planning conditions 6 and 8, but not 9. Modify condition 9 to state, “hydro acoustical noise mitigation plan” instead of hydro acoustical monitoring plan.
4. Provide information on what the building approvals looked like with the 1993 CUP, specifically in regards to view corridor.
5. Provide additional detail on the existing pole sign that encroaches into the northernmost parking spot, and specifically whether when the vertical access is opened up and the parking lot is re-striped, if that will still yield a usable compliant parking spot.
6. Corridor Maintenance – The PC discussed the possibility of removing the side private motel deck and remove the private fence gate, in order to yield a wider pedestrian view corridor. Also discussed was height of hedges and fence height in the view corridor area.
7. Determine the connectivity potential from the proposed harbor walk lateral access to connect to Kayak Horizons when that future project comes forward for lease renewal.

Motion passes 4-0 to continue to the January 17<sup>th</sup> meeting.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/kM7F58om-2g?t=2h37s>

Novak asked the Commissioners for direction on condition #9 regarding hydro acoustical monitoring.

Chairperson Tefft opened the Public Comment period.  
<https://youtu.be/kM7F58om-2g?t=2h37s>

Commissioners discussed language regarding Condition #9, and gave direction to the applicant.

Chairperson Tefft closed the Public Hearing.  
<https://youtu.be/kM7F58om-2g?t=2h4m41s>

C. NEW BUSINESS

**C-1** Goals and Objectives Discussion related to Planning Commission work plan for fiscal year 17/18.

**Staff Recommendation:** Review, discuss and provide recommendation to Council

**Staff Contact:** Scot Graham, Community Development Director  
<https://youtu.be/kM7F58om-2g?t=2h4m41s>

Graham presented staff report.

Discussion between Commissioners and staff.

D. UNFINISHED BUSINESS - NONE

**D-1** Planning Commission review of the Landscape Plan for the change in use at the Silver City RV and Mobile Home Park, 500 Atascadero Road.

**Staff Recommendation:** Approve Landscape Plan

**Staff Contact:** Joan Gargiulo, Assistant Planner  
<https://youtu.be/kM7F58om-2g?t=5m13s>

Gargiulo presented the staff report.

Chairperson Tefft opened the Public Comment period and seeing none closed the Public Comment period.  
<https://youtu.be/kM7F58om-2g?t=8m35s>

Discussion between Commissioners and staff.

Commissioners added condition; The applicant will work with staff to locate trees among the existing hedges located along the Atascadero Road frontage.

Vice-Chairperson Luhr asked staff if it would be a good idea to have the applicant provide landscaping within the new development area.

Graham responded, if the Commission would give direction to staff, they could forward it to the applicant.

**MOTION:** Vice-Chairperson Luhr moved to approve the Landscape Plan with the following condition added:

Staff shall work with the Applicant to choose an appropriate number and size of plants to fill in the gaps in the existing screening hedge located along Atascadero Road directly to the west of the proposed landscaped area depicted on the plan set date stamped December 6, 2016.

Commissioner Lucas seconded and the motion passed unanimously (4-0).

<https://youtu.be/kM7F58om-2g?t=28m39s>

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 9:00 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 3, 2017, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary