

AGENDA ITEM: A-3

DATE: APRIL 4, 2017

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 21, 2017  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT: Robert Tefft Chairperson  
Richard Sadowski Commissioner  
Joe Ingraffia Commissioner  
Michael Lucas Commissioner  
Gerald Luhr Vice-Chairperson

STAFF: Scot Graham Community Development Director  
Joan Gargiulo Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
<https://youtu.be/gGHUSCCmmZw?t=2m11s>

Chairperson Tefft announced there will be an additional General Plan meeting on March 8<sup>th</sup>, at the Vet's Hall, 4pm – 6pm.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/gGHUSCCmmZw?t=4m2s>

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

A-2 Approval of minutes from the Planning Commission meeting of December 6, 2016.  
**Staff Recommendation:** Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of December 20, 2016.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Lucas motioned to move to approve A-1, A-2 and A-3. Commissioner Ingraffia seconded and the motion passed unanimously (5-0).

**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.: UP0-468**

**Site Location:** 340 Jamaica Street, Auto Body Builders

**Project Description:** Conditional Use Permit approval for the continued operation of an existing auto-body repair and paint shop located within the R-1/S.1 residential zoning district since 1981. The project site is located outside of the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically exempt Section 15301, Class 1

**Staff Recommendation:** Continue to the March 7, 2017 PC meeting

**Staff Contact:** Joan Gargiulo, Assistant Planner (805) 772-6270

<https://youtu.be/gGHUSCCmmZw?t=4m45s>

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/gGHUSCCmmZw?t=5m18s>

Daryl Dobson, Island Street, stated he contacted the Air Pollution Control District and noted the body shop has changed from a part-time business to a full-time business. Dobson complained about the fumes and noise he experienced coming from the business. Dobson stated he has been in contact with Code Enforcement Officer David Crockett. Crockett has been out to the site and has smelled them fumes. Crockett told Dobson to document everything.

Dan Knight, representative for the property owner of Island Street, stated the business was invasive for a R-1 zone, and noted the noise level for this area was inappropriate. Mr. Knight stated the property owner feels the business is bringing his property value down, and if he decides to sell, he would have to disclose there is a business near the property.

Evans Cowen, Island Street, stated he's in opposition to the body shop. Cowen wanted to be sure the Commissioners could read his letter. Cowen stated he could smell the fumes and hear the noise from the shop. Cowen hopes the Commissioners would correct what the former Planning Commission and City Council had failed to take care of in 1981.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/gGHUSCCmmZw?t=16m8s>

The Commissioners presented their questions to staff.

**MOTION:** Vice-Chairperson Luhr motioned to move continue item to the March 7, 2017 Planning Commission meeting. Commissioner Sadowski seconded and the motion passed (5-0).

<https://youtu.be/gGHUSCCmmZw?t=19m29s>

**B-2 Case No.:** UP0-467

**Site Location:** 2926 Fir Avenue

**Project Description:** Conditional Use Permit approval for a 270 sq. ft. addition to an existing nonconforming SFR located within the R-1/S.2 Single-Family Zoning District. Specifically the Applicant proposes to add a bedroom, bathroom, and new entry porch. The project site is located outside of the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically exempt Section 15301, Class 1

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Joan Gargiulo, Assistant Planner (805) 772-6270

<https://youtu.be/gGHUSCCmmZw?t=20m12s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Gargiulo presented staff report.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/gGHUSCCmmZw?t=29m44s>

Aaron Gannage, representative and designer for applicant, stated the garage probably met the requirements back then, but will not meet the 20 x 20 interior requirements. Gannage stated he would be available to answer any questions.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/gGHUSCCmmZw?t=30m57s>

Discussion between Commissioners and staff.

**MOTION:** Commissioner Sadowski motioned to move to adopt conditional use permit UP0-467 with parking exception AD0-111 as presented by staff.

Commissioner Lucas seconded and the motion passed (5-0).

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/gGHUSCCmmZw?t=44m27s>

Commissioner Sadowski stated he was given a scholarship for the 2017 California Climate Change symposium. Sadowski would like to present a couple of points to the Commission which he feels are important.

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Graham stated he could place the item on the next agenda as presentation.

Vice-Chairperson Luhr asked staff for status of the Haul out facility.

Graham stated Council had directed the Harbor Director to release a Request for Qualification (RFQ) for a design build of the haul out facility. Graham noted if no RFQ is received, there would be a feasibility study to see if it would be financially viable.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS – NONE

G. ADJOURNMENT

The meeting adjourned at 6:50 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 7, 2017, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary