



- B-1 Case No.:** CP0-529 and UP0-464  
**Site Location:** 2654 Greenwood  
**Project Description:** Coastal Development and Conditional Use Permit approval for the addition of 192 sq. ft. of habitable floor area to an existing nonconforming 840 sq. ft. single-family residence located within the R-1/S.2 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.  
**CEQA Determination:** Categorically Exempt Section 15301, Class 1(e)  
**Staff Recommendation:** Continue to the April 4<sup>th</sup>, 2017 Planning Commission Meeting  
**Staff Contact:** Joan Gargiulo, Assistant Planner (805) 772-6270  
<https://youtu.be/d7O1XxvERgw?t=3m42s>

Graham requested a continuance on the item because the notice didn't include a parking exception.

Chairperson Tefft opened the Public Comment period and seeing none closed the Public Comment period.  
<https://youtu.be/d7O1XxvERgw?t=4m35s>

**MOTION:** Commissioner Ingraffia motioned to continue the item to the April 4<sup>th</sup> Planning Commission meeting. Commissioner Lucas seconded and the motion passed (5-0).

- B-2 Case No.:** CP0- 535 and UP0-465  
**Site Location:** 462 Arbutus Avenue  
**Project Description:** Coastal Development and Conditional Use Permit approval for the addition of 352 sq. ft. of habitable floor area to an existing nonconforming 1,724 sq. ft. single-family residence located within the R-1/S.2 Residential Zoning District. The project involves the relocation of the existing two-car garage and extensive interior remodeling. The project is located outside of the Coastal Commission Appeal Jurisdiction.  
**CEQA Determination:** Categorically Exempt Section 15301, Class 1(e)  
**Staff Recommendation:** Conditionally Approve  
**Staff Contact:** Joan Gargiulo, Assistant Planner (805) 772-6270  
<https://youtu.be/d7O1XxvERgw?t=5m59s>

Graham presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.  
<https://youtu.be/d7O1XxvERgw?t=20m14s>

Bob Crizer, contractor, explained he was aware of the non-conforming rear yard setback and the extra setback on the north side and was working with the applicant on these.

Vicky McKay, 453 Arcadia Avenue, stated she knows the history of the garage at 462 Arbutus Ave. McKay has concerns regarding the rear setback. She requested the 10 feet setback be enforced for this project.

Bob McKay, 453 Arcadia Avenue, stated there would only be seven feet between the homes if the project is approved. McKay stated when the former owner lived there, he could hear every noise that came from his neighbor's home. McKay also noted he knew the history of the home and would be available to answer any questions.

The Commissioners presented their questions to the applicant.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/d7O1XxvERgw?t=31m53s>

Discussion between the Commissioners.

Chairperson Tefft opened the Public Comment period.  
<https://youtu.be/d7O1XxvERgw?t=55m26s>

Crizer answered questions from the Commissioners.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/d7O1XxvERgw?t=1h1m19s>

Discussion between the Commissioners.

Chairperson Tefft opened the Public Comment period.  
<https://youtu.be/d7O1XxvERgw?t=1h16m53s>

Crizer stated he wasn't in favor of a denial or taking the item to the City Council. Crizer stated a continuance would be the best option.

**MOTION:** Commissioner Lucas motioned to continue CP0-535 & UP0-465 to a date uncertain. Commissioner Ingrassia seconded and the motion passed (5-0).

- B-3 Case No.:** Major Amendment (#A00-041) to #UP0-359  
**Site Location:** 725 Embarcadero, Morro Bay, CA  
**Project Description:** Major Amendment to Conditional Use Permit #UP0-359 for conversion of Rose's Landing second floor restaurant use to a 9-room boutique hotel. Change of use includes conversion of 1<sup>st</sup> floor commercial space to a hotel unit. Building façade alterations to include addition of three outdoor decks for hotel use. Minor changes improving public bayside and vertical access previously approved. Project includes the previously approved proposal for 7 boat slips and

new gangway. The project site is located in the original jurisdiction of the California Coastal Commission.

**CEQA Determination:** Mitigated Negative Declaration, SCH #2015011002

**Staff Recommendation:** Forward favorable recommendation to City Council with conditions.

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

#### COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Sadowski met with staff and met with a vendor at this location.

Vice-Chairperson Luhr walked onto the second floor public access deck and was confronted by management and was politely asked to leave.

Jacinth presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/d7O1XxvERgw?t=2h2m13s>

Steve Puglisi, architect, explained to the Commission how he and Doug Redican came up with the concept for Rose's Landing in 2000. Puglisi noted the upstairs deck was not designed as a public viewing deck. Puglisi noted, due to the parking requirements, the deck was turned into an outdoor dining area. Puglisi stated, sixteen years ago, the Coastal Commission requested the deck be available to the public and signage be placed outside to inform the public of the deck. Redican agreed, and now the Coastal Commission thinks the dock is for public viewing only. Puglisi stated the deck belongs to the hotel and it was out of good gesture the public was allowed on the deck.

Puglisi reviewed what the applicant would like to do with the deck and would like to get input from the Commission. Puglisi also spoke of the previous eelgrass studies they have done and noted they will be conducting another study before construction starts.

The Commissioners presented their questions to the applicant.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/d7O1XxvERgw?t=2h35m57s>

Discussion between Commissioners

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/d7O1XxvERgw?t=4h7m1s>

Puglisi explained how he would make changes to the ramp and noted the applicant had already paid money to the City for the project parking spaces.

Discussion between Commissioners and staff.

**MOTION:** Commissioner Lucas motioned to approve the recommendations to City Council per Commissions discussion, and to include recommendation to delete condition #10, 14 and to modify #11, 13 as discussed and add conditions 20, 21 as stated.

20. No unpermitted outdoor display of merchandise shall be allowed in any landscaped area.

21. Remove the 3' ramp and replace with a 10' wide ramp that extends from the public lateral access way up to the plaza area on the south side of the building.

Vice-Chairperson Luhr seconded and the motion passed (5-0).  
<https://youtu.be/d7O1XxvERgw?t=4h20m24s>

C. NEW BUSINESS

**C-1 Planning Commission FY 17/18 Work Program.** The Planning Commission work program Includes FY 17/18 related goals and objective as well as other items the PC may work on during the coming year.

**MOTION:** Vice-Chairperson Luhr motioned to approve to continue the item. Commissioner Sadowski seconded and the motion passed (5-0).  
<https://youtu.be/d7O1XxvERgw?t=4h19m40s>

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS  
<https://youtu.be/d7O1XxvERgw?t=4h21m38s>

Commissioner Lucas asked staff to verify the date and time for the City Council Joint Meeting.

Staff verified the meeting will be on March 28<sup>th</sup>, 3:30 pm at the Vets Hall.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 10:23 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 4, 2017, at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MARCH 21, 2017

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary