

AGENDA ITEM: A-3

DATE: JUNE 6, 2017

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 18, 2017  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Richard Sadowski Joe Ingraffia Michael Lucas	Vice-Chairperson Commissioner Commissioner Commissioner
ABSENT:	Robert Tefft	Chairperson
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  
<https://youtu.be/MXRW8panJu4?t=2m16s>

Commissioner Sadowski wanted to acknowledge the dredging company who is currently dredging the harbor in Morro Bay. Sadowski noted they consolidated all their equipment so Easter services could be held at the Rock this year.

Commissioner Sadowski also provided website A4NR.org for the Alliance for Nuclear Responsibility. Sadowski stated there will be a live webcast of a public utilities commission meeting, and noted Morro Bay will be receiving money for the decommissioning of the nuclear power plant for safety issues.

Vice-Chairperson Luhr announced South Bay Wild is no longer operating in Morro Bay.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS - NONE

**A.** CONSENT CALENDAR

<https://youtu.be/MXRW8panJu4?t=4m39s>

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

**A-2** Approval of minutes from the Planning Commission meeting of March 7, 2017.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Lucas motioned to move to approve the Consent Calendar. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

**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.: CP0-404 and UP0-364**

**Site Location:** 1840 Main Street

**Proposal:** *Continued from the May 17, 2016 Planning Commission meeting.* 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:** Adopt Mitigated Negative Declaration and Conditionally approve

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

<https://youtu.be/MXRW8panJu4?t=5m19s>

Jacinth presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
Commissioner Sadowski had met with staff to discuss.

Vice-Chairperson Luhr opened the Public Comment period.

<https://youtu.be/MXRW8panJu4?t=36m10s>

Darryl Whitten, representative for the applicant, thanked staff for their help, and asked the Commission for approval of the project. Whitten addressed the signage questions asked by the Commission and spoke about the process with Cal Trans. Whitten noted he doesn't have a problem with the block wall.

Fred Scott, architect, addressed the retaining wall on the north side. Scott doesn't have a problem changing out the wrought iron fence for block or concrete. Scott also spoke about the ADA ramp.

Antonio Mora Jr., spoke on behalf of his father who resides next to the proposed project. Mora stated his parents are not against the project but would prefer an

eight-foot block wall for safety & privacy issues. Mora noted his parents will be retiring soon, and would like a sense of security.

Commissioners presented their questions to the applicant.

Vice-Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/MXRW8panJu4?t=1h12m31s>

Discussion between the Commissioners and staff.

Vice-Chairperson Luhr opened the Public Comment period.  
<https://youtu.be/MXRW8panJu4?t=1h23m19s>  
Scott answered questions from the Commissioners.

Vice-Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/MXRW8panJu4?t=1h24m35s>

Discussion between Commissioners and staff,

**MOTION:** Commissioner Lucas moved to approve CP0-404 and UP0-364, with added conditions, and to adopt PC Resolution 13-17. Commissioner Ingraffia seconded and the motion passed unanimously (4-0).

<https://youtu.be/MXRW8panJu4?t=1h58m59s>

*Planning conditions 13-20 were added by the Planning Commission.*

13. Exterior color palette shall be revised and submitted for review and approval by the Community Development Department prior to issuance of a building permit.
14. The retaining wall located on the northwest property line shall have a total height of 8 foot in the area that abuts the neighboring residential property on Sunset Ave, with retaining wall on bottom and solid wall or fence on top half.
15. The pedestrian walkway at the southwest corner of the property shall be widened to 8 feet and the pedestrian walkway on the west side of the property shall be removed and replaced with additional landscaping on Main Street.
16. The monument sign shall be no taller than 5 feet.
17. Applicant shall work with Caltrans to remove the existing driveway on the south side of the property that is within Caltrans right-of-way. The existing driveway shall be removed prior to certificate of occupancy, unless otherwise deemed infeasible by the Community Development Director.
18. Applicant shall include on building permit submittal the addition of visual screening on south side of property that is a minimum of five feet in height to be reviewed and approved

by the Community Development Director prior to issuance of a building permit. The Applicant shall also work with Caltrans to obtain an encroachment permit for landscaping of the unimproved right of way area abutting the south property line and Highway 41.

19. Applicant shall increase the amount of permeable paving on site and include with the building permit submittal. All permeable paving material shall be of a different texture or color from that of the main paving material to help break up the surface material.
20. The project shall be reviewed by staff at a Planning Commission new business item within 2 years of certificate of occupancy for project impacts to the surrounding neighborhood.

**B-2 Case No.:** CP0-503 and A00-032

**Site Location:** 1998 Main Street

**Proposal:** Coastal Development Permit and an Amendment to an existing Conditional Use Permit for the demolition of an existing single-story restroom and laundry facility and the construction of a two-story restroom, laundry facility, and office within the existing Wagon Wheel Mobile Home Park. The proposed 692 sq. ft. permanent structure includes a 386 sq. ft. second story office and a 306 sq. ft. first floor to include a restroom and laundry facilities. The proposal also includes 72 sq. ft. of decking off of the second story office space. The project is located within the MCR/R-4/SP Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3

**Staff Recommendation:** Conditionally Approve

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

<https://youtu.be/MXRW8panJu4?t=2h1m45s>

Gargiulo presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Commissioners presented their questions to staff.

Vice-Chairperson Luhr opened the Public Comment period.

<https://youtu.be/MXRW8panJu4?t=2h12m6s>

Jeff Borges, applicant, stated he will be removing the tongue off the trailer soon. It was rusted and will need to be welded off.

Vice-Chairperson Luhr closed the Public Comment period.

**MOTION:** Commissioner Lucas moved to approve CP0-503 AND A00-032. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

<https://youtu.be/MXRW8panJu4?t=2h22m45s>

**B-3 Case No.:** CP0-515 and UP0-455

**Site Location:** 396 Hill Street

**Discussion:** Project was incorrectly noticed as a Regular Coastal Development Permit and Conditional Use Permit for new construction of a two-unit multi-family development on a 5,000 sq. ft. parcel. Specifically, unit A includes 1,745 sq. ft. of habitable floor area and a 540 sq. ft. garage. Unit B includes 1,517 sq. ft. of living area, a 552 sq. ft. garage, and a 775 sq. ft. playroom. The project is located within the MCR/R-4/SP Zoning District and outside of the Coastal Commission Appeal Jurisdiction. This project will be renoticed as an Administrative Coastal Development Permit and Minor Use Permit.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3

**Staff Recommendation:** Hear public comment on this item

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

<https://youtu.be/MXRW8panJu4?t=2h23m31s>

Chairperson Tefft opened the Public Comment period and seeing none closed the Public Comment period.

<https://youtu.be/MXRW8panJu4?t=2h24m15s>

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS - NONE

<https://youtu.be/MXRW8panJu4?t=2h26m43s>

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/MXRW8panJu4?t=2h26m49s>

G. ADJOURNMENT

The meeting adjourned at 8:27 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 2, 2017, at 6:00 p.m.

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Gerald Luhr, Vice Chairperson

ATTEST:

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Scot Graham, Secretary