

AGENDA ITEM: A-2

DATE: SEPTEMBER 5, 2017

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – AUGUST 1, 2017  
VETERANS MEMORIAL BUILDING – 6:00 PM

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

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

PUBLIC COMMENT PERIOD  
<https://youtu.be/fn9IZbylNAM?t=2m30s>

Robert Cogburn (sp?), Morro Bay resident, would like to see a cross walk near the Maritime Museum.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/fn9IZbylNAM?t=4m40s>

PRESENTATIONS

A. CONSENT CALENDAR

<https://youtu.be/fn9IZbylNAM?t=4m49s>

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

**A-2** Approval of minutes from the Planning Commission meeting of June 20, 2017.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Vice-Chairperson Luhr moved to approved the Consent Calendar.  
Commissioner Sadowski 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.: #UP0-465 (Continued from the 3-21-2017 Planning Commission Hearing)**

**Site Location:** 462 Arbutus Avenue, Morro Bay, CA

**Proposal:** Second public hearing for Conditional Use Permit approval for the addition of 389 sq. ft. of habitable floor area and 196 sq. ft. of decking to an existing nonconforming 1,724 sq. ft. single-family residence located within the R-1 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction. The Applicant no longer proposes a use change in the rear structure therefore the garage and studio use will remain and will remain detached from the primary residential structure. The proposed addition and remodel is located at the front structure only.

**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/fn9IZbylNAM?t=5m59s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Gargiulo presented the staff report. Gargiulo noted staff received communication from the neighbor in the rear of the property; copies of the correspondence were provided to the public.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/fn9IZbylNAM?t=18m28s>

Bob Crizer, applicant's contractor, stated the project was adjusted to meet issues which were brought up by the Commission. Crizer is hoping the Commission will approve the project.

Bob McCay, Morro Bay resident, stated he is the neighbor who wrote the letter to add language to the deed restriction. McCay's concern is if the property is sold in the future the new owners would make whatever changes they want to change.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/fn9IZbylNAM?t=20m37s>

Discussion between the Commissioners.

**MOTION:** Vice-Chairperson Luhr move to approve UP0-465, to allow an addition to the non-conforming residential structure at 462 Arbutus Avenue. Commissioner Sadowski seconded and the motion passed unanimously (5-0).

<https://youtu.be/fn9IZbylNAM?t=20m37s>

Vice-Chairperson Luhr commented the decision was a result of the residential guidelines and why there is a need for commercial guidelines.

C. NEW BUSINESS

**C-1 Measure D/ “Working Waterfront” Subcommittee** – City Council direction on 7/11/2017 to form Planning Commission subcommittee to work with the Harbor Advisory Board on ambiguities in Measure D and the “Working Waterfront” initiative.

**Staff recommendation:** Nominate and appoint 2 Commissioners  
<https://youtu.be/fn9IZbylNAM?t=36m55s>

Graham explained why the City Council gave direction to form the Planning Commission subcommittee.

Endersby also explained to the Commission the purpose of having the subcommittee.

The Commissioners presented their questions and concerns to staff.

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

<https://youtu.be/fn9IZbylNAM?t=1h8m53s>

Discussion between the Commission and staff.

Nominate and appoint two Commissioners.

<https://youtu.be/fn9IZbylNAM?t=1h9m17s>

Chairperson Tefft nominated Luhr. Passes 5-0; Vice-Chairperson appointed.

Vice-Chairperson Luhr nominated Commissioner Ingrassia. Passes 5-0; Commissioner Ingrassia appointed.

Vice-Chairperson Luhr nominated Commissioner Lucas as an alternative. Passes 5-0.

Graham notified the Commission he will meet with Endersby to come up with meeting dates and will notify the sub-committee.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/fn9IZbylNAM?t=1h13m25s>

Commissioner Sadowski stated the Water Reclamation Facility Citizen Advisory Committee (WRFCAC) meeting was canceled and wanted to have a discussion with the Commission on the new location of the new sewer plant.

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Graham stated again as in the last meeting, this is not an issue the Planning Commission was tasked with. Graham stated there are two committees, the WRFCAC and the Public Works Advisory Board which are specifically tasked for dealing with the issues by the City Council. Graham noted Commissioner Sadowski doesn't have the authorization to weigh in on fray to this issue.

Discussion between Commissioners and staff.

Vice-Chairperson Luhr asked staff about the update on the Haul-out facility.

Endersby updated the Commissioners on the Haul-out facility.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

Graham updated the Commissioners regarding the Downtown Waterfront Strategic Plan. And, updated the Commission on the work being done on Panorama.

G. ADJOURNMENT

The meeting adjourned at 7:35 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 15, 2017, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary