

AGENDA ITEM: A-3

DATE: SEPTEMBER 5, 2017

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – AUGUST 15, 2017
VETERANS MEMORIAL BUILDING – 6:00 PM

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

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

<https://youtu.be/wu5m625w8us?t=2m18s>

Commissioner Lucas announce there will be a celebration for Cerritos Peak on September 16th, 2 p.m. -5 p.m., details are still emerging.

Commissioner Sadowski announced he attended the Ocean Protection Council Meeting in Sacramento. Sadowski stated Secretary Laird of the Natural Resources and Secretary Rodriguez of the Environmental Protection Agency have joined the International Alliance to combat ocean acidification. For more information visit www.oaalliance.org.

PUBLIC COMMENT PERIOD

<https://youtu.be/wu5m625w8us?t=3m33s>

Carole Truesdale, Morro Bay resident, thanked Chairperson Tefft for addressing the violations to the ESHA area on the Panorama property and spoke of the preservation for the area.

Betty Winholtz, Morro Bay resident, spoke about the issue of Morro Bay's housing crisis. Winholtz is hoping the Commission would agendize and discuss this topic and maybe have some workshops to receive input from the public.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/wu5m625w8us?t=8m31s>

Discussion between Commissioners and staff regarding vacation rentals and housing.

PRESENTATIONS

A. CONSENT CALENDAR

<https://youtu.be/wu5m625w8us?t=17m42s>

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of July 18, 2017.

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Ingraffia move to approve the Consent Calendar. Commissioner Lucas seconded. The motion passed (3-0-1) Lucas abstained due to not attending the meeting.

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.: CP0-465 and UP0-411

Site Location: 590 Morro Avenue, Morro Bay, CA

Project Description: Continued review of a request for approval of a Coastal Development Permit and Conditional Use Permit to modify and add to an existing unmanned telecommunication wireless facility at the Twin Dolphin Comfort Inn motel on the southeast corner of Morro Avenue and Marina Street in the R-2/PD/S.4 zone. The project is located outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally Approve

Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

<https://youtu.be/wu5m625w8us?t=18m42s>

McIlvaine presented staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS

<https://youtu.be/wu5m625w8us?t=24m52s>

Commissioner Sadowski spoke to a neighbor last weekend.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/wu5m625w8us?t=29m32s>

Alexander Lew, AT&T representative, presented his report for the proposed project. Lew asked the Commission to approve the project.

Bill Hammett, applicant's engineer, stated his company is responsible for taking care of the measurements, calculations, etc. for the radio frequency exposure conditions and have been doing this around California for the last 30 years.

Hammett gave an overview of what was done for this project and the types of testing which were conducted.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/wu5m625w8us?t=39m36s>

Commissioners presented their questions to staff and the applicant.

Applicants and staff answered the Commissioners questions.

Discussion between Commissioners and staff.

Commissioners requested the following requirements from AT&T:

- Notification to AT&T and from the City and response from AT&T for any construction to increase height of structures within 100 feet of any antenna at 590 Morro Avenue.
- AT&T to provide map of all existing AT&T antenna facilities within the City.
- AT&T to provide a notice in the form of a sign at ground level on the east facing wall of the hotel that specifies the existence of the antenna RF hazard above and the approximate height of the sign.

Discussion between Commissioners, staff and applicant regarding training for maintenance work around the antenna.

MOTION: Commissioner Ingraffia moved to adopt PC Resolution 21-17, CP0-465/UP0-411 with the additional requirements by the Commission. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

Additional Requirements:

- *Notification to AT&T from the City of Morro Bay and response from AT&T for any construction to increase height of structures within 100 feet of antennas at 590 Morro Avenue.*
- *AT&T to provide ground level signage (cautionary signage).*
- *AT&T to provide a map of all AT&T facilities with the building permit for this project.*
- *Direction to staff for future cell sites will include a map of carrier sites within the city within half a mile.*
- *Notify AT&T and obtain an estimate of maximum Radio Frequency (RF) levels at the site of the proposed construction. This would only be for construction which would increase the height of the existing structure.*

B-2 Case No.: CP0-546 / UP0-484 / AD0-121
Site Location: 2101 Sunset Avenue, Morro Bay, CA

Project Description: Coastal Development Permit and Conditional Use Permit approval with an associated Parking Exception for the addition of a 625 sq. ft. detached accessory dwelling unit to an existing single-family residence with a nonconforming side-yard setback and parking situation. The Parking Exception is to allow for the second required space to be located in tandem in the driveway. The project is located within the R-2 Residential Zoning District and outside of the Coastal Commission Appeals 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/wu5m625w8us?t=1h58m30s>

Gargiulo presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Sadowski stated he spoke to a neighbor.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/wu5m625w8us?t=2h2m34s>

Josh Sotelo, applicant, stated his reasons for his project and commended Gargiulo for her great work ethic and availability.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/wu5m625w8us?t=2h3m48s>

Discussion between Commissioners and staff.

MOTION: Commissioner Sadowski move to approve PC Resolution 22-17, UP0-484/CP0-546, to allow a detached secondary dwelling unit to a non-conforming residential structure and approving the parking exception AD0-121, to allow a second open uncovered space in tandem in the driveway at 2101 Sunset Avenue with an additional condition of removing the closet and removing the word “compact” from the added parking condition in Resolution 22-17. Commissioner Lucas seconded and the motion passed unanimously (4-0).

<https://youtu.be/wu5m625w8us?t=2h18m12s>

Chairperson Tefft asked if the current zoning code prohibits parking in the front setback area.

Gargiulo stated it did preclude parking in the setbacks without going through the parking exception process.

Chairperson Tefft wanted to know if the parking exception could be modified to include permission to park in the front setback area.

Staff responded they would make it explicit and add the verbiage.

The planning condition listed below in bold and italic font was added:

The Applicant shall remove the closet currently located at the rear of the existing single-car garage to create one covered and enclosed parking space with a minimum interior dimension of 9'7" x 17'.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/wu5m625w8us?t=2h22m56s>

Commissioner Lucas asked staff if they were going to work on the housing issue.

Graham will have to look at the other issues coming up and will bring this back to the Commission. Graham will bring this back as a discussion in the next meeting.

Chairperson Tefft asked staff if there was any more workshops scheduled for GPAC regarding Land Use.

Graham stated there are no meeting's scheduled regarding Land Use due to already receiving the input for it and there were previous workshops for the Land Use maps. Graham notified the Commissioners there will be a scoping meeting for the Environmental Impact Report (EIR) in September. Graham also updated the Commission with the progress moving forward with the GPAC Committee.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/wu5m625w8us?t=2h27m43s>

Graham notified the Commission there will be a pre-construction meeting for the Black Hill Villas grading project later this week on Thursday. Graham also updated the Commission on the grading project for the Sunset project.

G. ADJOURNMENT

The meeting adjourned at 8:31 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 5, 2017, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary