

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 5, 2017
VETERANS MEMORIAL BUILDING – 6:00 PM

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

STAFF: Scot Graham Community Development Director
 Cindy Jacinth Senior Planner

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

ELECTION OF CHAIRPERSON AND OR VICE-CHAIRPERSON
https://youtu.be/G_j-0RzFECw?t=3m6s

Commissioner Lucas nominated Vice-Chairperson Luhr as the Planning Commission Chairperson. Sadowski and Ingraffia agreed. Vice-Chairperson Luhr was voted unanimously (3-0) as the new Planning Commission Chairperson.

Commissioner Lucas nominated Commissioner Ingraffia as the new Vice-Chairperson and Commissioner Sadowski agreed. Commissioner Ingraffia indicated that he did not wish to serve as Vice-Chairperson. Commissioner Ingraffia nominated Commissioner Lucas as the new Vice-Chairperson and Commissioner Sadowski also agreed. Commissioner Lucas was voted unanimously (3-0) as the Planning Commission Vice-Chairperson.

PUBLIC COMMENT PERIOD
https://youtu.be/G_j-0RzFECw?t=6m1s

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

PRESENTATIONS - NONE

A. **CONSENT CALENDAR**
https://youtu.be/G_j-0RzFECw?t=6m42s

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

A-2 Approval of minutes from the Planning Commission meeting of August 1, 2017.
Staff Recommendation: Approve minutes as submitted.

- A-3** Approval of minutes from the Planning Commission meeting of August 15, 2017.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Ingraffia moved to approve Consent Calendar A-1 and A-2. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

MOTION: Commissioner Sadowski moved to approve Consent Calendar A-3 minutes for August 15th. Vice-Chairperson Lucas seconded and the motion passed (3-0-1), Chairperson Luhr abstained.

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.: UP0-446

Site Location: 945 Embarcadero, Morro Bay, CA

Project Description: Request for Concept Conditional Use Permit for renovation of existing House of Juju restaurant (City lease site 96 and 96W) converting existing rear interior storage to accommodate a proposed 435square feet of restaurant dining and bar area plus a 71 square feet addition for a total single-story building area of 2,201square feet. Project also includes public access improvements along the bayside (west) and north side of the building, and access improvements to the adjacent Anchor Park. Proposed bayside improvement include 10 foot lateral access and outside seating with bar area along with repair of seawall and 4 pilings which support the existing wharf. This project is located in the WF/PD/S.4 zoning district and in the Coastal Commission Original Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally Approve

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

https://youtu.be/G_j-0RzFECw?t=8m35s

Jacinth presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Sadowski stated he spoke to the manager at the House of JuJu regarding the project.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/B4SEu6OgAZw?t=26m27s>

Cathy Novak, applicant's agent, thanked the staff for their help and recommendations for approval. Novak presented her report for the project.

The Commissioners presented their questions to Novak.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/B4SEu6OgAZw?t=38m35s>

Discussion between Commissioners and staff.

MOTION: Commissioner Lucas moved to approve UP0-446, request for a Concept Conditional Use Permit for renovation of existing House of JuJu Restaurant (City lease site 96 & 96W), including the modification of Planning Condition 12 regarding calculation of parking in lieu, with two added conditions of the Harborwalk decking elevation connecting to the lease site to the south and requirement for encroachment permit for landscaping and forwarding a favorable recommendation to Council. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

<https://youtu.be/B4SEu6OgAZw?t=52m42s>

C. NEW BUSINESS

- C-1 APPLICATION HAS BEEN WITHDRAWN (8/28/2017).** Conceptual review of a potential future public hearing project proposing to construct a 20,704 sq. ft. mixed-use development on an undeveloped 20,000 sq. ft. site with three underlying lots. Concept includes two buildings connected via elevated walkways. Building one has 4 live-work units fronting on Main St. with commercial space on the ground floor and apartments above with a maximum height of 27 ft. Building two has 8 suite-style short-term transient rental units above ground level parking with a maximum height of 30 ft. Proposal includes request for 14 parking in-lieu spaces.

<https://youtu.be/B4SEu6OgAZw?t=54m6s>

Graham stated the conceptual review project for 1111 Main Street has been withdrawn, but he kept it on the agenda because the project had been noticed.

- C-2** Discussion and Possible appointment of one Planning Commissioner to the General Plan Advisory Committee (GPAC).

<https://youtu.be/B4SEu6OgAZw?t=55m11s>

Discussion between Commissioners and staff.

Vice-Chairperson Lucas moved to approve Commissioner Ingraffia as the Planning Commission's liaison. Chairperson Luhr seconded and the motion passed unanimously (3-0).

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/B4SEu6OgAZw?t=1h2m27s>

Vice-Chairperson Lucas thanked Dr. Tefft for his service on the Planning Commission, and wished him the best.

Commissioner Sadowski stated it was an honor to sit on the Planning Commission and commended Dr. Tefft for being involved with the Commission.

Commissioner Ingraffia also commended Dr. Tefft for his knowledge and for welcoming him when he first started on the Planning Commission. Ingraffia wished Dr. Tefft the best and a speedy recovery.

Chairperson Luhr stated it was a pleasure working with Dr. Tefft over the years and would be missed. Luhr is hoping for a speedy recovery for Dr. Tefft.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/B4SEu6OgAZw?t=1h5m21s>

Graham announced there is a Planning Commission seat opened, and anyone who is interested could get an application online or from the City Clerk. The opening will run through Friday, September 22, 2017.

G. ADJOURNMENT

The meeting adjourned at 7:08 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 19, 2017, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary