

AGENDA ITEM: A-2

DATE: JUNE 5, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 20, 2018
VETERANS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/j9Qrqmh6PCo?t=1m50s>

Commissioner Sadowski invited everyone to celebrate Easter at the Rock on April 1st. Sadowski also announced the Citizens for Affordable Living will hold a workshop at the Morro Bay Inn on March 11th, from 1:00 p.m. – 2:30 p.m.

Commissioner Sadowski invited everyone to the Inn at Morro Bay’s Conference Room on March 11th, 2018 from 1:00 p.m. to 2:30 p.m. for a meeting of the group “Citizen’s for Affordable Living.”

PUBLIC COMMENT PERIOD
<https://youtu.be/j9Qrqmh6PCo?t=2m43s>

Mandy Davis, Morro Bay resident, spoke about the confusion on the draft for the LCP/Harbor. Davis stated the new draft had eliminated crucial ESHA areas. Davis spoke to the California Coastal Commission (CCC) and was told they were unaware the draft report eliminated crucial Environmental Sensitive Habitat Areas (ESHA). Davis presented the 1998 map which included ESHA, and pointed out the area that was eliminated and suggested an area which should be strengthened as ESHA.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/j9Qrqmh6PCo?t=9m45s>

Graham addressed the Public Comment period concerns.

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/j9Qrqmh6PCo?t=18m31s>

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

A-2 Approval of minutes from the Planning Commission meeting of January 16, 2018.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Lucas move to approve the Consent Calendar. Commissioner Ingraffia seconded and the motion passed (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.: UP0-507/CP0-559

Site Location: 2784 Indigo Circle, Morro Bay, CA

Project Description: Conditional Use Permit and Coastal Development Permit for the construction of a new single-family residence (SFR) on a vacant lot in the northern cluster of the Cloisters Subdivision. Specifically, the Applicant proposes to build a 2,110 sq. ft. SFR with a 662.5 sq. ft. garage and a 275 sq. ft. patio on a 8,003 sq. ft. parcel. The project is located in the CRR/GC/PD zoning district and within the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15303, Class 3a.

Staff Recommendation: Conditionally Approve

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Gargiulo presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/j9Qrqmh6PCo?t=23m4s>

Marcella Gelman, applicant, commented on the three primary objectives when designing the house.

Jim Randeem, Nordic Builders/Contractor, stated he helped the Gelman's design their home. Randeem noted he would be available to answer any questions.

The Commissioners presented their questions and concerns to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/j9Qrqmh6PCo?t=29m39s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Sadowski moved to approve PC Resolution 04-18, CP0-559/UP0-507, to allow the construction of a new single-family residence (SFR) on a vacant lot in the northern cluster of the Cloisters Subdivision. Vice-Chairperson Lucas seconded and the motion passed (5-0).

C. NEW BUSINESS - NONE

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 20, 2018

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/j9Qrqmh6PCo?t=38m7s>

Vice-Chairperson Lucas thanked the applicants for implementing energy conservation when designing their home.

Chairperson Luhr spoke of a bill being brought forward in the State House which will allow direct recycle on wastewater treatment water. Luhr noted how it would benefit a community like Morro Bay.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/j9Qrqmh6PCo?t=40m10s>

Graham reminded the Commissioners about the Planning Commissioners Academy and reviewed the reimbursement costs for the conference.

G. ADJOURNMENT

The meeting adjourned at 6:43 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 6, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary