

AGENDA ITEM:   A-2  

DATE:   AUGUST 21, 2018  

ACTION:   APPROVED  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MAY 1, 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
	Nancy Hubbard	Contract Planner

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

PUBLIC COMMENT PERIOD  
<https://youtu.be/hJAFPMWc06Q?t=2m11s>

Carole Truesdale, Morro Bay resident, spoke about the Panorama project. Truesdale stated she sent a message to Planner Hubbard on March 29<sup>th</sup> regarding the Negative Mitigated Declaration and has not received a response back. Truesdale commented on what the shareholders were requesting from the City. Truesdale also spoke about the height limit pertaining to 2996 Alder Avenue, in tonight's concept plan review.

Bill Martoney, Morro Bay resident, spoke of the Working Waterfront Mixed Area B. Martoney was under the impression this area wouldn't change but read the General Plan and saw there would be changes. Martoney also noted the current zoning map would need to be corrected.

Graham responded to the Public Comment questions.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/hJAFPMWc06Q?t=7m23s>

PRESENTATIONS - NONE

A. CONSENT CALENDAR

A-1 Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.  
<https://youtu.be/hJAFPMWc06Q?t=2h38m19s>

The Commissioners received and filed the Consent Calendar

**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.:** UP0-514/CP0-565

**Site Location:** 1169 West Avenue, Morro Bay, CA

**Proposal:** Request for a Conditional Use Permit and Coastal Development Permit for new construction of a single-family home on a vacant parcel. Specifically, the Applicant proposes to construct a new 3,901 square foot two-story home with two single car garages totaling 980 sq. ft. and a 564-sq. ft. west facing second story deck. The proposed project is on an 8,610-sq. ft. bluff top parcel zoned for duplex residential with a Planned Development and a Beach Street Specific Plan overlay (R-2/PD/SP). The property is within the Coastal Commission Appeal Jurisdiction.

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

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Nancy Hubbard, Contract Planner, (805) 772-6211,  
nhubbard@morrobayca.gov

<https://youtu.be/hJAFPMWc06Q?t=9m17s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Hubbard commented she received public comments and placed copies of the comments for the public along with extra agendas in the back of the room. Hubbard noted there was an error in the staff report on page 7. The report states the home was built in 1986 but in fact it was built in 2010.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/hJAFPMWc06Q?t=20m6s>

Chuck Stevenson, agent for the applicant, presented the project report to the Commissioners.

Karen Beckman, Morro Bay resident, stated she was speaking for Joyce Ford who was the adjacent neighbor to the project. Beckman read Ford's letter which contained her concerns about the project.

Martony, asked the Commission to consider the affects the project will have on Joyce Ford's home. Martoney recommended a side by side garage for the project instead of tandem parking.

Stevenson responded to the questions brought up in the Public Comment period.

The Commissioners presented their questions to Stevenson.

Betty Winholtz, Morro Bay resident, stated she sent an email to the planner regarding her concerns with the project and hasn't received a response. Winholtz is hoping the Commission will be able to answer them.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/hJAFPMWc06Q?t=42m20s>

Graham responded to the questions asked in the Public Comment period.

Discussion between Commissioners and staff.

**MOTION:** Chairperson Luhr move to adopt PC Resolution 14-18 approving Conditional Use Permit and Coastal Development Permit CP0-565 and UP0-514, to allow construction of a new 3,988 sq. ft. single-family dwelling on the bluff property on the Coastal Commission Appeal Jurisdiction with the added conditions discussed by the Commission. Vice-Chairperson Lucas seconded, and the motion passes 3-2 with Commissioners Sadowski and Ingraffia voting no.  
<https://youtu.be/hJAFPMWc06Q?t=1h21m27s>

***Planning Conditions in bold italics was added at the May 1<sup>st</sup>, 2018 Planning Commission Hearing.***

6. ~~Architecture: Building color and materials shall be as shown on plans as approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director Director.~~ ***Exterior color of the home shall be modified to a white tone closer to the color of the existing home at 206 Surf. Color selection shall be submitted and approved by the Community Development Director. Condition modified by Planning Commission on May 1, 2018***
  
11. Geotechnical Engineering Report: The applicant shall comply with all recommendations contained in the geotechnical engineering report, prepared by Earth Systems Pacific (October 28, 2016, updated with amendment letter dated March 9, 2018). Plans submitted for a building permit shall be stamped by a licensed geotechnical engineer and should be updated to consider any changes to the site or adjacent properties that may affect the geotechnical recommendations for the construction of the site. ***Geotechnical Engineer shall be engaged to provide construction compaction monitoring with pre- and post construction inspections of existing home at 206 Surf. A preconstruction meeting shall be scheduled with Planning staff to review expectations related to monitoring of the adjacent structure during site preparation/grading activities, where attendance by the General Contractor, and Geotechnical Engineer is mandatory. A copy of Geotechnical construction inspection contract, including compaction monitoring and all inspection reports by the geotechnical engineer shall be provided to the Community Development Director. Condition modified by Planning Commission on May 1, 2018.***

24. ***Maintenance access to 206 Surf:*** *Prior to issuance of building permit, property owner shall provide agreement with property owner of 206 Surf to provide necessary access for maintenance to the south wall of the existing home that is just inside the property line. Access shall be granted with a seven-day 24 hour notification, unless there is an emergency. Agreement shall be recorded and run with the land continue in full force and effect as long as the home 206 Surf is located within the side yard setback area. Agreement requires pre-approval by the Community Development Director and will need to be recorded prior to issuance of the building permit. Condition added by Planning Commission on May 1, 2018.*
25. *Driveway design shall not be altered from plans dated April 20, 2018 as presented to the Planning Commission on May 1, 2018. Driveway paving shall be pervious pavement if suitable for the site and soil conditions as determined by Geotechnical Engineers. Condition added by Planning Commission on May 1, 2018.*
26. ***Solar Panels:*** *Should solar panel installation be proposed at any time in the future, they shall be located such that they are not visible from the Embarcadero. Condition added by Planning Commission on May 1, 2018*

## **B-2 Concept Plan Review**

**Site Location:** 2996 Alder Avenue, Morro Bay, CA

**Proposal:** Request for a review of the proposed project to provide the applicant with feedback and direction. The proposal includes three apartment units totaling 3,783 sf over a single level ground floor parking structure. The proposed building height is 29.6 feet. The site is the vacant lot on the corner of Alder Ave and Sequoia Street in the Ocean Heights neighborhood. This project is in the R-4/SP zoning district and is not within the appeals jurisdiction of the California Coastal Commission.

**CEQA Determination:** Categorically exempt, Section 15303, Class 3.b.

**Staff Recommendation:** Review and provide feedback and direction

**Staff Contact:** Nancy Hubbard, Contract Planner, 805-7732-6211,  
nhubbard@morrobayca.gov

<https://youtu.be/hJAFPMWc06Q?t=1h23m>

Hubbard notified the Commission the project was noticed as an action item, but the applicant and staff agreed it should be presented as a conceptual review. Hubbard noted there's no resolution or action required other than the Commission's recommendation and comments.

Hubbard presented the staff report.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/hJAFPMWc06Q?t=1h35m31s>

Stevenson, representative for the applicant, presented his report to the Commission.

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Mary Jo Rogers, lives across the street from the project on Birch Avenue. Rogers stated she knows the property was going to be developed and doesn't have a problem with it. The concern she has is there are 2 sets of condos and 1 apartment building across the street from the project & where she lives. Rogers noted there are no street parking in the evenings and on the weekends. Rogers stated there are too many apartments in the area already. Rogers stated she opposes the project.

Bernie Melvin, 2998 Elm Avenue, stated he doesn't live near the project but his comments pertain to the density of the neighborhood and the height of the building. Melvin is concerned about the parking, setback and height.

Anita Ayuk (sp?) 2988 Birch Avenue, doesn't have an objection for building on the site but feels this project is not compatible for the area. Also spoke of the parking issues in the area. Ayuk doesn't approve of the project.

Linda Merrill, Morro Bay resident, asked if the Commission received the letters she and her husband wrote to the Commission.

Chairperson Luhr responded the Commission has received the letters.

Merrill opposes the project and let the Commissioners know she and her neighbors care for the quality of life and this project would not be a good fit.

The Commission presented their questions to the applicant.

Discussion between Commissioners and staff.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/hJAFPMWc06Q?t=1h59m28s>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/hJAFPMWc06Q?t=2h38m50s>

Graham notified the Commissioners of future agendas and asked if there would be a quorum for the July 3<sup>rd</sup> meeting.

Chairperson Luhr discussed how the Commission felt about placing the Public Comment further in the Agenda.

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Graham commented the Commission would be alright to move around the items on the agenda, but he would have to research to see if there is a process to have the items set that way. Graham will probably place it on the next agenda as a discussion.

G. ADJOURNMENT

The meeting adjourned at 8:45 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 15, 2018, at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary