

AGENDA ITEM: A-2

DATE: OCTOBER 16, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 17, 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
	Martha Miller	Lisa Wise Consulting

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/eFYce97UVhw?t=1m54s>

Commissioner Sadowski notified the public the protest ballots for the 218 ballots will be included in their water bill.

PUBLIC COMMENT PERIOD
<https://youtu.be/eFYce97UVhw?t=2m16s>

Marla Jo Sadowski, Morro Bay, stated she received a letter from PG&E regarding wild fire threat emergency preparation. PG&E notified the public about the area they live in is located in a high wild fire area. Sadowski also commented on the Draft Environmental Impact Report, and how it didn't include using Solar.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/eFYce97UVhw?t=6m14s>

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/eFYce97UVhw?t=6m20s>

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

A-2 Approval of minutes from the Planning Commission meeting of April 3, 2018.
Staff Recommendation: Approve minutes as submitted.

MOTION: Chairperson Luhr moved to approve and file 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.

<https://youtu.be/eFYce97UVhw?t=6m56s>

B-1 Case No.: UPO-520, CPO -562 and AD0-132

Site Location: 2996 Alder Avenue, Morro Bay, CA

Project Description: Coastal Development Permit, Minor Use Permit and parking exception requesting approval for a 3-unit multi-family dwelling with a parking garage proposed at 2996 Alder Ave. The site is a vacant lot on the corner of Alder Ave and Sequoia Street in the Ocean Heights neighborhood. The proposal includes two stories of housing over a slightly subterranean parking structure. The proposed building height is 27 feet. The proposed project provides 3 residential apartments totaling 3,783 s.f.. 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: Conditionally Approve the project subject to Finding and Conditions

Staff Contact: Nancy Hubbard, Contract Planner (805) 772-6211

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Hubbard presented the staff report.

The Commissioners presented their questions and concerns to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/eFYce97UVhw?t=23m18s>

Chuck Stevenson, representative for applicant, presented his report to the Commissioners.

Betty Winholtz, Morro Bay, voiced her concerns about the project; emphasized the height limit.

Joe Huff lock (sp?), Morro Bay, also voiced his concerns about the height limit and was concerned about the project turning into a vacation rental.

Stevenson answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/eFYce97UVhw?t=52m16s>

Discussion and questions from the Commissioners.

MOTION: Commissioner Ingraffia moved to approve CP0-562/AD0-132, 2996 Alder Avenue, with added condition. Commission Barron seconded, and the motion passes 3-2, with Vice-Chairperson Lucas and Commissioner Sadowski voting no.

Planning Condition #18 added by Planning Commission on July 17, 2018

Project design shall include a change in the 2nd floor roofline on the Birch Street elevation over the common patio area. Change shall break up the long roof line with a change in materials to look similar to the canopies over the people doors and

garage door on the parking level. Change should be reflected on the building permit submittal drawings.

Chairperson Luhr asked staff about a 2-foot height increase, and how the community would benefit from it.

Graham responded to Luhr's question and suggested the discussion be agendaized to a future Planning Commission meeting.

Commissioner Sadowski presented question to staff regarding the General Plan.

Graham responded to Sadowski's question.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

<https://youtu.be/eFYce97UVhw?t=1h19m58s>

D-1 **Plan Morro Bay (General Plan/LCP Update): Draft Zoning Code Update, Module 3: Use Regulations** *(continued from the June 5, 2018 and July 3, 2018 Planning Commission meetings).*

Staff Recommendation: Review staff report and draft Zoning Modules 3, hear presentation, take public comment, discuss and provide feedback to staff.

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

D-2 **Project Description:** Planning Commission recommendation to City Council for Reauthorization of the Residential Design Guidelines adopted by City Council on October 11, 2016 (expiring October 10, 2018)

Online link: https://www.morro-bay.ca.us/DocumentCenter/View/11765/Final-City-of-MB-Design-Guidelines-CC-7_14_15

Staff Recommendation: Reauthorize

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/eFYce97UVhw?t=1h20m6s>

Commissioners presented their questions and concerns to staff.

Winholtz, commented on how the process for the General Plan is being handled. She feels the public will not have enough time to respond. Winholtz also spoke about the comments she turned in regarding Module 3.

Comments and questions from the Commissioners.

Continued discussion about Module 3.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/eFYce97UVhw?t=3h1m43s>

Winholtz asked if the Commission was going to discuss Design Guidelines.

Graham responded to Winholtz's question.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/eFYce97UVhw?t=3h2m29s>

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E. PLANNING COMMISSIONER COMMENTS – NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/eFYce97UVhw?t=4h24m34s>

Graham notified the Commission the next meeting will consist of the Coral Avenue subdivision and Plan Morro Bay.

G. ADJOURNMENT

The meeting adjourned at 10:25 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 7, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary