

AGENDA ITEM: A-3

DATE: MAY 21, 2019

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 16, 2019
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT: Gerald Luhr Chairperson
 Michael Lucas Vice-Chairperson
 Jesse Barron Commissioner
 Joe Ingraffia Commissioner
 Susan Stewart Commissioner

STAFF: Scot Graham Community Development Director
 Cindy Jacinth Senior Planner
 Nancy Hubbard Contract Planner

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

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS - NONE

A. **CONSENT CALENDAR**
https://youtu.be/DnbGQV_VxX0?t=2m35s

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

MOTION: Commissioner Ingraffia moved to adopt the Consent Calendar. Commissioner Barron seconded, and the motion passes 5-0.
https://youtu.be/DnbGQV_VxX0?t=2m50s

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.:** Major Modification (MAJ19-002) to CUP09-90 and CDP 13-90
Site Location: 1700 Embarcadero, Morro Bay, CA
Proposal: Conditional Use Permit/Coastal Development Permit Amendment to allow installation of a solar array carport structure over the RV storage area of the facility. The proposed structure will be 197 feet long and approximately 39 feet wide in a shed roof design. The parcel is located within the M-1/PD/I zoning district and 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
https://youtu.be/DnbGQV_VxX0?t=3m8s

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Ingraffia spoke to one of the ground keepers while looking at the property.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/DnbGQV_VxX0?t=6m50s

Terence Johnson, AM Sun Solar, stated he would be available for questions.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/DnbGQV_VxX0?t=10m57s

The Commissioners presented their questions for staff.

Discussion between the Commissioners and staff.

MOTION: Commissioner Barron moved to adopt approved major modification MAJ19-002 to CUP09-90 and CDP13-90 to allow the proposed structure of a 197-foot-long solar carport. Vice-Chair Lucas seconded, and the motion passed 5-0.

- B-2 Case No.:** CUP18-10 (Concept/Precise Plan)
Site Location: 1279 Embarcadero, Morro Bay, CA
Proposal: Conditional Use Permit (Concept/Precise Plan) for 806sf addition to the US Coast Guard Station building located at 1279 Embarcadero. The addition will include berthing rooms for search and rescue crews and a laundry/wet room to support mission requirements. The proposed addition is sited on the parking area immediately east of the 3,057sf building which will result in impact to 5 parking spaces. The parcel is located within the C-F/PD zoning district and is within the Coastal Commission Original Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301, Class 1.
Staff Recommendation: Forward favorable recommendation to City Council.
Staff Contact: Cindy Jacinth, Senior Planner, (805) 772-6577
https://youtu.be/DnbGQV_VxX0?t=14m20s

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Jacinth presented the staff report.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/DnbGQV_VxX0?t=24m47s

Lt. Commander, Jared England, USCG, made a brief statement about the project.

Mark Tognazzini, commercial fisherman and owner of Dockside and Dockside 2 stated he was in favor of the Coast Guard addition. Tognazzini also stated his concern regarding the construction staging areas and impacts to neighboring businesses.

The Commissioners presented their questions to the applicant.

The applicants answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

https://youtu.be/DnbGQV_VxX0?t=40m14s

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

https://youtu.be/DnbGQV_VxX0?t=1h2m14s

England responded to the Commissioners questions.

Tognazzini spoke again about the issues regarding his business being affected by the construction staging.

Chairperson Luhr closed the Public Comment period.

https://youtu.be/DnbGQV_VxX0?t=1h11m2s

MOTION: Commissioner Barron moved to approve CUP18-10, Conditional Use Permit (Concept/Precise Plan) at 1279 Embarcadero and adopt PC Resolution 07-19 adding Planning condition 4 and forwarding a favorable recommendation to City Council with the added recommendation to Council mentioned for an Electric Vehicle Charging (EVC) station using the in-lieu fees. Commissioner Stewart seconded.

Planning condition 4:

Applicant shall submit a construction staging and traffic control plan that minimizes impact to neighbouring business and pedestrian traffic to the greatest extent feasible. Said plan shall be submitted for review and approval by the Community Development Director prior to issuance of a building permit

The Commissioners discussed the motion. Motion passed 4-1 with Vice-Chair Lucas voting no.

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE
- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE
- G. ADJOURNMENT

The meeting adjourned at 7:17 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 7, 2019 at 6:00 p.m.

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REGULAR MEETING – APRIL 16, 2019

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary