

AGENDA ITEM: A-1

DATE: May 5, 2015

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 5, 2015
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Katherine Sorenson	Vice Chairperson
	Gerald Luhr	Commissioner
	Richard Sadowski	Commissioner
	Michael Lucas	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Joan Gargiulo	Contract Planner
	Cindy Jacinth	Associate Planner
	Rob Livick	Public Works Director

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/cBSmkAwd0UA?t=2m44s>

Commissioner Sadowski announced he will be attending Webinar training for Assembly Bill 2516 regarding the Sea Level Rise Planning.

Commissioner Luhr asked Livick for clarification on the movement of the WWTP.

Livick discussed the steps to move forward with the WWTP.

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period and seeing none, closed Public Comment period.
<https://youtu.be/cBSmkAwd0UA?t=7m29s>

PRESENTATIONS – NONE

A. NEW BUSINESS

A-1 Review of Maritime Museum paving improvements and driveway reconfiguration plan for the Triangle Lot (City Parking Lot/Formal Dynegy Lot).

Staff: Rob Livick, Public Works Director/City Engineer

<https://youtu.be/cBSmkAwd0UA?t=7m58s>

Livick presented staff report.

B. CONSENT CALENDAR

<https://youtu.be/cBSmkAwd0UA?t=22m>

B-1 Approval of minutes from the Planning Commission meeting of March 3, 2015.
Staff Recommendation: Approve minutes as submitted.

B-2 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

MOTION: Commissioner Sadwoski moved to approve the Consent Calendar and Current and Advanced Planning Processing List. Commissioner Sorenson seconded the motion and the motion passed unanimously (5-0).

<https://youtu.be/cBSmkAwd0UA?t=24m7s>

C. PUBLIC HEARINGS

C-1 *Continued from the April 7, 2015 Planning Commission meeting*

Case No.: CP0-448 Appeal

Site Location: 845 Ridgeway

Proposal: Appeal of Director approval of an Administrative Coastal Development Permit for the demolition of an existing single-family residence and the subsequent construction of a 3,216 square foot single-family residence at 845 Ridgeway. Specifically, the project includes 2,420 square feet of habitable floor area with a 766 square-foot attached garage, a 30 square-foot front porch, and a 90 square-foot back porch in the R-1 zone.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Deny the appeal and uphold the Director's approval of the project

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

<https://youtu.be/cBSmkAwd0UA?t=24m26s>

Gargiulo presented staff report.

Chairperson Tefft opened Public Comment Period.

<https://youtu.be/cBSmkAwd0UA?t=30m9s>

Kenny Blackwell, appellant, presented his report on the modification to the Planning Commission.

Helen Torino, applicant, presented her information to the Planning Commission and responded to the appellant's questions.

KC Caldwell, resident stated her reasons for not signing the agreement.

Addison Hokma, resident and student stated he was here to observe but noted he agreed with KC Caldwell about not giving up her right as a resident to speak up about Planning Commission issues which come up.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/cBSmkAwd0UA?t=50m49s>

1st MOTION: Commissioner Sorenson moved to continue item C-1, Case No. CP0-448 after item C -2 has been discussed. Commissioner Lucas seconded the motion and the motion passed unanimously (5-0).

<https://youtu.be/cBSmkAwd0UA?t=1h12m59s>

Chairperson Tefft opened Public Comment Period.

<https://youtu.be/cBSmkAwd0UA?t=2h52m42s>

Helen Torino, applicant, stated they have signed an agreement with the appellant.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/cBSmkAwd0UA?t=2h53m18s>

2nd MOTION: Commissioner Luhr withdrew his previous motion and moved to continue the item on a date to be determined and directed staff to come back with a modified proposal and resolution to deny the appeal. Commissioner Lucas seconded the motion and the motion passed unanimously (5-0).

<https://youtu.be/cBSmkAwd0UA?t=3h1m20s>

C-2 Case No.: UP0-342 Precise Plan

Site Location: 901-915 Embarcadero

Proposal: Precise Plan approval of Conditional Use Permit #UP0-342 for waterside and landside improvements which would result in addition of 6 new floating docks, remodel of existing visitor-serving development including construction of a new 590sf retail unit, enlarge harbor walkway for pedestrian access, remodeling and enlarging two existing restrooms, restriping existing parking spaces and related building façade improvements.

CEQA Determination: Mitigated Negative Declaration adopted on October 16, 2013, SCH#2012091063

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/cBSmkAwd0UA?t=1h14m15s>

Jacinth presented staff report.

Chairperson Tefft opened Public comment period.

<https://youtu.be/cBSmkAwd0UA?t=1h52m17s>

Cathy Novak, consultant, presented Fire Condition 3 with the Planning Commission.

Gene Doughty, architect, spoke to the Planning Commission about the lateral access width and how it meets the requirements.

Mark Allen, Los Osos resident, expressed his dislike for the gable and would rather have the horizontal line improved.

Chairperson Tefft closed Public comment period.

<https://youtu.be/cBSmkAwd0UA?t=2h19m54s>

The Planning Commission agreed to add the following conditions for UP0-342 Precise Plan:

- Modify Fire condition #3 to clarify fire sprinkler requirements at walkway west of Lease Site 96W. Condition to read that fire sprinkler protection beneath existing walkway at Lease Site 96W shall be provided prior to vessel moorage at proposed boat slip 1 behind 96W.
- Existing metal gate northwest of property to be removed.

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- Relocation of benches, trash & recycle bins to the southwest portion of lateral access where there is ten feet in width; with concurrence of the Coastal Commission.
- Lower the portion of gable side roofline on south-west elevation to be maintained at current height or below current height; with concurrence of the Coastal Commission.
- Add language for CEQA findings
- Signage announcing coastal access shall be placed on or adjacent to the front and rear of the center indoor atrium.
- Plans shall be revised to reflect project phasing as approved by City Council’s lease amendment.

MOTION: Commissioner Lucas moved to approve Resolution PC 15-15 as amended. Commissioner Lucas seconded the motion and the motion passed unanimously (5-0).
<https://youtu.be/cBSmkAwd0UA?t=2h51m43s>

D. UNFINISHED BUSINESS – NONE

D-1 Design Guidelines Review.

Staff contact: Scot Graham, Community Development Manager
<https://youtu.be/cBSmkAwd0UA?t=3h3m54s>

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 10:34 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on May 19, 2015, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary