

AGENDA ITEM: A-1

DATE: May 19, 2015

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 19, 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

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

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period.

<https://youtu.be/Z8o3Z8SMe4g?t=2m7s>

Janice House, resident, stated her concerns with the Neighborhood Compatibility Guidelines being worked on by the Planning Commission.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/Z8o3Z8SMe4g?t=3m54s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/Z8o3Z8SMe4g?t=4m2s>

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

A-2 Adoption of Resolution 19-15 approving CP0-448 as amended
Staff Recommendation: Approve

MOTION: Vice-Chairperson Sorenson moved to approve the Current and Advanced Planning Processing List and Adoption of Resolution 19-15, CP0-448 as amended. Commissioner Sadowski seconded the motion and the motion passed unanimously (5-0).

<https://youtu.be/Z8o3Z8SMe4g?t=4m29s>

B. PUBLIC HEARINGS

<https://youtu.be/Z8o3Z8SMe4g?t=4m57s>

B-1 Case No.: UP0-413

Site Location: 2198 Main Street

Proposal: Conditional Use Permit approval for an occupancy change to allow the operation of a welding and metalworks shop located within 100 ft. of a residential use. The project site is located within the MCR/R-4/SP zone and outside of the Coastal Commission Appeals Jurisdiction

CEQA Determination: Categorically exempt, 15303, Class 3.

Staff Recommendation: Conditionally Approve

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

Gargiulo presented staff report.

Chairperson Tefft opened Public Comment Period.

<https://youtu.be/Z8o3Z8SMe4g?t=9m49s>

Mr. Morgan, applicant, presented his report and answered questions from the Commission.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/Z8o3Z8SMe4g?t=14m15s>

MOTION: Commissioner Sadwoski moved to approve Resolution PC 20-15 as written. Commissioner Lucas seconded the motion and the motion passed unanimously (5-0).

<https://youtu.be/Z8o3Z8SMe4g?t=18m28s>

B-2 Case No.: UP0-390 and AD0-095

Site Location: 670 Shasta

Proposal: Conditional Use Permit and Parking Exception approval for the addition of a single-story addition totaling 238 sq. ft. to an existing 600 sq. ft. single-family residence and to allow for the second required parking space to be located in tandem in the driveway. The applicant proposes demolition of the existing garage and construction of a new garage towards the rear of the property. The project is located within the R-2 zoning district and outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: A historical analysis was completed per CEQA requirements. The project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1. The exemption applies to additions to an existing structure not exceeding 50% of the existing floor area.

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/Z8o3Z8SMe4g?t=19m9s>

Gargiulo presented staff report.

Chairperson Tefft opened Public Comment Period.

<https://youtu.be/Z8o3Z8SMe4g?t=25m20s>

Chris Christensen, applicant's father, presented his report for the Conditional Use Permit and Parking Exception application.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/Z8o3Z8SM4g?t=29m48s>

MOTION: Vice-Chairperson Sorenson moved to approve Resolution PC 18-15. Commissioner Lucas seconded the motion and the motion passed unanimously (5-0).

<https://youtu.be/Z8o3Z8SM4g?t=37m52s>

B-3 Case No.: UP0-058 Precise Plan

Site Location: 1215 Embarcadero

Proposal: Precise Plan approval of Conditional Use Permit #UP0-058 for landside improvements (Phase 2) associated with the previously approved concept plan for Harbor Hut, Great American Fish Company (GAFCO) and Morro Bay Landings (formerly known as Virg's) Redevelopment Project. Phase 2 improvements will include demolition of existing Morro Bay Landing (Virg's) buildings and existing Dockside 3 restaurant building with new construction of a 2 story commercial visitor-serving building along with rooftop deck, outdoor seating area, public access improvements as well as parking/ driveway improvements, and small pocket park.

CEQA Determination: Mitigated Negative Declaration adopted, SCH#2007091057

Staff Recommendation: Review and take action on the Precise Plan with favorable recommendation to City Council

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

<https://youtu.be/Z8o3Z8SM4g?t=38m35s>

Jacinth presented staff report.

Chairperson Tefft opened Public Comment Period.

<https://youtu.be/Z8o3Z8SM4g?t=1h22m41s>

Cathy Novak, consultant, presented her report to the Commission. She focused on the conditions of approvals and answered questions from the Commission.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/Z8o3Z8SM4g?t=2h10m46s>

The Commissioners concurred to add the following additional conditions:

- Continuous bayside lateral access, a minimum of eight feet in width, shall be designed and shown on revised plans in a manner that connects with the lease sites to the north and south of the proposed project.
- The applicant shall provide a bayside lateral access design that would allow connection to any future lateral bayside access improvements incorporated into future redevelopment of the Harbor Hut lease site. The design shall address feasibility of providing such a connection to the satisfaction of the Community Development Manager.

- Siting of tables on the second floor public view deck shall be such that eight (8') feet of clear area is maintained between the tables and the northern and western edge of the view deck.
- Signs announcing public coastal access shall be placed on or adjacent to the elevator and at the bottom of the staircase leading to the second floor view deck.

MOTION: Chairperson Tefft move to approve the amended Resolution PC 17-15. Vice-Chairperson Sorenson seconded the motion and the motion passed unanimously (5-0).

<https://youtu.be/4E2lfNvHSR0?t=1h14m57s>

C. UNFINISHED BUSINESS

C-1 Design Guidelines Review.

Staff contact: Scot Graham, Community Development Manager

<https://youtu.be/4E2lfNvHSR0?t=1h16m41s>

Chairperson Tefft opened Public Comment Period.

<https://youtu.be/4E2lfNvHSR0?t=1h25m42s>

Katherine Caldwell, resident, stated her concerns and feedback regarding the Design Guidelines Workshop.

Ted deMont, resident, stated he also attended the Design Guidelines Workshop and recommended the workshop be held again because there were still more issues to discuss. He also noted the residents were able to discuss items with an open mind and able to reach a consensus agreement on the issues discussed.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/4E2lfNvHSR0?t=1h29m55s>

D. NEW BUSINESS

D-1 Discussion of Site Posting Options for Public Noticing Requirements

Staff: Scot Graham, Community Development Manager

Chairperson Tefft opened Public Comment Period.

<https://youtu.be/4E2lfNvHSR0?t=2h29m16s>

Ted deMont, resident stated the 500 foot radius and plastic sign is a great idea. He feels any steps taken to help with notifying the public is very helpful.

Chairperson Tefft closed Public Comment Period.

<https://youtu.be/4E2lfNvHSR0?t=2h30m52s>

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/4E2lfNvHSR0?t=2h39m14s>

Commissioner Sadowski announced there is a Central Coast Regional Water Quality Board meeting on May 28th at 8:30 a.m., at 895 Aerovista Place, Suite 101, San Luis Obispo. The Board will be discussing the Morro Bay Groundwater Sampling.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/4E2lfNvHSR0?t=2h41m47s>

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REGULAR MEETING –MAY 19, 2015

Graham congratulated Chairperson Tefft for being appointed to the General Plan Advisory Committee.

G. ADJOURNMENT

The meeting adjourned at 8:42 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on June 2, 2015, at 6:00 p.m.

<https://youtu.be/4E2lfNvHSRo?t=2h42m12s>

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary