

AGENDA ITEM:   A-2  

DATE:   MAY 17, 2016  

ACTION:   APPROVED  

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 16, 2016  
VETERANS MEMORIAL BUILDING – 6:00 PM**

PRESENT:	Robert Tefft	Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Gerald Luhr	Commissioner
	Joe Ingraffia	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Whitney McIlvaine	Contract Planner
	Joan Gargiulo	Contract Planner

**ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS**

Commissioner Luhr announced there is a new government relief fund for fishermen.

Commissioner Sadowski elaborated on the relief fund.

**PUBLIC COMMENT PERIOD**

[https://youtu.be/X2NuZHgY2\\_U?t=3m43s](https://youtu.be/X2NuZHgY2_U?t=3m43s)

Nancy Castle, Morro Bay resident, notified the Commissioners the City of Fresno had changed their zoning on order to allow “tiny homes on wheels” to be placed permanently on properties. She noted how it would benefit Morro Bay’s housing stock and asked the Commissioners to consider this for a possible future agenda item.

Erica Crawford, Morro Bay Chamber of Commerce gave information for the SBA small business loan meeting for tomorrow. The representatives will be at the Central Coast Women’s Fisheries, 1287 Embarcadero, Wednesday 12 pm – 5 pm, Thursday 8 am – 5 pm and Friday 8 am – 12 pm. Contact Chamber of Commerce with any questions.

Dorothy Cutter, Morro Bay resident, stated the house on the corner of Shasta and Acacia (non-conforming unit) had been demolished yesterday. She noted the permit was for a second story addition and does not believe the whole unit was to be demolished.

Betty Winholtz, Morro Bay resident, followed up on Dorothy Cutter’s previous comment. Winholtz stated there are certain requirements to be followed when a permit is issued, she feels there should be some kind of penalty when the requirements are not followed.

Graham responded to the comments and gave an update on what will be taking place on the project.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/X2NuZHgY2\\_U?t=12m6s](https://youtu.be/X2NuZHgY2_U?t=12m6s)

PRESENTATIONS – NONE

A. CONSENT CALENDAR

[https://youtu.be/X2NuZHgY2\\_U?t=13m29s](https://youtu.be/X2NuZHgY2_U?t=13m29s)

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

A-2 Approval of minutes from the Planning Commission meeting of January 5, 2016.  
**Staff Recommendation:** Approve minutes as submitted.

There was a discussion between the Commissioners on some of the items on the Planning Processing List.

**MOTION:** Commissioner Sadowski moved to approve Consent Calendar A-1 and A-2. Commissioner Lucas seconded and the motion passed unanimously (5-0).

[https://youtu.be/X2NuZHgY2\\_U?t=19m55s](https://youtu.be/X2NuZHgY2_U?t=19m55s)

B. PUBLIC HEARINGS

*(continued from the January 5, 2016 Planning Commission meeting)*

**B-1 Case No.:** A00-029 (Local Coastal Program and Zoning Text Amendment)

**Site Location:** Citywide

**Applicant/Project Sponsor** City of Morro Bay

**Request:** Local Coastal Program and Zoning Text Amendment proposing to amend Section 17.48.320 (Secondary Units) modifying the section to be consistent with State law and other related sections in the Morro Bay Municipal Code for internal consistency, as well as Section 17.48.315 (Guesthouses/Quarters and Accessory Areas).

**CEQA Determination:** Negative Declaration.

**Staff Recommendation:** Forward a favorable recommendation to the City Council to approve the proposed Amendment and adopt the Negative Declaration.

**Staff Contact:** Whitney McIlvaine, Contract Planner (805) 772-6211

[https://youtu.be/X2NuZHgY2\\_U?t=20m26s](https://youtu.be/X2NuZHgY2_U?t=20m26s)

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

McIlvaine presented staff report.

Chairperson Tefft opened the Public Comment period.

[https://youtu.be/X2NuZHgY2\\_U?t=42m24s](https://youtu.be/X2NuZHgY2_U?t=42m24s)

Betty Winholtz, Morro Bay resident, asked if she could hear other suggestions the Planning Commission had for staff before she made her comment.

Chairperson Tefft responded he only had his personal notes and they were going to speak about language.

Winholtz stated her concerns on vacation rentals and opposes rental of guest homes and noted she feels they should be separated. Winholtz stated secondary dwelling units and

guest-homes should not be on the same lot because it would change the character of the neighborhood.

Roger Ewing, Morro Bay resident, stated his concerns on allowing secondary units and guest homes on one lot.

Dorothy Cutter, Morro Bay resident, stated the State had mandated secondary units as affordable housing, but somehow they are now becoming income properties. She suggested the Commission incorporate this enforcement in Morro Bay.

Erica Crawford, Morro Bay Chamber of Commerce, reviewed the “Total Occupancy Rates” in Morro Bay with the Commissioners.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/X2NuZHgY2\\_U?t=49m12s](https://youtu.be/X2NuZHgY2_U?t=49m12s)

**MOTION:** Vice-Chairperson Luhr moved to adopt PC Resolution PC 01-16 with Attachment A, and recommend it to the City Council with changes as discussed. Commissioner Lucas seconded, and motion passes (5-0).

**B-2 Case No:** UP0-438 and AD0-105

**Site Location:** 225 Kern Avenue

**Proposal:** A request for Conditional Use Permit and Parking Exception approval at 225 Kern for an addition to a residential structure with a nonconforming garage. Specifically, the Applicant proposes to add 122 sq. ft. of habitable floor area and 133 sq. ft. of additional decking. The project is located within the R-1 Single-Family Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Joan Gargiulo, Assistant Planner

[https://youtu.be/X2NuZHgY2\\_U?t=2h22m33s](https://youtu.be/X2NuZHgY2_U?t=2h22m33s)

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Gargiulo presented staff report.

Chairperson Tefft invited the applicant to address the Commission.

[https://youtu.be/X2NuZHgY2\\_U?t=2h27m54s](https://youtu.be/X2NuZHgY2_U?t=2h27m54s)

Bob Crizer, agent/builder, stated he understands the conditions, accepts them and asks for the Commissioners approval.

Chairperson Tefft opened the Public Comment period.

[https://youtu.be/X2NuZHgY2\\_U?t=2h27m54s](https://youtu.be/X2NuZHgY2_U?t=2h27m54s)

Lisa Curtis, applicant, stated this was her mother's home and has been living in the home for 23 years. She noted she does not plan on adding a second story and is unable to afford the proposed changes for the garage. She is hoping to have the permit approved.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/X2NuZHgY2\\_U?t=2h34m15s](https://youtu.be/X2NuZHgY2_U?t=2h34m15s)

**MOTION:** Commissioner Sadowski moved to approve PC Resolution PC 06-16 as amended. Commissioner Lucas seconded, and motion passes (5-0).

[https://youtu.be/X2NuZHgY2\\_U?t=2h37m9s](https://youtu.be/X2NuZHgY2_U?t=2h37m9s)

C. NEW BUSINESS

**C-1 Review of City of Morro Bay Manufactured Home requirements related to placement of units on Single-Family lots.**

**Staff Recommendation:** Review staff report and provide comment

**Staff Contact:** Scot Graham, Community Development Manager

[https://youtu.be/X2NuZHgY2\\_U?t=2h38m12s](https://youtu.be/X2NuZHgY2_U?t=2h38m12s)

Chairperson Tefft opened the Public Comment period.

[https://youtu.be/X2NuZHgY2\\_U?t=2h47m49s](https://youtu.be/X2NuZHgY2_U?t=2h47m49s)

Bob Crizer, agent/builder, stated what goes into construction of a manufactured home and noted he would be building the home for this project.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/X2NuZHgY2\\_U?t=2h52m2s](https://youtu.be/X2NuZHgY2_U?t=2h52m2s)

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

[https://youtu.be/X2NuZHgY2\\_U?t=3h37m35s](https://youtu.be/X2NuZHgY2_U?t=3h37m35s)

Commissioner Lucas discussed the Toro Lane project with staff.

Commissioner Sadowski discussed the algae bloom issue and eel grass with staff. Sadowski would like to have more dialogue and noted it should be discussed in the General Plan.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

[https://youtu.be/X2NuZHgY2\\_U?t=3h48m41s](https://youtu.be/X2NuZHgY2_U?t=3h48m41s)

Graham announced there will be a Special Joint Meeting for City Council on February 23<sup>rd</sup>, from 4 p.m. – 5:30 p.m.

G. ADJOURNMENT

The meeting adjourned at 9:50 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 1, 2016, at 6:00 p.m.

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REGULAR MEETING –FEBRUARY 16, 2016

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary