

AGENDA ITEM: A-2

DATE: JUNE 21, 2016

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 15, 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
	Cindy Jacinth	Associate Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/NN5HxeIoLFA?t=1m55s>

Commissioner Sadowski announced Easter at the Rock, held by Calvary Church, March 27th, at 10 a.m.

PUBLIC COMMENT PERIOD

Chairperson Tefft opened Public Comment period and seeing none closed the Public Comment period.
<https://youtu.be/NN5HxeIoLFA>

PRESENTATIONS – NONE

A. CONSENT CALENDAR
<https://youtu.be/NN5HxeIoLFA?t=3m21s>

Chairperson Tefft pulled A-2 because he has to recuse himself.

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

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

Chairperson Tefft turned over item A-2 to Vice-Chairperson Luhr.

A-2 Revised Resolution numbers from 05-16 to 10-16 at 430 Olive Street and 06-16 to 11-16 at 225 Kern to avoid duplication of approved Resolutions.
Staff Recommendation: Approve revised Resolution numbers

MOTION: Commissioner Sadowski moved to approve Consent Calendar A-2. Commissioner Lucas seconded and the motion passed unanimously (4-0).

B. PUBLIC HEARINGS

B-1 **Case No.:** UP0-436

Site Location: 636 Fresno Avenue

Proposal: Request for Conditional Use Permit approval for an addition of habitable square footage to an existing 1,603 sq. ft. residence with a non-conforming side-yard setback at 636 Fresno Avenue. Specifically, the Applicant proposes an addition of 830 sq. ft., including a second story family room, bedroom, and bathroom, a walk in closet at the rear of the existing master bedroom, an enlarged kitchen, and 401 sq. ft. of decking. The project is located within the R-1 Single-Family Residential Zone 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 (805) 772-6270

<https://youtu.be/NN5HxeIoLFA?t=5m34s>

Commissioner Ingraffia recused himself because this is his project.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Chairperson Tefft notified he did receive an email from Joe Ingraffia.

Graham presented staff report.

Chairperson Tefft opened the Public Comment period for the applicant.

<https://youtu.be/NN5HxeIoLFA>

Chairperson Tefft closed the Public Comment period for the applicant.

<https://youtu.be/NN5HxeIoLFA?t=13m32s>

Chairperson Tefft opened the Public Comment period.

Janice Peters, Morro Bay resident, stated she is grateful the applicants have taken into consideration of her view. Peters noted she approves the plans for the project.

Joe Johnson, Morro Bay resident, stated his concerns of how the project will look like and questioned if this will affect his view.

Bellasario answered Johnson's question regarding what is planned for the project.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/NN5HxeIoLFA?t=18m22s>

MOTION: Vice-Chairperson Luhr moved to approve PC Resolution 08-16. Commissioner Lucas seconded and the motion passed unanimously (4-0).

- B-2 **Case No.:** #A00-027 (for CP0-110, UP0-070, S00-038)
Site Location: 485 &495 S. Bay Blvd.
Proposal: Modification of Precise Plan approvals to CUP/VTTM #UP0-070/S00-038- (CP0-110/UP0-070/S00-038) for Planned Unit Development previously approved in 2006. Project amendment to include changes as a result of Coastal Commission-issued CDP #A-3-MRB-06-064 on February 11, 2015 with changes to project's City-issued permit (CP0-110, UP0-070, S00-038). Included in the modification is an updated traffic study with recommendation to modify traffic conditions, including removal of unwarranted traffic improvements including 4 way traffic signal, signalized pedestrian crossing and turn lanes at the intersection of South Bay Blvd and Quintana Road.
CEQA Determination: Mitigated Negative Declaration (SCH#2006061099)
Staff Recommendation: Approve amendments and forward favorable recommendation to City Council
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577
<https://youtu.be/NN5HxeIoLFA?t=25m37s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Jacinth presented staff report.

Chairperson Tefft opened the Public Comment period for the applicant.
<https://youtu.be/NN5HxeIoLFA?t=44m50s>

Wayne Colmer, agent for Black Hills Villa LP, thanked staff for their help and presented his report for the project. Colmer stated he would be available for any questions.

Commissioner Sadowski asked Colmer why he doesn't think he would need an NPDES permit for the driveway/roadway.

Colmer responded all of it would be completed prior to the final map and noted they have received approval for the roadway from the California Department of Fish and Game. Colmer stated they haven't designed the road or storm systems yet, it would be premature to design the entire plan.

Graham noted this was a private driveway and doesn't think this applies to the project.

Commissioner Sadowski disagrees with Graham and feels the applicant would still need a permit for the driveway/roadway.

Chairperson Tefft closed the Public Comment period for the applicant.
<https://youtu.be/NN5HxeIoLFA?t=1h20m9s>

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/NN5HxeIoLFA?t=1h20m9s>

Roger Ewing, Morro Bay resident, opposes this project due to the design.

Dixie Patterson, resident of the Blue Heron Mobile Home Park, stated she supports Mr. Ewing's objections for the project.

Betty Winholtz, Morro Bay resident, presented questions she had regarding trees, affordable housing and the traffic study. Winholtz stated she did not see the staff report address Coastal Commission comments regarding water availability for the project.

Linda Newsome, resident of the Blue Heron Mobile Home Park, stated she is also concerned about the water issue like the others who spoke before her. Newsome stated when the subdivision is built, she will be losing her quality of life. Newsome feels the subdivision will bring other subdivisions to the area and doesn't understand the use of the land since it's located next to a state park. Newsome ended by stating her concerns for the loss of wild life once the subdivision is built

Mary Hudson, resident of the Blue Heron Mobile Home Park, stated the environmental impact concerns her. Hudson asked if another traffic report will be done. She stated her concerns for parking issues.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/NN5HxeIoLFA?t=1h36m25s>

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/NN5HxeIoLFA?t=2h26m8s>

Colmer stated the project is required to provide vegetative screening along with two trees per home and a landscape plan will also be provided. Colmer also noted the City will have the opportunity to review and improve the landscape plan.

Ewing spoke to give a history on how the project was approved. Ewing stated if the project had been presented today with the present Planning Commission and staff, it would be denied.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/NN5HxeIoLFA?t=2h34m48s>

Commissioners discussed multiple concerns regarding the project.

MOTION: Vice-Chairperson Luhr moved to forward a favorable recommendation to the City Council to approve the amendment of the project to incorporate Coastal Commission changes. In making this recommendation however, the Planning Commission expresses concerns about the following:

1. Based on the Planning Commission's experience and evaluation of existing traffic conditions, the Planning Commission recommends installation of left turn lanes from South Bay Boulevard to Quintana, both northbound and southbound lanes and that it be included in the City's capital project list as a future capital project rather than as a condition of approval for this project;
2. The Planning Commission recommends the City Council remove condition # 50i and 50g which require 4 way signalization and a signalized pedestrian crosswalk at the intersection of Quintana and South Bay Blvd as specified in the concept plan permit approved on November 13, 2006 and also noted as Planning Commission condition 44c on the precise plan permit approved on February 16, 2010;
3. In making the favorable recommendation, the Planning Commission expresses concerns about the following issues:
 1. Removal of guest parking spaces on the revised map;
 2. Lack of sustainable development features in the project, such as water reclamation, graywater reuse, photovoltaic / solar ready homes;
 3. Stepped grading of the parcel;
 4. Water supply environment has changed since project approval such as State Water cutbacks; and
 5. While project is already approved, the prominent rear elevations would not satisfy compliance with current residential design guidelines.

Commissioner Lucas seconded, and motion passed (5-0).

<https://youtu.be/NN5HxeIoLFA?t=2h59m2s>

C. NEW BUSINESS

C-1 Review of FY16-17 City Council Goals and Objectives

Staff Recommendation: Review and discuss

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

<https://youtu.be/ySTuvfOkbB8?t=11s>

Graham presented staff report. The Planning Commission discussed with staff...

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/ySTuvfOkbB8?t=24m41s>

Commissioner Tefft encouraged the Planning Commissioners to attend the next City Council meeting because they will be discussing Code Enforcement.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/ySTuvfOkbB8?t=25m23s>

Graham followed up on the City Council discussion of Code Enforcement and noted this was a continuance from the last meeting due to much interest from the public.

Graham updated the Planning Commission on the activities being done by the Code Enforcement team.

G. ADJOURNMENT

The meeting adjourned at 10:17 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 5, 2016, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary