

AGENDA ITEM: A-2

DATE: November 1, 2016

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 20, 2016
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft Richard Sadowski Joe Ingraffia Gerald Luhr	Chairperson Commissioner Commissioner Vice-Chairperson
ABSENT:	Michael Lucas	Commissioner
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Associate Planner

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

PUBLIC COMMENT PERIOD – NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR

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

A-2 Approval of minutes from the Planning Commission meeting of August 16, 2016.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Luhr moved to approve the Consent Calendar. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

<https://youtu.be/8KP7ynK8ytg?t=3m16s>

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.

<https://youtu.be/8KP7ynK8ytg?t=3m38s>

B-1 Case No.: #CP0-365 (*Continued from the 9/6/16 meeting*)

Site Location: 3093 Beachcomber, Morro Bay, CA

Project Description: Request for Coastal Development Permit approval and Mitigated Negative Declaration (MND) for new construction of a single-story 3,038 single family home with 482 square foot 2-car garage, 38sf deck along with a 52sf entry patio and 54sf casita patio on a vacant lot in the R-1/S.2A residential zoning district that sits adjacent to environmentally sensitive habitat (ESH). The project is located within the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Mitigated Negative Declaration, (SCH#2014091051)

Staff Recommendation: Adopt the Mitigated Negative Declaration & conditionally approve the project.

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Ingraffia stated he spoke to the neighbor south of the project site regarding the utility pole.

Jacinth presented the staff report.

Discussion between Commissioners and staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/8KP7ynK8ytg?t=18m26s>

John Kipelainen, agent for the applicant, stated he is hopeful they have met all the conditions and requirements. Kipelainen explained the extreme frustration the applicant experienced while going through the process last year. Kipelainen stated he has not met with PG&E because they do not know if the project would be approved and noted he was confused on the City's definition of a driveway.

Julian Lipschitz, 3090 Beachcomber, feels there should be public access to parking on the street because the driveway could create some traffic congestion.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/8KP7ynK8ytg?t=23m35s>

The Commissioners presented their questions and concerns to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/8KP7ynK8ytg?t=48m16s>

Kipelainen stated he would be available to answer any questions and responded the applicant will be placing the utilities underground, assuming it would be coming from the pole on the southeast side. Kipelainen asked the Commission to clarify what conditions they would be voting on tonight and noted he does not want to put in working drawings until they have an approved project.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/8KP7ynK8ytg?t=55m35s>

MOTION: Vice-Chairperson Luhr moved to approve CP0-365 and adopt the Mitigated Negative Declaration (#SCH2014091051) for 3093 Beachcomber, with the following added conditions:

- 1) Window detail on the north and west elevation should be equivalent to the east elevation.
- 2) A landscaping plan shall be submitted which includes landscaping, curb and gutter or other devices which will prevent access to parking vehicles, boats and RV's in the front setbacks.

Commissioner Sadowski seconded and the motion passed unanimously (4-0).
<https://youtu.be/8KP7ynK8ytg?t=1h2m17s>

C. NEW BUSINESS- Interim Residential Guidelines – Discussion
<https://youtu.be/8KP7ynK8ytg?t=1h4m10s>

Graham stated he wanted to get input from the Commissioners on how they would like to move forward.

Discussion between Commissioners and staff.

Graham received the following direction from the Commission:

1. Continue the residential design guidelines for 12-months
2. Have Council direct staff to work with the PC to update the guidelines
3. Remove the “Interim” tag and make the guidelines permanent
4. Have guidelines as a standalone document and not part of the General Plan, Local Coastal Program or Zoning Code

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS - NONE
<https://youtu.be/8KP7ynK8ytg?t=1h53m35s>

Commissioner Sadowski announced the owner of the goats on property 3300 Panorama removed the goats due to three or four of them dying. Sadowski noted the owners are not sure if the goats ate something or was poisoned.

Graham responded there would be more public outreach with the community.

F. COMMUNITY DEVELOPMENT DIRECTOR/DIRECTOR COMMENTS
<https://youtu.be/8KP7ynK8ytg?t=1h59m14s>

Graham notified the Commission there will be a special Joint Meeting with the Harbor Advisory and Council on September 27th at 4 p.m. – 6 p.m.

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Discussion between Commissioners and staff.

G. ADJOURNMENT

The meeting adjourned at 8:11 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on October 4, 2016, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary