

AGENDA ITEM: A-1

DATE: May 2, 2012

ACTION: APPROVED

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 4, 2012  
VETERANS MEMORIAL HALL – 6:00 P.M.

Chairperson Grantham called the meeting to order at 6:00 p.m.

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	Paul Nagy	Commissioner
	John Fennacy	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning and Building Manager
	Sierra Davis	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham noted the absence of Commissioner Jessica Napier.

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period.

Gary Hixson, resident of Morro Bay, stated the Planning Commission is doing a good job and announced his show, the Gary Tyler Moore Show.

Chairperson Grantham closed Public Comment period.

PRESENTATIONS – None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 Approval of minutes from the Planning Commission meeting held on March 7, 2012

**STAFF RECOMMENDATION: Approve minutes as submitted.**

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**MOTION:** Commissioner Fennacy moved to approve the Consent Calendar. The motion was seconded by Chairperson Grantham and carried unanimously. (4-0)

B. PUBLIC HEARINGS

B-1 **Case No.:** #CP0-371

**Site Location:** 975, 983, 985 Shasta Avenue

**Applicant/Project Sponsor:** City of Morro Bay / Mike Wilcox

**Request:** The applicant requests to demolish three units on one parcel.

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

**Staff Recommendation:** Conditionally Approve Coastal Development Permit #CP0-371

**Staff Contact:** Sierra Davis, Assistant Planner (805) 772-6270

Sierra Davis presented the staff report.

No public comment.

**MOTION:** Chairperson Grantham moved to adopt the findings included as Exhibit “A” and conditionally approve Conditional Use Permit #CP0-371 subject to the conditions included in Exhibit “B”.

The motion was seconded by Commissioner Solu and carried unanimously. (4-0)

B-2 **Case No.:** #CP0-369

**Site Location:** Northeast corner of Quintana and South Bay Boulevard

**Applicant/Project Sponsor:** City of Morro Bay / Jarrod Whelan

**Request:** The applicant requests to upgrade the existing Lift Station #3 and sanitary sewer force main upgrades.

**CEQA Determination:** Categorically Exempt Section 15302, Class 2.

**Staff Recommendation:** Conditionally Approve Coastal Development Permit #CP0-369

**Staff Contact:** Kathleen Wold, Planning Manager, (805) 772-6211

Wold presented the staff report.

Public comment included Jarrod Whelan, Assistant Engineer and Dylan Wade, Capital Projects Manager. Jarrod Whelan further explained the proposed project details.

Commissioners had discussion with Jarrod Whelan regarding the existing piping, location and size of the lift station.

**MOTION:** Chairperson Grantham moved to approve the project and adopt the findings included as Exhibit “A” and conditionally approve Coastal Development Permit #CP0-369 subject to the conditions of approval included as Exhibit “B”.

Commissioner Fennacy seconded the motion and carried unanimously. (4-0)

B-3 **Case No.:** #UP0-345 & #AD0-071

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**Site Location:** 375 Las Vegas

**Applicant/Project Sponsor:** John and Rita Erwin

**Request:** The applicant requests an addition of 973 square feet to the property of the existing 989 square foot single family residence. The property will consist of the residence with an attached single car garage, lanai, one-car detached garage in tandem with the existing one car garage, and covered porch. The parcel is not located in the Coastal Commission Appeals Jurisdiction.

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

**Staff Recommendation:** Conditionally Approve Conditional Use Permit #UP0-345 and Parking Exception #AD0-071.

**Staff Contact:** Sierra Davis, Assistant Planner (805) 772-6270

Davis presented the staff report.

Chairperson Grantham opened Public Comment period and hearing no comment closed Public Comment period.

Commissioner Nagy stated support for the project and discussed with staff the location of the garage and how the regulations would differ whether it were attached or detached.

Chairperson Grantham stated support for the project.

Commissioner Solu stated support and suggested whether to condition the project to stipulate the detached garage remain as that use and not converted to habitable space in the future.

Commissioner Fennacy stated support for the project.

**MOTION:** Commissioner Solu moved to approve the project and adopt the findings included as Exhibit “A” and conditionally approve Conditional Use Permit #UP0-345 and Parking Exception #AD0-071 subject to the conditions included as Exhibit “B” and the site development plans dated March 12, 2012 with the following condition:

Prior to the issuance of a building permit, the applicant shall record a covenant on the property that prohibits the conversion of the detached garage into a living unit or habitable space.

Chairperson Grantham re-opened Public Comment period.

John Erwin, Applicant, stated he intends to use the garage as a workshop with no intended plumbing or sewer.

Chairperson Grantham closed Public Comment period.

Chairperson Grantham seconded the motion and carried unanimously. (4-0)

UNFINISHED BUSINESS

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

Wold reviewed the Work Program with Commissioners.

NEW BUSINESS – None.

DECLARATION OF FUTURE AGENDA ITEMS - None.

ADJOURNMENT

The meeting adjourned at 6:42 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, April 18, 2012 at 6:00 pm.

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Rick Grantham, Chairperson

ATTEST:

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Rob Livick, Secretary