



- B-1 Case No.:** UP0-496 and AD0-124  
**Site Location:** 550 Fresno Avenue, Morro Bay, CA  
**Project Description:** The project is a request for Conditional Use Permit and Parking Exception approval for a single-story addition to an existing 952 sq. ft. nonconforming single-family residence. Specifically, the project includes the addition of 362 sq. ft. of habitable floor area, a 66 sq. ft. covered porch, and 52 sq. ft. for an exterior stair to access a new roof top deck above the new addition. The project is located within the R-1 Residential Zoning District and outside of the Coastal Commission Appeals 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/GCXw-MJUqAs?t=5m40s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
Chairperson Luhr recused himself from hearing the project as he had previous business dealings with the applicant and Commissioner Ingraffia recused himself because his residence was within 500 feet of the subject property.

Graham presented the staff report.

The Commissioners presented their questions and concerns to staff.

Vice-Chairperson Lucas opened the Public Comment period.  
<https://youtu.be/GCXw-MJUqAs?t=17m57s>

Donna Daniels, applicant, stated she has communicated to her neighbors regarding the project and has also been communicating with City Planner Joan on numerous occasions. Daniels noted there are no plans to put in a secondary dwelling unit.

Vice-Chairperson Lucas closed the Public Comment period.  
<https://youtu.be/GCXw-MJUqAs?t=20m4s>

Discussion between the Commissioners and staff.

**MOTION:** Commissioner Barron moved to approve the PC Resolution 26-17 which includes the findings and conditions of approval for permit UP0-496/AD0-124 for the 362 sq.ft. addition to a non-conforming residence and parking exception at 550 Fresno Avenue. Commissioner Sadowski seconded and the motion passed (3-0-2).  
<https://youtu.be/GCXw-MJUqAs?t=23m20s>

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS  
<https://youtu.be/GCXw-MJUqAs?t=26m19s>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
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Vice-Chairperson Lucas thanked staff for the recognition dinner for those on Committees for the City, and commented on how spectacular the boat parade was.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/GCXw-MJUqAs?t=27m2s>

Graham notified the Commission there would be a couple of items on the December 19<sup>th</sup> agenda.

G. ADJOURNMENT

The meeting adjourned at 6:30 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 19, 2017, at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary