

AGENDA ITEM: VI-A

DATE: June 15, 2011

ACTION: APPROVED

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
June 1, 2011

Chairperson Rick Grantham

Vice-Chairperson John Solu
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner Jessica Napier

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present with the exception of Commissioner Solu.

Staff Present: Rob Livick and Sierra Davis.

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Commissioner Irons led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS

New Commissioner Jessica Napier introduced herself.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the May 24th meeting and also regarding agenda items for the upcoming June 14th City Council meeting.

V. PUBLIC COMMENT

- Paula Radke, resident and business owner of Morro Bay spoke to express concern about activity occurring at a neighboring property on Market Street and the potential adverse impact to neighbors.

VI. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on May 18, 2011.

Irons asked to correct the minutes on page 3 to include Rob Livick's comments regarding the checks and balances in place which ensure Cloisters project do indeed meet the design guidelines.

MOTION: Irons moved to approve the minutes as corrected. Nagy seconded the motion. The motion carried unanimously 4-0.

VII. PRESENTATIONS - None

VIII. PUBLIC HEARINGS

A. Case No.:UP0-317

Site Location: 305 Bernardo Avenue

Applicant/Project sponsor: Carol and Robert Swain

Request: Addition to a non-conforming house. The addition will be the second addition to the non-conforming house therefore requiring a Use Permit. The addition consists of 130 square feet of new living space and addition of decks and pergola. The project site is not located within the Coastal Commission's Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Conditionally Approve Conditional Use Permit #UP0-317.

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

Davis presented the staff report.

Grantham opened the Public Comment period.

- Robert Swain, Applicant, spoke to request the Commission approve his project noting his project will improve the neighborhood.
- Homer Alexander, neighbor of Applicant, spoke in favor of the proposed project.
- Barbara Barcek, neighbor of Applicant, spoke in favor of the proposed project.

Hearing no further comment, Grantham closed the Public Comment period.

Commissioners spoke in favor of the proposed project and agreed the project looks great.

MOTION: Nagy moved the Planning Commission adopt the findings included as Exhibit A and approve the Conditional Use Permit #UPO-317 at 305 Bernardo Ave, subject to the conditions included as Exhibit B and the Site Development Plan dated April 26, 2011.

Grantham seconded the motion. The motion carried unanimously 4-0.

IX. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Staff reviewed with Commissioners the environmental projects on the Work Program.

X. NEW BUSINESS – None

XI. DECLARATION OF FUTURE AGENDA ITEMS - None

XII. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 6:25p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, June 15, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary