

AGENDA ITEM: A-1

DATE: November 2, 2011

ACTION: APPROVED

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – OCTOBER 19, 2011  
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
	Jamie Irons	Commissioner
	Paul Nagy	Commissioner
	Jessica Napier	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning Manager
	Sierra Davis	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
PUBLIC COMMENT - None.  
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 City Council approved minutes from the joint City Council and Planning Commission meeting held on September 13, 2011

**STAFF RECOMMENDATION: Receive and file.**

A-2 Approval of minutes from the Planning Commission meeting held on October 5, 2011

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

**MOTION:** Chairperson Grantham moved to approve the Consent Calendar. The motion was seconded by Commissioner Napier and carried with Commissioners Solu and Irons abstaining. (3-0-2)

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B. PUBLIC HEARINGS

B-1 **Case No.:** UP0-338/CP0-360

**Site Location:** 3000 Hemlock Drive

**Applicant/Project Sponsor:** Estero Bay United Methodist Church

**Request:** The church has an existing use permit; therefore a use permit amendment and coastal development permit will be processed for the placement of two new modular classrooms and two sheds for a preschool on site. Parking is not adequate on site for all uses and a parking exception will be reviewed by the Planning Commission. The Planning Commission shall review all special uses because the characteristics of such unique and special form makes it impractical to include the uses in any class of use set forth in the various zoning districts.

**CEQA Determination:** Categorically Exempt Section 15303, Class 3

**Staff Recommendation:** Conditionally approve Conditional Use Permit #UP0-338 and Coastal Development Permit #CP0-360.

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

Chairperson Grantham recused himself from the hearing due to being within 500 feet of the subject property and turned the meeting over to Vice-Chairperson Solu.

Davis presented the staff report.

Commissioners discussed with staff the number of parking spaces, the proposed deed restriction, and the issue of traffic safety in the neighborhood. Irons asked specifically about the comment letter stating there are existing issues with traffic in the area.

Livick clarified the traffic issues in this area are existing issues. Wold clarified the modification to the use permit is not considered an intensification of use, as a deed restriction will be recorded limiting uses on site.

Solu opened the Public Comment period.

Paul Knutson of Core Design Group spoke as the Applicant's representative and stated the floor plan for the proposed modular buildings is only a sample of typical floor models.

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

Commissioners had further discussion regarding traffic safety. Commissioners Irons offered a suggestion to the Applicant's representative that the Church manage traffic at the gate on Ironwood by directing parents to use Ironwood as a way to alleviate traffic congestion away from Hemlock. Mr. Knutson stated he would forward the suggestion to the Church Pastor.

**MOTION:** Commissioner Napier moved to adopt the findings included as Exhibit A and conditionally approve CP0-360 and UP0-338 subject to the conditions included as

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Exhibit B and the site development plans dated October 17, 2011. The motion was seconded by Commissioner Irons and carried 4-0.

Chairperson Grantham rejoined the meeting.

UNFINISHED BUSINESS

C-1 Current Planning Processing List/Advanced Work Program

Wold reviewed the Work Program with Commissioners.

NEW BUSINESS - None

DECLARATION OF FUTURE AGENDA ITEMS

Commissioners agreed to agendize a discussion to review changes to the Subdivision Ordinance in order to streamline projects.

ADJOURNMENT

The meeting adjourned at 6:40pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, November 2, 2011 at 6:00 pm.

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Rick Grantham, Chairperson

ATTEST:

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Rob Livick, Secretary