

AGENDA ITEM: A-1

DATE: April 4, 2012

ACTION: APPROVED

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 7, 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
	Jessica Napier	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
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period.

Ken Vesterfeldt, resident of Morro Bay, announced two upcoming local events. The Annual Emergency Vehicle Car Show to be held on April 21, 2012 and a fundraiser for St. Timothy's Catholic Church on March 23, 2012 with a concert performance by Rudolph Budginas.

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 February 15, 2012

STAFF RECOMMENDATION: Approve minutes as submitted.

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MOTION: Commissioner Nagy moved to approve the Consent Calendar. The motion was seconded by Chairperson Grantham and carried unanimously. (5-0)

B. PUBLIC HEARINGS

B-1 **Case No.:** #CP0-370 and #UP0-343 (Amendment to #CUP-12-92)

Site Location: 730 Quintana Road

Applicant/Project Sponsor: Albertson's / Craig and Grant Architects

Request: The applicant requests an addition of 477 square feet to the western front corner of the existing 47,334 square foot building. The addition will be for an expanded seating area for customers.

CEQA Determination: Categorically Exempt Section 15301, Class 1.

Staff Recommendation: Conditionally Approve Coastal Development Permit #CP0-370 and Conditional Use Permit #UP0-343 (Amendment to #CUP-12-92)

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

Sierra Davis presented the staff report explaining the proposed addition of 477 square feet to the western front corner of the existing building.

Chairperson Grantham opened the Public Comment period.

Rick Craig of Craig & Grant Architects, Applicant's Representative, explained the proposed project introducing both himself and other representatives present.

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

Commissioner Fennacy stated support for the project.

Commissioner Solu expressed concern about the lack of a stop sign and safety at the three way intersection located at the alleyway between the west side of the Albertson's store and St. Timothy's Church.

Commissioner Nagy stated support for the three way stop sign.

Commissioner Napier questioned the sight distance of this corner since the proposed project will be building out this section of the store and asked staff about this as a condition. Wold and Livick responded that a condition could be added to ensure the three way stop is satisfactory.

Chairperson Grantham stated support for the Applicant's project.

MOTION: Commissioner Solu moved to adopt the findings included as Exhibit A and conditionally approve Coastal Development Permit #CP0-370 and Conditional Use Permit #UP0-343 (Amendment to CUP-12-92) subject to the Conditions included as Exhibit "B" and the site development plans dated February 22, 2012 and the following condition:

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1. Three Way Stop in the Parking Lot: Convert the northwest corner into a three way stop controlled intersection to the satisfaction of the Public Services Director.

The motion was seconded by Commissioner Napier and carried unanimously. (5-0)

UNFINISHED BUSINESS

- 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 6:30 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, April 4, 2012 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary