

AGENDA ITEM: A-1

DATE: January 16, 2012

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 5, 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
	Mary Reents	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Chairperson Grantham opened public comment period and hearing none 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 Planning Commission meeting of November 7, 2012  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Solu moved to approve the Consent Calendar. Commissioner Nagy seconded the motion and the motion passed unanimously. (5-0).

B. PUBLIC HEARINGS

B-1 **Case No.:** Major Modification #A00-016 to Conditional Use Permit #UP0-039 and Coastal Development Permit #CDP-061, Parking Exception #A00-077

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**Site Location:** 2760 Alder

**Proposal:** Major modification to an existing CDP and CUP for a single family residential unit. The modification is for a roof deck. A parking exception is also being requested to allow a garage with less than 20' interior width.

**CEQA Determination:** Previous environmental approved for community housing project.

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Cindy Jacinth, Assistant Planner, (805) 772-6577

Livick explained Item B-1 would be continued to the January 16, 2013 meeting because the architect changed the project and added an elevator, putting the project over the base height limit for the zoning district. Livick stated staff will re-notice the project with the correct project description.

Chairperson Grantham opened public comment period and hearing none closed public comment period. Grantham stated the project will be continued to the next meeting.

**MOTION:** Chairperson Grantham moved to continue Item B-1 to the January 16, 2013 Planning Commission meeting. Chairperson Nagy seconded the motion and the motion passed unanimously. (5-0).

B-2 **Case No.:** Coastal Development Permit #CP0-301

**Site Location:** 3072 North Main Street

**Proposal:** The applicant is requesting a Coastal Development Permit to remove the remaining underground pipelines, removal of a circular concrete tank pad, demolish an underground concrete clarifier, removal of miscellaneous wood debris and concrete rubble at the former Texaco Morro Bay Sales Terminal, located at 3072 North Main Street.

**CEQA Determination:** Mitigated Negative Declaration

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Mary Reents, Contract Planner, (805) 772-6270

Chairperson Grantham stated Commissioner Napier may be involved with this project in the future, and was thus not able to vote on the item. She excused herself from the discussion and vote, then left the room.

Reents presented the staff report.

Commissioner Nagy asked for clarification regarding how the project will affect the creek. Reents stated the Mitigated Negative Declaration covered all of the pipelines involved in the removal and remediation on the site. She explained there is one small water pipeline running into the creek, but because it does not adversely affect the creek, it will be removed at a later phase.

Chairperson Grantham closed public comment period.

Eric Snelling, Applicant's representative, stated he is available to answer questions.

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Chairperson Grantham opened public comment period.

Commissioner Solu expressed his appreciation for Chevron's efforts in remediating the site.

Chairperson Grantham asked for clarification about whether there is anything else in the ground that would affect future development. Snelling stated there have been other remediation efforts in the past. He explained Chevron is considering options for potential reuse on the site which will guide the level of additional cleanup. Snelling stated there are three groundwater monitoring wells on site which may be removed pending approval by the Regional Water Quality Control Board.

Chairperson Grantham asked if Chevron has identified the leaking pipes, and if Chevron has estimated how much soil will need to be removed and remediated. Snelling stated Chevron has completed some geophysical work at the site and will take additional soil samples as necessary to determine whether additional cleanup is needed.

Commission Nagy expressed support for the project.

**MOTION:** Commissioner Fennacy moved to adopt the Mitigated Negative Declaration, adopt the findings included as Exhibit "A," and approve the Coastal Development Permit #CP0-301, subject to the Conditions included as Exhibit "B."

The motion was seconded by Chairperson Grantham and the motion passed unanimously. (4-0).

Chairperson Grantham invited Commissioner Napier back into the room.

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

**Upcoming Projects:**

1. Nutmeg Water Tank Mitigated Negative Declaration
2. Southern California Gas Company – Coastal Permits for Advance Metering Project

Livick stated the Alder Street project will also be presented at the next meeting.

Livick stated the current schedule of one Planning Commission meeting per month will remain until demand increases. Staff will keep Commissioners informed of when the schedule returns to two meetings per month.

NEW BUSINESS – None

DECLARATION OF FUTURE AGENDA ITEMS – None

ADJOURNMENT

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The meeting adjourned to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, January 16, 2013 at 6:00 pm.

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Rick Grantham, Chairperson

ATTEST:

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Rob Livick, Secretary