

AGENDA ITEM:   A- 1  

DATE:   June 19, 2013  

ACTION:   APPROVED  

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MAY 29, 2013  
VETERANS MEMORIAL HALL – 6:00 P.M.

Chairperson Grantham called the meeting to order at 6:00 p.m.

PRESENT:	Rick Grantham	Chairperson
	John Fennacy	Commissioner
	Michael Lucas	Commissioner
	Robert Tefft	Commissioner

ABSENT:	John Solu	Vice-Chairperson
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STAFF:	Kathleen Wold	Planning Manager
	Cindy Jacinth	Associate Planner

ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham noted Commissioner Solu was absent.

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period.

Gary Hixon, resident of Morro Bay, thanked the Commissioners and staff for the work they do for the City. He stated he would like more members of the public to attend the meetings.

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 Planning Commission meeting of May 15, 2013  
**Staff Recommendation:** Approve minutes as submitted.

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Commissioner Lucas noted one correction on page 4 of the minutes. He stated he would like paragraph 3 to read “Wold confirmed with Lucas that she would like...” rather than “Wold confirmed with Lucas that he would like...”

**MOTION:** Commissioner Lucas moved to approve the Consent Calendar as amended.

Commissioner Fennacy seconded and the motion passed unanimously. (4-0).

B. PUBLIC HEARINGS

- B-1 Case No.:** Coastal Development Permit #CP0-373 and Conditional Use Permit #UP0-350  
**Site Location:** 1320 Main Street (068-168-019)  
**Proposal:** The applicant proposes to demolish an existing commercial building, pole sign, onsite paving then develop the property with a new 4,935 square foot commercial building with an option for three tenants. There will also be new site flatwork, paving landscaping, lighting and a monument sign. This site is located outside of the appeals jurisdiction of the California Coastal Commission.  
**CEQA Determination:** Categorically exempt, Class 3  
**Staff Recommendation:** Conditionally approve.  
**Staff Contact:** Kathleen Wold, (805) 772-6211

Wold presented the staff report.

Chairperson Grantham opened Public Comment period.

Chairperson Grantham asked the Applicant’s representative, Clint Iwanicha, to approach the podium. Iwanicha stated he was available to answer questions about the proposed project.

Chairperson Grantham asked Iwanicha to discuss how the vegetation near the creek would be affected and if any solid material would be moved. He also asked Iwanicha what sort of items will be placed outside the building, specifically he asked about the size of those items. Iwanicha addressed Grantham’s concerns:

- Regarding the vegetation, he stated the intent is to sculpt the swale back to its original form after the existing structure is demolished and the tunnels are removed. The vegetation will be installed per the proposed landscape plan.
- Regarding the items to be placed in front of the building, Iwanicha stated they will be small, and they will serve primarily as a visual cue to the public that the store is open.

Commissioner Tefft asked Iwanicha if anything is going to be done to mitigate the erosion between the property and the highway. Iwanicha stated the removal of the storage building and the two tunnels under the building will help restore a more natural flow.

Commissioner Tefft asked Iwanicha to clarify how the excess area under the roof of the building will be utilized. Iwanicha clarified the proposed plans are taking the “barn aesthetic” and noted there *is* access to the attic space for mechanical units, but it will not be used for storage.

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Commissioner Lucas clarified with Iwanicha that the overhead line and the rear pole would be removed. Iwanicha stated the pole at the street will remain as is but everything else will be undergrounded.

Chairperson Grantham, Commissioner Fennacy, and Commissioner Lucas expressed support for the project.

Commissioner Tefft expressed support for the project as well and stated a FEMA elevation certificate still needs to be obtained in order to ensure the height of the building does not exceed the allowable height in the zone. Wold further stated the elevation cannot push the height of the building, and there are some provisions where the applicant may apply for a height exception but the applicant is not doing so at this time. She noted the proposed project would need to be modified if the FEMA certificate reveals an issue with the building height.

**MOTION:** Commissioner Fennacy moved to conditionally approve Coastal Development Permit #CP0-373 and Conditional Use Permit #UP0-350 and adopt the findings included as Exhibit “A” as well as the conditions included as Exhibit “B” and the site development plans dated March 13, 2013.

The motion was seconded by Commissioner Lucas and the motion passed unanimously. (4-0).

Mike Lemos, Applicant, expressed appreciation for staff’s work on the project, specifically he acknowledged Kathleen Wold’s efforts. He stated he would like to get the project approved as soon as possible so he can begin construction by July 1, 2013. Chairperson Grantham stated he has been happy working with Lemos and his team, and expressed appreciation for Lemos’s patience with the planning process.

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.  
**Upcoming Projects:** Update of Sign Ordinance

Wold and Jacinth reviewed the Work Program with Commissioners.

Wold stated she and Jacinth will be attending a National Environmental Policy Act (NEPA) training during first part of June, so the next Planning Commission meeting will not be held until June 19, 2013.

NEW BUSINESS

None.

DECLARATION OF FUTURE AGENDA ITEMS

Chairperson Grantham thanked Zeke and David from AGP Video for the continually great work they do for the Planning Commission meetings.

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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, June 19, 2013 at 6:00 pm.

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Rick Grantham, Chairperson

ATTEST:

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Kathleen Wold, Secretary