

AGENDA ITEM:   A-1  

DATE:   April 21, 2015  

ACTION:   APPROVED  

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 21, 2015  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Katherine Sorenson	Vice Chairperson
	Gerald Luhr	Commissioner
	Richard Sadowski	Commissioner
	Michael Lucas	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Joan Gargiulo	Contract Planner
	Cindy Jacinth	Associate Planner

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

Commissioner Sadowski announced there will be a Kick-A-Thon sponsored by the American Karate School on May 16, 2015, 10 a.m. at Coleman Park (by the Rock).

[https://youtu.be/vnX3z2\\_g1Ck?t=2m36s](https://youtu.be/vnX3z2_g1Ck?t=2m36s)

PUBLIC COMMENTS

Chairperson Tefft opened Public Comment period.

[https://youtu.be/vnX3z2\\_g1Ck](https://youtu.be/vnX3z2_g1Ck)

Chairperson Tefft closed Public Comment period.

[https://youtu.be/vnX3z2\\_g1Ck?t=3m52s](https://youtu.be/vnX3z2_g1Ck?t=3m52s)

PRESENTATIONS – NONE

A. CONSENT CALENDAR

[https://youtu.be/vnX3z2\\_g1Ck?t=3m59s](https://youtu.be/vnX3z2_g1Ck?t=3m59s)

A-1 Approval of minutes from the Planning Commission meeting of February 3, 2015 and February 17, 2015.

**Staff Recommendation:** Approve minutes as submitted.

[https://youtu.be/vnX3z2\\_g1Ck?t=4m10s](https://youtu.be/vnX3z2_g1Ck?t=4m10s)

Commissioner Sorenson stated on the February 17<sup>th</sup> meeting minutes, the Recording Secretary should be changed from Livick to Graham.

Graham stated Livick should also be noted in the February 3<sup>rd</sup> meeting.

Commissioner Lucas clarified his statements made on the February 3<sup>rd</sup> & February 17<sup>th</sup> meeting minutes.

A-2 Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

**MOTION:** Commissioner Lucas moved to approve the Consent Calendar with corrections and Current and Advanced Planning Processing List. Commissioner Sorenson seconded the motion and the motion passed unanimously (5-0).

[https://youtu.be/vnX3z2\\_g1Ck?t=7m12s](https://youtu.be/vnX3z2_g1Ck?t=7m12s)

B. PUBLIC HEARINGS

[https://youtu.be/vnX3z2\\_g1Ck?t=7m29s](https://youtu.be/vnX3z2_g1Ck?t=7m29s)

B-1 **B-1 Case No.:** UP0-407 and AD0-097

**Site Location:** 966 Pecho

**Proposal:** An application was filed on February 24, 2015 for a Conditional Use Permit and Parking Exception at 966 Pecho. The applicant proposes to add a 575 square-foot single-story addition to an existing 958 square-foot nonconforming single-family residence with an existing 291 square-foot one-car garage. A Parking Exception to allow for tandem parking in the driveway is also being requested. The project is located within the R-1 residential zone and outside of the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1

**Staff Recommendation:** Conditionally approve.

**Staff Contact:** Joan Gargiulo, Contract Planner, (805) 772-6270

Commissioner Sorenson recused herself because she lives near the project.

[https://youtu.be/vnX3z2\\_g1Ck?t=7m50s](https://youtu.be/vnX3z2_g1Ck?t=7m50s)

Gargiulo presented staff report.

Chairperson Tefft opened Public comment period.

[https://youtu.be/vnX3z2\\_g1Ck?t=19m54s](https://youtu.be/vnX3z2_g1Ck?t=19m54s)

Chris Parker, architect, presented his report on the proposed project.

Chairperson Tefft closed Public comment period.

[https://youtu.be/vnX3z2\\_g1Ck?t=20m40s](https://youtu.be/vnX3z2_g1Ck?t=20m40s)

**MOTION:** Commissioner Sadowski moved to approve Resolution PC 12-15 with added condition to have any additions be brought to the Planning Commission for review, specifically noting the provision of conforming parking. Commissioner Lucas seconded the motion and the motion passed unanimously (4-0).

[https://youtu.be/vnX3z2\\_g1Ck?t=24m25s](https://youtu.be/vnX3z2_g1Ck?t=24m25s)

B-2 **Case No.:** CP0-459 and UP0-401

**Site Location:** 361 Sea Shell Cove

**Proposal:** Coastal Development Permit and Conditional Use Permit for new construction of a single family residence on lot 4 of the Sea Shell Estates subdivision (Tract 2870) located off Theresa Drive. Proposed home is 2,664sf with 616sf garage with 320sq of decking. The project is located in a R-A zone with Planned Development (PD) overlay. A portion of this project is located within the Coastal Appeals Jurisdiction.

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

**Staff Recommendation:** Conditionally approve.

**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577  
[https://youtu.be/vnX3z2\\_g1Ck?t=26m16s](https://youtu.be/vnX3z2_g1Ck?t=26m16s)

Jacinth presented the staff report.

Chairperson Tefft opened Public comment period.  
[https://youtu.be/vnX3z2\\_g1Ck?t=46m37s](https://youtu.be/vnX3z2_g1Ck?t=46m37s)

Kathy Novak, consultant, presented her report for the project.

Andres Zarate, architect, stated they will address the Title 24 issue in the construction document phase and noted they are not at there yet, but their intentions are to exceed.

Chairperson Tefft closed Public comment period.  
[https://youtu.be/vnX3z2\\_g1Ck](https://youtu.be/vnX3z2_g1Ck)

**MOTION:** Commissioner Luhr moved to continue the item to a date to be determined. Commissioner Lucas seconded the motion. Motion passed unanimously. (5-0)  
[https://youtu.be/vnX3z2\\_g1Ck?t=1h49m54s](https://youtu.be/vnX3z2_g1Ck?t=1h49m54s)

Commissioners decided to table the discussion for Resolution PC 14-15.  
[https://youtu.be/vnX3z2\\_g1Ck?t=1h54m35s](https://youtu.be/vnX3z2_g1Ck?t=1h54m35s)

C. UNFINISHED BUSINESS – NONE

D. NEW BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

[https://youtu.be/vnX3z2\\_g1Ck?t=1h54m47s](https://youtu.be/vnX3z2_g1Ck?t=1h54m47s)

Commissioner Tefft stated there should be discussions regarding view protection and private view.

Graham stated the issue will be coming back on the May 5<sup>th</sup> PC Meeting per direction from the City Council.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

[https://youtu.be/vnX3z2\\_g1Ck](https://youtu.be/vnX3z2_g1Ck)

Graham stated the design guidelines are coming up at the next Planning Commission Meeting.

G. ADJOURNMENT

The meeting adjourned at 8:05 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on May 5, 2015, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary