

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
June 21, 2010

Vice-Chairperson Gerald Luhr Commissioner Jamie Irons	Chairperson Nancy Johnson Rob Livick, Secretary	Commissioner Michael Lucas Commissioner John Diodati
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I. CALL MEETING TO ORDER

Chairperson Johnson called the meeting to order at 6:04 p.m.

II. PLEDGE OF ALLEGIANCE

Davis led the pledge.

III. ROLL CALL

Chairperson Johnson noted for the record that Commissioner Diodati is absent but all other Commissioners are present.

Staff Present: Rob Livick, Kathleen Wold, Sierra Davis and Cindy Jacinth

IV. ACCEPTANCE OF AGENDA

MOTION: Agenda accepted as presented.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Livick briefed the Commission on action taken at the June 14, 2010 City Council meeting and also on items scheduled for the June 28, 2010 City Council meeting.

VI. PUBLIC COMMENT

Johnson opened the public comment period.

- Nancy Castle representing the Historical Society spoke regarding the Downtown Visioning Committee and the Historical Society's interest in developing a walking tour brochure. They want to add plaques to the buildings included in the brochure which would include a history of the building.
- Bill Yates of Morro Bay said he wanted to comment on the two public hearings on the agenda. He believes the sign exception permit request is appropriate for that location. He also stated the Virg's Harbor Hut GAFCO project is a great project for Morro Bay and the waterfront and encouraged the Planning Commission to approve it.

Hearing no further comment, Johnson closed the public comment period.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on June 7, 2010

Irons noted an error in the spelling of Bruce Elster's name and asked to have the spelling of his last name corrected from "O" to "E".

MOTION: Lucas moved the Planning Commission approve the minutes as corrected. The motion was seconded by Luhr and carried 4-0.

VIII. PRESENTATIONS

- A. Presentation from Rob Livick, City Engineer, on the Pedestrian Plan (continued from the June 7, 2010 meeting.)

Livick presented the Pedestrian Plan. The pedestrian plan is included in the Circulation Element of the City's 1988 General Plan. The highlights of this presentation included a discussion of the City's existing pedestrian facilities and current requirements. The key highlights of the plan included explaining the goals of safety, security, comfort and accessibility and clarifying the requirements for installing sidewalk improvements.

Commissioners thanked Livick for the information. Commissioners discussed whether new and other pedestrian routes would be established and also whether the Pedestrian Plan would be combined with the Bike Plan and then incorporated into the Circulation Element.

Livick noted that the Pedestrian Plan will be brought back to the Planning Commission when work commences on the General Plan update.

IX. FUTURE AGENDA ITEMS

- A. Restrictions/rules on installing gates on driveways for residential and commercial properties.
- B. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

Commissioners reviewed future agenda items and did not add any new items.

X. PUBLIC HEARINGS

- A. **Site Location:** 500 Quintana
Applicant: FitnessWorks, Ginger Machado
Request: The applicant has submitted for a Sign Exception Permit (SP0-124) to exceed the maximum aggregate sign area of 200 square feet for a shopping center and an individual business. The proposed sign is 85.3 square feet in size.
Recommended CEQA Determination: Categorically Exempt Class 11, section 15311.
Staff Recommendation: Review and take action on Sign Exception Permit.
Staff Contact: Sierra Davis, Planning Intern, 772-6297

Davis presented the staff report.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Debbie Dover, owner of Fitness Works, clarified their intent to change the signage is meant to promote the therapy side of the business and to increase visibility.

Hearing no further comment, Johnson closed the Public Hearing.

Lucas asked if there was any additional lighting proposed with this project. Applicant stated no, but they will seek to add additional lighting at a later date.

Irons briefly discussed this project's sign compared with the proposed City draft sign ordinance.

MOTION: Irons moved the Planning Commission conditionally approve the project to include the following action(s):

- A. Adopt the Findings included as Exhibit “A”, including findings required by the California Environmental Quality Act (CEQA); and
- B. Approve Sign Exception Permit #SPO-124, subject to the Conditions included as Exhibit “B” and the site development plans dated June 3, 2010

The motion was seconded by Lucas and carried 4-0.

B. Site Location: 1185 to 1215 Embarcadero

Applicant: Darby Neil, James, George and Troy Leage

Request: The applicants request approval of a Precise Plan (Conditional Use Permit) for Phase I improvements associated with the previously approved Concept Plan for Harbor Hut, Virg’s and Great American Fish Company (GAFCO) Redevelopment Project. Phase I improvements will include a fish market/restaurant, dock improvements along with a public deck.

California Coastal Jurisdiction: Site located within the original jurisdiction.

Recommended CEQA Determination: A Mitigated Negative Declaration was adopted for the overall project on November 5, 2007

Staff Recommendation: Review and take action on the Precise Plan.

Staff Contact: Kathleen Wold, Senior Planner, 772-6211.

Wold presented the staff report.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Cathy Novak, the representative for Virg’s, Harbor Hut, and GAFCO summarized the project status and the two phases of the project. Novak explained the floating dock configuration and the relocation of ADA access from lift to the gangway. Novak also noted each restaurant will seek a separate building permit for construction.
- John Barta, resident of Morro Bay, encouraged the Planning Commission to support this project which will be a big benefit to Morro Bay. He does not support the rooftop sign and suggested the Planning Commission condition its removal.
- George Leage, Applicant, stated their project will bring a lot of revenue to the City and encouraged the Planning Commission to approve the project.

Commissioners had general discussion with Novak on the following:

- Rooftop sign detail and whether the signs would include lighting and any changes to the existing roof material. Applicant noted the existing sign is lighted only during business hours. Luhr suggested a different roofing material might be more suitable to the commercial use of the building when the roofing is replaced. Applicant agreed and said they would change the roofing material when it is ready for replacement.
- The detail for the pole light fixture is missing from the drawings. Novak clarified the style will be nautical.
- The project’s ADA lift access change to a gangway.
- The remodel of the GAFCO restaurant.

Commissioners also discussed the design of the gangway and floating dock as proposed and how to ensure equal public access especially during high tides.

Novak noted that the project is not required to have ADA access, but the owners took the extra step to provide this public benefit to improve the project.

Johnson closed the public hearing.

Irons asked staff to clarify the storage tanks and driveway conditions in regards to whether that is part of Phase I or Phase 2. Wold clarified that the conditions presented tonight were inclusive of the entire project and not just Phase I.

Wold also clarified for the Planning Commission that the Mitigated Negative Declaration has already addressed the project details and the Planning Commission cannot change what the City Council has already approved.

MOTION: Luhr moved the Planning Commission conditionally approve the project to include the following action(s):

- A. Adopt Conditional Use Permit (UP0-058) as a Precise Plan subject to the Finding and Conditions included as Exhibits A & B and the site development plans dated 6/10/10 for the GAFCO improvements (fish market, public deck and remodel) and the plans dated May 6, 2010 for the water improvements (floating docks, gangways and ADA access to the docks) and as modified by these conditions of approval:
 - 1. The addition of the rooftop sign shall be lit only during business operating hours and all decorative lighting shall be consistent with a nautical theme and the Waterfront Master Plan.
 - 2. When the applicant replaces the existing roof shingles, that they be replaced with a metal roof.

Lucas seconded the motion and carried 4-0.

Commissioners further discussed whether the motion should be amended to include the rooftop sign. Since no changes are being made to the sign, it was determined that the sign does not need to be included in the motion.

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program

Commissioners reviewed and discussed current list and work program.

XII. NEW BUSINESS - None

XII. ADJOURNMENT

Johnson adjourned the meeting at 8:42 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, July 6, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary