

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 6, 2012

Nicole Foster, booth renter at Catch a Wave salon addressed the issue of signs and her business' struggle to attract customers and spoke in favor of sandwich board signs. She stated when she was required to remove her sandwich board sign, her business and other booth renters' business dropped dramatically. She stated she has plenty of space in front of her business to place this type of sign that would not block or clutter the sidewalk.

Joe Yukich, business owner in Morro Bay, addressed the elections results and stated the incumbents lost because they alienated the business community over the sign ordinance. He stated he hopes the new Council will be more understanding and supportive of local businesses.

Amber Badertscher, owner of Nibble Nook, addressed the issue of signage and stated her business has low visibility in its location and therefore she needs to be able to have better signage. Her location has space that could be used for signs that would not be in the public right of way. She referenced receiving a threatening letter from the City to take her signs down before the Memorial Day weekend. She stated she feels targeted as a small business owner because the big businesses such as McDonalds and Taco Bell were not sent a sign letter.

Joanna and Ricky, owners of Metro PCS and new residents of Morro Bay, addressed the issue of signage. When they first moved into town, they had signage which resulted in great walk-in traffic. Once they were forced to take down their teardrop signs, they had a dramatic reduction in customers. Their location on Quintana due to being up on a hill is very hard to see without the right signage. Where they had placed their teardrop sign did not block the right of way nor block pedestrians and they hope they can put the sign back up to attract customers. Ricky stated they have 30-50 signatures from small business owners in support of their position. They know the signs work and questioned what the point of having a business in Morro Bay is without signs.

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 16, 2012
Staff Recommendation: Approve minutes as submitted.

MOTION: Chairperson Grantham moved to approve A-1 from the Consent Calendar.
Commissioner Nagy seconded and the motion passed unanimously. (4-0).

B. PUBLIC HEARINGS

- B-1 **Case No.:** Conditional Use Permit #UP0-240, Parking Exception #AD0-043 and Coastal Development Permit #CP0-294.
Site Location: 2176 Main Street

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Proposal: The applicant is seeking to convert 820 square feet of commercial space to a residential unit and a parking exception to waive the requirement of two covered and enclosed parking spaces allowing one covered and one open space.

CEQA Determination: Categorically Exempt 15301, Class 1

Staff Recommendation: Conditionally approve with conditions.

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

Davis presented the staff report.

Chairperson Grantham opened Public Comment period and hearing none closed Public Comment period.

Commissioner Napier stated changing one of the commercial spaces into a residential space does not change this from a mixed use to residential, since one unit will still be commercial.

Commissioner Nagy referenced Chapter 17.4 of the City's Zoning Ordinance which states that in combining a mixed use overlay zone, the commercial use should be the primary use and that it states that 50% of the gross floor area shall be devoted to office or commercial uses. Nagy stated from his viewpoint this project exceeds the 50% requirement.

Wold clarified that past Council direction has been to take it on a case by case basis, therefore applicants have not been held to the strict interpretation of 50% as referenced by Commissioner Nagy.

Commissioner Fennacy stated support for the project and said parking may be an issue but he thinks it is sufficient.

Grantham stated he talked to neighboring business owners who expressed support to him and he also stated support for the project.

MOTION: Commissioner Fennacy moved to adopt the findings included in Exhibit "A" and approve the Minor Use Permit #UP0-240, Coastal Development Permit #CP0-294 and Parking Exception #AD0-043 subject to the Conditions included as Exhibit "B" and the site development plans dated May 3, 2012.

The motion was seconded by Chairperson Grantham and failed 2-2 with Commissioners Nagy and Napier voting no.

Wold clarified that a 2-2 vote means a denial of the project.

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Wold reviewed the Work Program with Commissioners.

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NEW BUSINESS – None

DECLARATION OF FUTURE AGENDA ITEMS

ADJOURNMENT

The meeting adjourned at 6:40 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, June 20, 2012 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary