

AGENDA ITEM: VI-A

DATE: September 7, 2011

ACTION: _____

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
August 03, 2011

Chairperson Rick Grantham

Vice-Chairperson John Solu
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner Jessica Napier

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present.
Staff Present: Kathleen Wold and Sierra Davis

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Kathleen Wold led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS

Grantham announced the Farmer's Market public hearing will be postponed until the September 7th meeting. Relay for Life will be held this weekend at Morro Bay High School's football field at 10am which is an event for cancer cure research. Solu also announced that donation can be made through the Relay for Life Morro Bay website. Napier announced a thank you for the 4H support at the Mid State Fair. Grantham announced a successful Kids Camp was sponsored by the Police Department and held at the Beach.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Wold reported for Rob Livick to the Commission on action taken by the City Council at the July 19th meeting and also regarding agenda items for the upcoming August 9th Council meeting.

Nagy asked Wold regarding the status of the parking meeting to be held with business owners and Virg's. Wold replied no meeting has been held yet. The TUP was appealed to City Council and is in process.

V. PUBLIC COMMENT - None.

VI. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on July 6, 2011.

MOTION: Irons moved to approve the Consent Calendar. Solu seconded the motion. The motion carried unanimously 5-0.

VII. PRESENTATIONS - None

VIII. PUBLIC HEARINGS

A. **Case No.:** UP0-298

Site Location: Within the public streets on Main between Morro Bay Blvd and Harbor and on Harbor between Main and Morro Avenue.

Applicant/Project sponsor: Morro Bay Chamber of Commerce

Request: To conduct a Farmer's Market within the public streets on Main Street from Morro Bay Boulevard to Harbor and then on to Harbor Street to Morro Avenue on Saturdays from 2:00 p.m. with the street closure until 7:00 p.m. when the street reopens. The MBCC Farmer's Market has a Certified Farmer's Market area and a Community Market for businesses who are not certified producers.

CEQA Determination: Categorically Exempt, Section 15311, Class 11

Staff Recommendation: Continue item to the September 7, 2011 Agenda.

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

Grantham announced this public hearing has been continued to the September 7th Planning Commission meeting.

Grantham also opened Public Comment and hearing no comment, closed Public Comment.

B. **Case No.:** UP0-331

Site Location: 520 Atascadero Road

Applicant/Project sponsor: Red Zeppelin Winery Inc., Agent: Stillman Brown

Request: To approve a new use within the outdoor area located adjacent to the existing building. The use will be a distribution office for a winery located in Paso Robles and various wine sales via the internet. In addition the site will be utilized for furniture fabrication from wine barrels and wine tasting to promote the winery and its wine club activities. The winery office and primary wine storage will be in the 12'x20' room which is attached to the outer wall of the main antique mall building. This area will also be utilized for delivery, packaging of wine and wine tasting. The outdoor area will be for furniture production, display and storage, and casual seating with wine barrel tables and benches. Social events will occasionally take place in this area for wine club members including pickups, business social functions, and fundraisers. A small indoor area on the south east side of the building will be utilized for the production of wine barrel items and tools.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally Approve #UP0-331

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211.

Davis presented the staff report.

Commissioners asked staff to clarify:

- The reason the project requires a conditional use permit. Davis responded that activities in the light industrial M-1 zone require an elevated review before Planning Commission due to the potential for noise, odors and the location.
- How the determination was made to limit events to a maximum of 20 people. Wold replied that the business is proposed to be primarily shipping/warehouse facilities for the winery with the wine tasting as an ancillary use. Staff worked with the applicant to come up with a fair threshold

to allow occasional wine tasting in order to allow the Applicant to build the business' sales of wine yet without becoming the primary use. Staff does not anticipate a problem with parking.

- When the applicant would be required to obtain a temporary use permit and the two businesses: Red Zeppelin and the antique mall. Wold replied staff is working to ensure flexibility for the business owner but also ensure the use is acceptable in the M1 district.

Chairperson Grantham opened the Public Comment period.

- Stillman Brown, Agent for Applicant and resident of Morro Bay, spoke briefly to explain his project to Commissioners. Brown noted the intention is to have customers enter and exit through the antique mall. Brown also stated he is fine with the conditions as proposed by staff.

Hearing no further comment, Grantham closed the Public Comment period.

Commissioners discussed their support for the project with staff, including the condition to limit the number of persons to a maximum of 20 and the limit of 10 events per year. Grantham noted that anything over 20 persons would trigger a requirement for a temporary use permit. Irons asked if we need to determine a specific number since it is not unlimited. Davis replied the project can be approved as is, since it is limited to what is in the municipal code.

MOTION: Nagy moved the Planning Commission approve the Conditional Use Permit (UP0-331) for Red Zeppelin Winey with the conditions that the staff has given us.

Irons seconded the motion. The motion carried unanimously 5-0.

IX. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Wold reviewed the Work Program with Commissioners.

X. NEW BUSINESS – None.

XI. DECLARATION OF FUTURE AGENDA ITEMS – None.

XII. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 6:40p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, September 7, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary