

AGENDA ITEM: VI-A

DATE: October 5, 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 pm

209 Surf Street, Morro Bay  
September 21, 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 pm and noted all Commissioners are present.

Staff Present: Rob Livick, Kathleen Wold and Sierra Davis

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Susan Stewart, local business owner, led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS

Grantham announced Community Action Partnership of SLO has a free senior health screening every last Monday of the month from 9am to noon. A sign ordinance workshop will be held on Thursday, September 29<sup>th</sup> and Tuesday, October 4<sup>th</sup> at the Veteran's Hall from 9am to noon and invited all to attend to provide input.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick thanked all who participated in Coastal Cleanup Day on Saturday, September 17<sup>th</sup>. Livick briefed the Commission on Public Services activities including:

- Taco Bell reconstruction underway and due to be finished in mid-November.
- Rarig Construction as the Fire Station contractor has been given a Notice to Proceed and anticipates starting construction of the new Fire Station on Monday, September 26<sup>th</sup>.
- A public workshop was held to provide input into the Wastewater Treatment Plant Alternatives Analysis Fine Screening and Draft Rough Screening Report at the Cayucos Veteran's Hall on September 19<sup>th</sup>. A link is available on the City's website to view materials, report and provide comments.

V. PUBLIC COMMENT - None.

VI. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on September 7, 2011

**MOTION:** Irons moved to approve the Consent Calendar. Nagy seconded the motion. Motion passed 5-0.

VII. PRESENTATIONS – None.

VIII. PUBLIC HEARINGS

A. **Case No.:** UP0-293

**Site Location:** 550 Morro Bay Boulevard

**Applicant/Project Sponsor:** Dan Reddell / Cathy Novak

**Request:** An application was filed requesting a Conditional Use Permit for three separate outdoor activities at 500 and 550 Morro Bay Blvd. The 1<sup>st</sup> activity will be to allow vending activity as a farmers market within the paved parking area during the weekend (vending from Saturday 1 pm to 7 pm and Sunday from 10 am to 3 pm). Vendors can include hot and cold food, fruits, vegetables and arts & crafts (including paintings, photos, woodworking, pottery and sculptures) The 2<sup>nd</sup> activity will be to allow a produce stand as a permanent building adjacent to the street selling produce, cut flowers and plants; and a separate vendor will sell barbeque food. These vending activities will take place daily from 8 am to 7 pm The 3<sup>rd</sup> activity will be to allow events in the outdoor patio area at the Caccia House at 550 Morro Bay Blvd. This may include barbeque set up in the parking lot, catered food services, alcohol sales and live music.

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

**Staff Recommendation:** Conditionally Approve Conditional Use Permit #UP0-293

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

Commissioner Irons recused himself due to being within 500 feet of the project.

Davis presented the staff report.

Grantham opened Public Comment period:

- Cathy Novak, representative for the Applicant, explained the project objectives and requested the Commission remove Planning conditions 6-11 regarding the landscaping due to the historic use of the lot.
- Don Lest of the Bay Theater spoke in favor of the project but expressed concern regarding the hours of operation and potential parking impacts to the senior customers of the Bay Theater.
- Susan Stewart, local business owner, spoke in favor of the project.
- Cathy Novak stated the Applicant is willing to change the weekend hours of operation to 9-4 in order to accommodate parking needs for the neighboring business owners.

Grantham closed Public Comment period.

Commissioners discussed:

- The need to have alternate parking for vendors so that sufficient street parking is available for customers.
- The two hour parking spots on Morro Bay Blvd. and whether a drop off unloading zone could be created for neighboring business, the Bay Theater.
- Commissioners expressed their support for the proposed project and the vitality it can bring to the commercial area.
- Grantham also stated that the Chamber of Commerce had contacted him before the meeting to express their support.
- Landscaping and the suggestion by Commissioner Solu to condition the project to maintain the existing landscaping.

**MOTION:** Solu moved to adopt UP0-293 at 550 Morro Bay Blvd with the following conditions:

Delete Planning

- **Parking:** At no time shall the 13 required parking spaces for the Caccia House and patio be encumbered when events are held at the Caccia House. Two spaces shall be open and available during business hours for Bayshore Rental.
- **Parking Configuration:** The Planning Commission accepts the parking lot as it currently exists. The applicant shall maintain the existing landscaping in the parking area.
- **Weekend Vending:** Weekend vending on Saturday and Sunday shall be limited to the hours of 9:00 am to 4:00 pm

Commissioners discussed parking for vendors and agreed that vendors and business owners should self-police parking enforcement. Chairperson Grantham encouraged the Applicant to forge an agreement with the nearby banks for vendors to be able to use the parking lot after dropping off materials for the weekend Farmers Market..

Commissioner Grantham asked if there is a point person for this farmers market. Applicant said he is the project manager.

Nagy seconded the motion. Motion passed 4-0.

Irons rejoined the Planning Commission meeting.

**B. Case No.:** UP0-326

**Site Location:** 1169 Market Street

**Applicant/Project Sponsor:** Sharon Moores / Cathy Novak

**Request:** Applicant proposes a 1,540 square foot workshop in an existing retail unit for a workshop with machinery and storage of potentially hazardous materials in limited quantities, rental rod, and reel space and additional storage for boat supplies. Work to be done onsite

includes metal work, wood work and mechanic work. Welding equipment will be stored onsite, however no welding or hot work will be done onsite.

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

**Staff Recommendation:** Conditionally Approve Conditional Use Permit UP0-326

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

Davis presented the staff report.

Commissioners asked staff to clarify issues concerning:

- Fire Department inspections for safety;
- Whether materials would be stored on site; and
- The prior use of the storage area.

Grantham opened the Public Comment period:

- Cathy Novak, representative for the Applicant spoke, and explained the proposed project.

Grantham closed the Public Comment period.

Commissioners discussed their support of the project.

**MOTION:** Napier moved to adopt the findings included as Exhibit “A”, and approve the Conditional Use Permit UP0-326, subject to the Conditions included as Exhibit “B” and the site development plans dated June 28, 2011.

Napier seconded the motion. Motion passed 5-0.

#### IX. UNFINISHED BUSINESS

##### A. Current Planning Processing List/Advanced Work Program

Wold reviewed the Work Program with Commissioners. Wold stated the sign workshops will be held on Thursday, September 29<sup>th</sup> and again on Tuesday, October 4<sup>th</sup>, 2011 at the Veteran’s Hall from 9am to noon.

#### X. NEW BUSINESS

##### A. Advisory Boards Handbook and By-Laws approved by City Council Resolution 62-11

Commissioners reviewed and had no discussion.

#### XI. DECLARATION OF FUTURE AGENDA ITEMS – None.

#### XII. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 7:10pm to the next regularly scheduled Planning Commission meeting at the Veteran’s Hall, 209 Surf Street, on Wednesday, October 5, 2011 at 6:00 pm

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Rick Grantham, Chairperson

ATTEST:

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Rob Livick, Secretary