

AGENDA ITEM: A-1

DATE: May 16, 2012

ACTION: APPROVED

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 2, 2012
VETERANS MEMORIAL HALL – 6:00 P.M.

Chairperson Grantham called the meeting to order at 6:00 p.m.

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	Paul Nagy	Commissioner
	Jessica Napier	Commissioner
	John Fennacy	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning and Building Manager
	Sierra Davis	Assistant Planner

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

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period.

John Barta, resident of Morro Bay, addressed the issue of granny units that was discussed at the Candidate's Forum. He stated granny units are not a special interest. Granny units cannot exceed the size of a single family house existing on the property and stated this is a good opportunity for more housing in the community.

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 April 4, 2012
Staff Recommendation: Approve minutes as submitted.

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A-2 Approval of minutes from Planning Commission meeting of April 18, 2012
Staff Recommendation: Approve minutes as submitted.

MOTION: Chairperson Grantham moved to approve the minutes of the April 4, 2012 and April 18, 2012 Planning Commission meetings. Commissioner Nagy seconded the motion.

Commissioner Napier requested a change in the April 18, 2012 minutes on page 3, paragraph 3. She stated her comments were that she said that the carport probably does not meet Code and requested it be changed.

Livick stated staff would review the audio and make the change to accurately reflect what Napier said.

Chairperson Grantham accepted the correction after staff review and amendment as part of the motion.

Motion passed unanimously. (5-0).

B. PUBLIC HEARINGS

B-1 **CONTINUED FROM THE APRIL 18, 2012 MEETING**

Case No.: #AD0-070 and #UP0-346

Site Location: 2740 Dogwood Avenue

Applicant/Project Sponsor: Shaun Olson

Request: The applicant requests to a Parking Exception and a Conditional Use Permit in order to make an addition to a non-conforming structure. The structure does not meet setbacks, the detached garage does not meet the required 6 foot clearance between buildings and the carport was converted to habitable space without benefit of a permit. The parking exception requested is for an open and uncovered parking space adjacent to the detached garage to allow the converted carport to remain habitable space.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Deny the parking exception and convert the carport back to a covered parking space for the residence.

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

Davis presented the staff report noting the two issues that were brought up at the last meeting. The first issue was not wanting to devalue the property by making the applicant convert the illegally converted carport back to a carport thereby removing the habitable space. The second issue was that if other carports or garages have been illegally converted without proper permits, that they would be reviewed on a case by case basis.

Chairperson Grantham opened Public Comment period.

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John Barta, resident of Morro Bay, spoke stating this is a street to street lot. If they have been paying taxes on that, then the County was notified and therefore may be a possibility that a permit was issued at one point in time which speaks in favor of the Applicant's position.

Chairperson Grantham closed Public Comment period.

Commissioner Nagy stated if what we have to approve today is the parking in the back yard then we can discuss that.

Commissioner Solu stated support for approval of the Applicant's request.

Chairperson Grantham stated he was not in support of the Applicant's request.

No other comments from Commissioners.

MOTION: Commissioner Nagy moved to approve Conditional Use permit #UP0-346 and Parking Exception #AD0-070 with the findings in the way that it's been applied for.

The motion was seconded by Commissioner Fennacy and carried with Chairperson Grantham voting no. (4-1)

B-2 **Case No.:** Zoning Text Amendment #A00-015

Site Location: Citywide

Proposal: The City of Morro Bay is proposing a Municipal Code Amendment modifying Section 17.68 "Signs". Recommendations from the previous sign workshops, sign survey results, previous work for the 2004 Planning Commission report and direction from City Council (2012) will be presented at the May 2, 2012 meeting. The Planning Commission will review these items, take public testimony and provide direction to staff.

CEQA Determination: To be determined.

Staff Recommendation: Review documentation, take public testimony and provide direction to staff.

Staff Contact: Kathleen Wold, Planning and Building Manager, 805-772-6211

Wold presented the staff report.

Chairperson Grantham opened Public Comment period.

Joe Yukich, resident of Morro Bay, spoke regarding the need for a discussion of districts in Morro Bay such as north Morro Bay, Old Town and the Embarcadero. He asked the Commission to look at the issue of districts which would be good for Morro Bay businesses.

John Barta, resident of Morro Bay, spoke regarding the need for signage. The goal is to find a balance point between community aesthetics and the businesses' need for effective signage. Barta noted that different types of businesses require different types of signage. He urged the Commission to do two things, direct that the model described in attachment 1 including the sign manual be a model for staff efforts. Secondly, set a timeline for regularly updating those efforts so that regular progress will eventually add to a finished project when done.

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Susan Stewart, business owner in Morro Bay, agreed with John Barta. She stressed to keep it simple noting the importance of having regulations that are easy to understand, are practicable and to consider the different parts of town.

Bill Suchuck, business owner in Morro Bay, questioned the discrepancy between the number of signs on some Embarcadero-area businesses versus his requirement of only a 2x2 pub sign on his Embarcadero business. He stressed the need to make sign regulations fair and disagreed with the logic behind grandfathering. He wants to know what he can and cannot do.

Vicky, business owner next to Bill, agreed with Bill.

Amber, owner of Nibble Nook in Morro Bay addressed the issue of A-frame signs. She questioned the selective enforcement of the A-frame sign regulations and noted that the City Attorney physically removed one of her business signs. She stated her business has limited visibility so signage is important for her business. She questioned enforcement of corporate signs and also the numerous “enjoy” signs located on the Embarcadero. She stated a need for fairness among sign regulations and enforcement.

Chairperson Grantham closed Public Comment period.

Commissioners discussed need for having different sign districts or zones:

Commissioner Fennacy stated support for the concept of having sign districts noting that what might work for North Morro Bay may not be what works for the Embarcadero area and also agreed with the need for fairness.

Commissioner Solu stated support for Council’s decision to remove A-frame signs and the need to identify different signs for different districts. In addition, he likes the idea of having a matrix determining different businesses in different districts. Solu recommended a timeline be developed and/or come up with a subcommittee to work on this.

Chairperson Grantham asked Wold to make her presentation regarding the sign ordinance. Wold reviewed the presentation information with Commissioners. Wold asked for staff direction from Planning Commission regarding the sign ordinance and how the procedure process should work.

Commissioner Nagy stated support for businesses and a clean community. He stated there should be room for exceptions for certain circumstances to prevent being overly rigid. Nagy supports no more A-frame signs and also supports the concept of four different zones. He also stated support for giving a sign handbook to businesses when they apply for business licenses.

Commissioner Napier supports four different districts, consistent enforcement and also to keep it simple.

Commissioners agreed to discuss the sign ordinance as four separate zones. After some discussion regarding the differing sign needs of shopping centers, Commissioners agreed in general that the four separate areas would be North Morro Bay, Old Town, Quintana area south of Main Street and the Embarcadero area.

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Solu said he would prefer getting more input from the public because different districts in town would want different sign information.

Wold discussed with Commissioners the four different zones which may have subsets, such as motels and shopping centers which is not a zone, it is a use.

Commissioners had continued discussion with staff regarding:

- Whether to dissect the ordinance all tonight or rather break it up in sections to be discussed at separate Planning Commission meetings;
- How to simplify the process for reviewing unique sign needs of different districts since what may work in North Morro Bay may not be the same as the Embarcadero businesses;
- A-frame signs; and
- Directing staff to bring back maps of the four different districts with sign definitions at the next Planning Commission meeting.

Wold stated it is important to remember that since Morro Bay is in the coastal zone, the sign ordinance will need to be certified by the Coastal Commission.

Wold recommended that the Planning Commission authorize staff to use the basic sign definitions and procedures and graphics and then put it in a format similar to the Local Coastal Plan (LCP) and not to use the 2005 zoning ordinance.

Livick clarified that the Commission can act on consensus and a motion is not required.

Planning Commissioners unanimously agreed to direct staff to do as Wold recommended.

Commissioners directed staff to bring back four different zone maps and one overall map to see all the commercial areas. In addition, a basic outline of the zoning ordinance with headings only and definitions and graphics. Additionally this information should be put on the City website for people to make comments.

Planning Commissioners unanimously agreed to continue the hearing to the May 16, 2012 Planning Commission meeting.

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

DECLARATION OF FUTURE AGENDA ITEMS - None.

ADJOURNMENT

The meeting adjourned at 7:45 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, May 16, 2012 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary