

AGENDA ITEM: A- 1

DATE: July 18, 2012

ACTION: APPROVED

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JUNE 20, 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 and hearing none, 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 June 6, 2012  
**Staff Recommendation:** Approve minutes as submitted.

MOTION: Commissioner Fennacy moved to approve the Consent Calendar. Commissioner Solu seconded and the motion passed unanimously. (5-0).

B. PUBLIC HEARINGS

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- B-1 **Case No.:** Major Modification to Conditional Use Permit #UP0-039 and Coastal Development Permit #CDP-061.  
**Site Location:** 2768 Alder  
**Request:** Major modification to an existing CDP and CUP for a single family residential unit. The modification is for a roof deck.  
**CEQA Determination:** Previous environmental approved for community housing project.  
**Staff Recommendation:** Conditionally approve.  
**Staff Contact:** Sierra Davis, Assistant Planner, (805) 772-6270

Davis presented the staff report.

Chairperson Grantham opened Public Comment period.

Roger Ewing expressed concern about the project height. He questioned the chimney height and the previous approvals at 28 feet. He wanted to register a complaint against the height of the project which could block views.

Chairperson Grantham closed Public Comment period.

Commissioner Fennacy stated support for the project.

Commissioner Solu stated support for the project and noted this project was previously approved at a higher height.

Commissioner Napier and Nagy also stated support for the project.

Wold clarified that chimneys are allowed to exceed the height limit as long as they do not exceed six feet in width.

**MOTION:** Commissioner Nagy moved to adopt the findings included in Exhibit “A” and approve the modifications to the Minor Use Permit #UP0-039, Coastal Development Permit #CP0-061 and subject to the Conditions included as Exhibit “B” and the site development plans dated June 7, 2012.

The motion was seconded by Chairperson Grantham and the motion passed unanimously. (5-0).

- B-2 **Public hearing continued from May 18, 2012 to June 20, 2012.**  
**Case No.:** Zoning Text Amendment #A00-015 (continued from May 2, 2012 meeting)  
**Site Location:** Citywide  
**Request:** 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

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direction to staff.

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

Wold presented the staff report summarizing Commission direction from the last Planning Commission meeting on this continued public hearing.

Livick noted that the sign matrix is a tool for Commissioner's work use and not intended to be codified in its present form.

Chairperson Grantham opened Public Comment period.

Gary Ryan, resident of Morro Bay and owner of a sign business, commended the Commission for working on this difficult task. He encouraged keeping this as generic as possible, legislation of aesthetics is unconstitutional which violates the freedom of expression.

Nicole Foster, booth renter at Catch a Wave Salon, stated they have been operating there for five years with sandwich board signs. However, since they removed the sandwich board signs, business has decreased dramatically and stated that due to low visibility in their location, they need effective signs to promote their business.

Roger Ewing, resident of Morro Bay, spoke in agreement with Nicole Foster, stating that the businesses in the Quintana center where Catch a Wave is located are in an area of low visibility and stated there should be exceptions to the rule.

Chairperson Grantham closed Public Comment period.

Commissioner Fennacy stated support for local businesses which should be the driving force of our sign ordinance. He stated that the ordinance should not be overreaching – it should be as simple as possible and not be putting limitations on businesses while also satisfying aesthetics.

Commissioner Napier asked staff if the Quintana shopping center is utilizing all the signage space they are allowed. Wold clarified that shopping centers have an aggregate amount of sign space which they are at the maximum. The code does have a process that allows for sign exceptions, although there is a cost to apply.

Commissioners discussed the sign exception process and the fee of \$600 which is for anything that is not allowed in the sign code. Findings would need to be made to support a sign exception request.

Commissioners reviewed the definitions on the sign matrix and agreed on the definitions of the various sign types with discussion on the definition of a shopping center and whether five is the appropriate threshold for number of tenancies in a shopping center.

Chairperson Grantham requested that the “encourage” and “discourage” columns be deleted from the sign matrix. Commissioners agreed to have three columns: allow, prohibit and revisit (for future discussion).

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It was agreed to discuss one area at a time starting with the Quintana zone since each zone has unique sign needs. The Quintana zone is defined as from South Bay Boulevard to the highway overpass.

Commissioners agreed to allow the following type of signs in the Quintana zone district:

Advertising Statuary; Announcement Signs; Automatic Teller Signs; Canopy/Awning, Changeable Copy; Commemorative Plaque; Construction Sign; Directional Informational Signs; Freestanding Signs; Government Flags; Holiday Window Displays; Identification Signs; Illuminated Signs; Incidental Signs; Legal Notices; Marquee Signs; Monument Signs; Mural Signs; Nameplate Signs; Neon Signs; Pole; Political Campaign; Projecting (Pub); Public Bus Shelter; Public Sign Kiosk; Public Signs; Real Estate (Open House); Restaurant Menu Boards; Subdivision; Temporary Sign; Tire Stack; Traffic Direction; Vending Machine and Wall Signs.

Commissioners agreed to allow with restrictions the following type of signs in the Quintana zone district:

- Attraction boards - to include that at any time that a hotel/motel/RV park uses an attraction board, the inclusion of advertised rates are not allowed;
- Banners as allowed under the current regulations and the current time limits of twice a year for no more than 30 days at a time.
- Fence signs with restrictions. Fence signs intended to allow for advertising temporary community and non-profit events. Commissioners agreed to recommend to City Council to be more effective to recommend having a consistent place to advertise community events.
- Wind Signs with limits; and
- Window Signs with limits.

Commissioners agreed to revisit for further discussion the following type of signs in the Quintana zone district:

- Animated;
- Benches;
- Billboards with Commission direction to staff to consult with the City Attorney;
- Feather signs with the allowance of one type of sign per business;
- Festoons signs with limitations;
- Inflatable;
- Persons or Animals signs;
- Portable (A-frame) signs with limits on size, location and number of A-frame signs per business. Commissioner Solu was not in support of A-frame signs; and
- Roof signs.

Wold clarified that for the revisit items, staff will come back with what the current codes for limits are and also the language on temporary and permanent signs for further development of the matrix. Fennacy asked for staff feedback in order to consider the information.

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Commissioners agreed to prohibit the following type of signs in the Quintana zone district:  
Emissions; Garage Sale signs except on one's own property; Obscenities; Obstruction to Exits;  
Obstruction to Ventilation; Snipe; Traffic Hazard; and Vehicle Signs.

Staff clarified examples of vehicle sign code specifying when vehicle signs are allowed.  
Instances where vehicle signs are not allowed are when the primary purpose is to advertise a  
business, not for transportation purposes.

Commissioners agreed that Dock signs are not applicable in the Quintana zone district and  
Shopping Center is not a type of sign but rather just a definition.

Livick stated that staff will come back with specific code language that addresses the Quintana  
district for Commission consideration. Commissioners agreed.

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.

Wold reviewed the Work Program with Commissioners.

NEW BUSINESS – None

DECLARATION OF FUTURE AGENDA ITEMS

Commissioner Nagy stated he would like to agendize the findings of the Subdivision Ordinance  
subcommittee to be then forwarded to City Council. Commissioners agreed.

Commissioner Napier stated she would like to propose a noticed Planning Commission meeting  
that is a walking trip to look at current signs in place. Commissioners agreed to discuss this at the  
next meeting.

ADJOURNMENT

The meeting adjourned at 8:15 pm to the next regularly scheduled Planning Commission meeting  
at the Veteran's Hall, 209 Surf Street, on Wednesday, July 18, 2012 at 6:00 pm.

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Rick Grantham, Chairperson

ATTEST:

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Rob Livick, Secretary