

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  
Monday, October 16, 2006

Acting Chairperson Robert Tefft  
Vice-Chairperson Bill Woodson      Commissioner Nancy Johnson  
Commissioner Vacant                      Commissioner Gary Ream  
Mike Prater, Secretary

I. CALL MEETING TO ORDER

Tefft called the meeting to order at 6:03 p.m.

II. PLEDGE OF ALLEGIANCE

Rachel Grossman led the pledge.

III. ROLL CALL

All four current Commissioners were present.  
Staff Present: Michael Prater, Rachel Grossman, Joan Drake

IV. ACCEPTANCE OF AGENDA

Vote: 4-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS – None

VI. CONSENT CALENDAR

A. Approval of minutes from hearing held on October 2, 2006, 2006  
MOTION: Ream, Johnson 2<sup>nd</sup> to approve the minutes as written. Vote: 4-0.

VII. PRESENTATIONS – None

VIII. ORAL COMMUNICATIONS:

Woodson apologized if his comments about undergrounding utilities at the October 2, 2006 meeting were taken in the wrong manner.

IX. FUTURE AGENDA ITEMS – None

X. PUBLIC HEARINGS

A. Site Location: 899 Quintana Road in the C-1/S.4 Zoning District. Applicant: Gilbert Dominguez. The applicant requests conditional use permit approval to re-establish a U-haul and propane business. This site is located outside of the Coastal Commission's Appeal jurisdiction. (Recommended CEQA Determination: Categorically Exempt, section 15301). Staff Recommendation: Conditionally approve the project.

Grossman presented the Staff Report.

Tefft opened the Public Hearing. Applicant Gilbert Dominguez, answering Commissioner questions, said there would be a maximum of 12 trucks and 4 to 5 trailers on the site; additional vehicles would be moved to other locations. He stated he was comfortable and flexible to upcoming changes as the roundabout is built. Dominguez said he wanted to make the site attractive and was open to suggestions. Regarding signage, he said the vehicles would be the draw, but he may have one sign attached to the building.

Hearing no other comments, Tefft closed the Public Hearing and asked for Commissioner comments. During discussion, there was consensus to approve the project, however concerns were voiced about landscaping, location of the parking and circulation/traffic patterns of the two driveways. Dominguez said he wasn't aware of any traffic problems in the past. Woodson asked for changes to Conditions 10 and 23.

MOTION: Johnson, Woodson 2<sup>nd</sup> to approve UPO-129 subject to the Findings and Conditions included as Exhibits A and B, including the two changes noted by Woodson; relocation of the parking area; and screening added to the south boundry. Vote: 4-0.

B. Site Location: 810 Morro Bay Blvd in the C-1/S.4 Zoning District. Applicant: David Armentrout. The applicant is requesting a Conditional Use, Coastal Development Permit, Parking Exception and Lot Merger to remodel and occupy an existing building to establish a restaurant with live music. The restaurant requires a total of seventeen (17) parking spaces. The proposed parking plan would provide eleven (11) on-site spaces, five (5) off-site spaces, and request In-Lieu-Payment for one (1) space. Modifications are requested for the angle and aisle width along with the need to back out into the alley before moving in a forward direction. This site is located outside of the Coastal Commission's Appeal jurisdiction. (Recommended CEQA Determination: Categorically Exempt, Classes 1, 3, and 5). Staff Recommendation: Conditionally approve the project and Deny the Parking Exception.

Prater stated the applicant asked that this item be continued to the November 6, 2006 meeting.

Tefft asked if there were any public comments on the item. Hearing none, he asked for a motion.

MOTION: Woodson, Johnson 2<sup>nd</sup> to continue this item to the November 6, 2006 meeting. Vote: 4-0.

#### XI. OLD BUSINESS

##### A. Current Planning Processing List

Projects submitted for Administrative Approval (not single-family residential unless in MCR)

##### 1. None

Woodson asked about the Harborwalk and its effect on the GAFCO, Virg's and Harbor Hut Revitalization Plan. Prater said there would be dual walkways with a couple connection points.

Replying to a question about plans for a new Coast Guard building, Prater said it is still a topic of discussion and will be going before City Council in the near future.

#### XII. NEW BUSINESS – None

#### XII. ADJOURNMENT

Tefft adjourned the meeting at 7:04 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, November 6, 2006, at 6:00 p.m.

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Robert Tefft, Acting Chairperson

ATTEST:

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Michael Prater  
Secretary