

AGENDA ITEM: A-3

DATE: FEBRUARY 18, 2020

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 21, 2020
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Susan Stewart Joe Ingraffia Jesse Barron	Chairperson Commissioner Commissioner Commissioner
ABSENT:	Michael Lucas	Vice-Chairperson
STAFF:	Scot Graham Nancy Hubbard	Community Development Director Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/0E1nkuZ8wfk?t=1m18s>

Chairperson Luhr announced the Morro Bay Estuary will be holding a meeting regarding eelgrass. He believes it will be tomorrow but is not sure. He advised everyone to visit their website to get more information on it.

PUBLIC COMMENT PERIOD _ NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR

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

MOTION: Commissioner Stewart moved to approve the Consent Calendar.
Commissioner Ingraffia seconded, and the motion passes 4-0.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 Case No.: CUP19-04

Site Location: 839 Morro Bay Blvd, Morro Bay, CA

Project Description: Coastal Development Permit (CDP19-013) and a Conditional Use Permit (CUP19-04) to allow demolition of an existing drive through self-service car wash at 839 Morro Bay Blvd across the street from Morro Bay Police Station to be replaced with a new 600 square foot drive-up coffee shop. The proposed project will have two drive-thru order lanes that merge into one pick-up lane. The parking required is 2 spaces, one of which is required to be van accessible. There is also a walk-up window at the north side of the building. The project is in the C-1/S.4 zoning district and is not located in the Coastal Commission Appeals Jurisdiction

CEQA Determination: Categorically Exempt, Section 15303, Class 3c.

Staff Recommendation: Approve with Conditions

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211

<https://youtu.be/0E1nkuZ8wfk?t=3m17s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/0E1nkuZ8wfk?t=18m39s>

Pamela Jardini, agent for the applicant answered questions from the Commissioners.

Betty Winholtz, Morro Bay resident, presented her questions to the Commission.

Jardini answered questions from the Public Comment.

The Commissioners presented their questions to the applicant.

Pat Mitchell, Moss Lane Ventures LLC, answered questions from the Commission.

Larry Gabriel, architect, answered questions from the Commissioners.

The Commissioners continued presenting questions to the applicant.

Discussion between the Commissioners and staff.

The applicant answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/0E1nkuZ8wfk?t=1h1m23s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Ingraffia moved to approve Conditional Use Permit CUP19-04 and Coastal Development Permit CDP19-013 with the following conditions: use of colored concrete on the drive-through lanes, a prohibition against internally lit signage, other than menu signs which will be reviewed to insure minimal light spillage, additional “Directional” signage, design change to re-route pedestrian access and have the City Engineer review the existing driveway design and updated traffic letter specifically addressing study with respect to the left turn lane for the eastbound traffic. Commissioner Barron seconded, and the motion passes 4-0.
<https://youtu.be/0E1nkuZ8wfk?t=1h21m28s>

Commissioner Stewart suggested using positive types of signage.

Conditions added by Planning Commission.

3. ***Traffic Study: A supplemental traffic letter, prepared by the traffic engineer, specifically addressing the left-turn movements entering and existing from the project drive-thru shall be provided for review and approval by the City Engineer. The letter shall specifically address the need and feasibility for an eastbound left turn pocket. Condition added by the Planning Commission January 21, 2020.***
4. ***Driveway Design/Materials: The drive-through paving material shall be revised to stamped/colored concrete or alternate material approved by the Community Development Director. The drive through radius and eastern driveway apron shall be designed such that vehicles exiting the site can align perpendicular to the apron prior to entering Morro Bay Boulevard. Driveway apron design to be reviewed by the City Engineer to insure safe exiting conditions. Condition added by Planning Commission January 21, 2020.***
5. ***Pedestrian Access Route: At building permit submittal, the plans shall show a revised pedestrian access route from the public sidewalk to the north side pedestrian walk-up order window. Design to be approved by the Community Development Director. Condition added by Planning Commission January 21, 2020.***
6. ***Specific Signage Requirements: The following signage requires modifications and/or lighting specifications to be submitted and approved by the Community Development Director prior to issuance of final building permits. All signage must meet the requirements of MBMC 17.68, with exception to the approved signage program allowance of 110 square feet of total site signage.***
 - a. ***Wall signs, monument sign and directional signage shall not be internally lit but may be back lit or externally lighted.***

- b. *Menu signage may be internally lit but must submit lighting calculations showing compliance with the glare and lighting requirements of the Signage Ordinance 17.68.050 G & I. Additionally, all lit signs shall be designed for a downward lighting cast to minimize sky glow.***
- c. *The following additional signage is suggested to ensure public safety in and around the drive-thru lanes: ‘Exit Only’ sign and a ‘Do not block sidewalk’***

B-2 Case No.: CUP19-10

Site Location: 953 Pacific, Morro Bay, CA

Proposal: Application for a Conditional Use Permit (CUP19-10) for a second story 459 sf addition to an existing 968 sf non-conforming single family home, demolition of an existing detached shed structure and construction of a detached two-car garage with a car lift and 238 sf of unconditioned workshop space above. The site is a single-family residential property located at 953 Pacific in an R-1 zone. The project is outside the Coastal Commission appeal jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301 Class 1(e) and Class 1(l), and Section 15303 Class 3(e)

Staff Recommendation: Conditionally Approve

Staff Contact: Willow Urquidi, Assistant Planner, (805) 772-6270

<https://youtu.be/0E1nkuZ8wfk?t=1h24m43s>

Commissioner Barron recused himself due to having a personal connection with the applicant.

Graham presented the staff report.

Chairperson Luhr opened the Public Comment period and seeing none, close the Public Comment period.

<https://youtu.be/0E1nkuZ8wfk?t=1h26m30s>

MOTION: Commissioner Ingraffia moved the request for the Conditional Use Permit CUP19-10 be continued to a date uncertain, to allow time for the applicant to comply with the California Environmental Quality Act. Chairperson Luhr seconded, and the motion passes 3-0.

<https://youtu.be/0E1nkuZ8wfk?t=1h27m3s>

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/0E1nkuZ8wfk?t=1h28m21s>

Commissioner Stewart commented on the Historical Society & how they're working on the historical preservation ordinance. The Society is hoping the ordinance will go on the City Council's next goal and objectives.

Commissioner Barron asked for staff for status on the Quonset hut project.

Commissioner Ingraffia asked staff for status on the Harbor walk.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/0E1nkuZ8wfk?t=1h34m55s>

Graham reminded the Commissioners about the upcoming Planning Commissioners Academy in Sacramento.

Graham notified the Commissioners at the next meeting they will be doing a seating for a new Chairperson and Vice-Chairperson. Graham also notified the Commission that Commissioner Ingraffia has signed up to be on the Planning Commission for another four (4) years.

Graham explained to the Commission where the Commercial Design Guidelines are in the que for the Commission.

G. ADJOURNMENT

The meeting adjourned at 7:38 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 4, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary