

Minutes LOCAC Land Use Meeting 6-13-2013

Agenda item 1: DRC2012-00088 remodel an existing SFR

Motion to recommend approval, put on consent agenda.

Motion passed: 6-0-0

Agenda item 2: DRC2012-00099 MFW Properties convert existing building into McDonald's drive thru

Keith Handley – Owner; Bob Bedard – Director of Operations for Handley; Helen Singer – McD's RE Manager; Bonnie Modugno – McD's Nutritionist; Judy Reyes – McD's Area RE manager; Mel Cruz – McD's Area Const Manager; Scott Sato – Traffic Engineer; John Yaroslaski – Ensitu Waste Water Engineer; Emily Ewer – Oasis and Associates; Michael Cripe – Oasis and Associates

Public Questions & Comments

Potential Positives:

Dining out for lower income families, sports teams etc.
Affordable food items
Nutritional food choices
Increase local revenue from jobs, taxes
Increased use of shopping area promotes rental of other empty spaces
Convenient location
Vibrant economic enterprise for vacant building (vacant 8 years)
Good neighbor
Free wifi availability
Save on effects of driving to Morro Bay

Potential Concerns:

Increase in litter
Impact on air quality
Loitering/law enforcement issues
Impact on water supply, waste water output
Traffic, pedestrian issues
Perception of unhealthy food, increase medical costs
Economic impact on existing restaurants
Left turns on to LOVR

Comments:

Encourage litter control.
64% of products used from California.
Morro Bay has 45 employees one of top 3 revenue generators for city. Average wage \$10.35. Co. pays 30% of healthcare available for part time employees.
980 sq ft retained by property owner for another tenant.
Lighted for better law enforcement.
Will take down signage if restaurant closes.
Located for convenience, not a destination restaurant.

More information wanted on:

of cars and transactions expected per day
Drive thru hours
Economic impact
Ask Kerry Brown more complete application.

Respectfully submitted by Carolyn Atkinson