

AGENDA ITEM:     A-3    

DATE:     APRIL 5, 2022    

ACTION:     APPROVED    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 15, 2022  
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
	Asia King	Commissioner

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

[https://youtu.be/Mq2\\_gvcLrS4?t=71](https://youtu.be/Mq2_gvcLrS4?t=71)

Chairperson Stewart mentioned to the Commission if they preferred hard copies of the Planning Commission packet, they could email Gina Arias in the Community Development Department.

PUBLIC COMMENT PERIOD

Chairperson Stewart opened the Public Comment period.

[https://youtu.be/Mq2\\_gvcLrS4?t=128](https://youtu.be/Mq2_gvcLrS4?t=128)

Peggy Mandeville, Morro Bay, noted she submitted her public comment later than she expected. Mandeville spoke of regulations the City of Morro Bay could adopt for accessory dwelling units (ADU's). Mandeville would like the Planning Commission to consider placing on the agenda a discussion regarding ADU's.

Chairperson Stewart commented Mandeville also included Coastal Commission comments with her public comment.

Chairperson Stewart closed the Public Comment period.

[https://youtu.be/Mq2\\_gvcLrS4?t=241](https://youtu.be/Mq2_gvcLrS4?t=241)

**Public Participation:**

*In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-08-21, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:*

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) prior to the meeting and will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.*
- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the “**raise hand**” feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

*Please click the link below to join the webinar:*

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>

*Password: 135692*

*Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press \* 9 to “**Raise Hand**” for Public Comment*

PRESENTATIONS - NONE

A. CONSENT CALENDAR

[https://youtu.be/Mq2\\_gvcLrS4?t=244](https://youtu.be/Mq2_gvcLrS4?t=244)

**A-1** Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

**A-2** Approval of minutes from the Planning Commission meeting of November 16, 2021.

**Staff Recommendation:** Approve minutes as submitted.

**A-3** Approval of minutes from the Planning Commission meeting of December 7, 2021.

**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Ingraffia moved to approve the consent calendar.

Commissioner Rodriguez seconded and the motion passes 5-0.

B. PUBLIC HEARING

[https://youtu.be/Mq2\\_gvcLrS4?t=291](https://youtu.be/Mq2_gvcLrS4?t=291)

- B-1 Case No.:** CDP21-044  
**Site Location:** 2995 Beachcomber Drive, Morro Bay, CA  
**Proposal:** Request for Planning Commission approval of a Coastal Development Permit for the addition of small spaces totaling 354 square feet, plus an extensive interior remodel to the existing home. The completed project will result in a 2590 sf conditioned living space and a 648-sf garage. The scope of work includes roof line changes to accommodate the additions. The home is conforming to the zoning district development standards. *The project also includes a new 570 sf detached ADU. In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.*  
**CEQA Determination:** Exempt under 15301, Class 1a, for alterations to existing facilities  
**Staff Recommendation:** Continue the project to a date uncertain.  
**Staff Contact:** Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

Hubbard provided an explanation for the continuance.

**MOTION:** Vice-Chairperson Roschen moved to approve the continuance to a date uncertain. Commissioner Rodriguez seconded and the motion passes 5-0, with Roschen, Ingrassia, Rodriguez, King, and Stewart voting yes.

Commissioner Rodriguez presented his comments.

C. NEW BUSINESS

D. UNFINISHED BUSINESS

[https://youtu.be/Mq2\\_gvcLrS4?t=533](https://youtu.be/Mq2_gvcLrS4?t=533)

- D-1 Public Benefits Subcommittee Discussion of a Case Study on How a Public Benefits List Could Be Used in Relation to Redevelopment of the Vistra Power Plant Site.**  
**Staff Recommendation:** Review the report and provide direction to staff on next steps  
**Staff Contact:** Scot Graham, Community Development Director, sgraham@morrobayca.gov

Graham started the discussion.

Sean Green provided an update on the discussions held with the subcommittee meeting.

Commissioner Ingrassia provided comments on Sean Green's report.

Commissioner Rodriguez commented on the importance of the Planning Commission's decision and the impact it will have on projects like the Vistra battery storage project.

The Commissioner's presented their questions to the subcommittee and staff.

Graham responded.

Chairperson Stewart opened the Public Comment period and seeing none closed the Public Comment Period.

[https://youtu.be/Mq2\\_gvcLrS4?t=2549](https://youtu.be/Mq2_gvcLrS4?t=2549)

Discussion between the Commissioner's and staff.

Graham interrupted the discussion and offered suggestions and reminded the Commissioner's about commenting on items not listed on the agenda.

Discussion between the Commissioner's and staff continued.

**MOTION:** The Commissioner's agreed to continue the discussion and voted to place the item on the next agenda. Vice-Chairperson Roschen moved to approve, and Commissioner King seconded.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

[https://youtu.be/Mq2\\_gvcLrS4?t=5257](https://youtu.be/Mq2_gvcLrS4?t=5257)

Chairperson Stewart asked staff when the next discussion for zoning will take place.

Graham responded.

Vice-Chairperson Roschen commented on how the Commissioner's would benefit from receiving comments from the public regarding public benefits.

Graham responded.

Commissioner King asked staff if there were updates on when meetings in person would start.

Graham responded.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

[https://youtu.be/Mq2\\_gvcLrS4?t=5570](https://youtu.be/Mq2_gvcLrS4?t=5570)

Graham provided an update on the Harbor walk logos.

G. ADJOURNMENT

The meeting adjourned at 7:34 p.m. to the next scheduled Planning Commission meeting via teleconference, on March 1, 2022, at 6:00 p.m.

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Susan Stewart, Chairperson

ATTEST:

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Scot Graham, Secretary