

AGENDA ITEM: A-5

DATE: NOVEMBER 06, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
SPECIAL MEETING – AUGUST 23, 2018
MORRO BAY COMMUNITY CENTER – 4:00 PM

PRESENT:	Gerald Luhr Michael Lucas Richard Sadowski Joe Ingraffia Jesse Barron	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Amy Sinsheimer	Community Development Director Senior Planner Michael Baker International

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS -NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/XTsNulfyBjc?t=1m25s>

Carole Truesdale, Morro Bay, thanked City staff for help with the map and voiced her concerns regarding accuracy of the Environmentally Sensitive Habitat Areas (ESHA).

Barbara Doerr, Morro Bay, stated her concerns she found in the General Plan/LCP update. Doerr offered some suggestions; keep area at a lower density like the Cloisters, to keep the Single-Family detached dwellings.

Braum Webb (sp.?), Morro Bay, asked the Commission to have staff consider the Parks & Rec aspect for the General Plan/LCP.

Chairperson Luhr opened the Public Comment period.

PRESENTATIONS

A. CONSENT CALENDAR

<https://youtu.be/XTsNulfyBjc?t=13m25s>

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

The Commission received and filed.

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.: *Plan Morro Bay: General Plan/Local Coastal Program Update (continued from the August 7, 2018 Planning Commission meeting)*

Site Location: Citywide

Applicant/Project Sponsor City of Morro Bay

Proposed Project: General Plan/ Local Coastal Program Update known as “Plan Morro Bay” public draft was released for public review in May 2018 and has been reviewed by the General Plan Advisory Committee (GPAC). Plan Morro Bay is an integrated General Plan and Local Coastal Program Land Use Plan which is proposed to update the City’s existing separate General Plan adopted in 1988 and Local Coastal Program certified by the Coastal Commission in 1984.

Online link: <http://www.morro-bay.ca.us/DocumentCenter/View/11817/Plan-Morro-Bay-LCP-Public-Draft-May-2018>

CEQA Determination: Environmental Impact Report

Staff Recommendation: Take public comment, review, and provide further comments and recommendations on public draft of Plan Morro Bay

Staff Contact: Scot Graham, Community Development Director (805) 772-6291
<https://youtu.be/XTsNulfyBjc?t=13m27s>

Graham answered questions asked during the Public Comment period.

Staff continued the discussion with the Commissioners from the August 7, 2018 Planning Commission meeting.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/XTsNulfyBjc?t=1h5m37s>

Tina Metzger, Morro Bay, stated corrections which needed to be made to the Gen Plan/LCP update. Metzger presented her questions and concerns to the Commission.

Truesdale stated majority of home owners in Morro Bay are not permanent residents. Truesdale asked the Commission to be aware of the demographics of the City when making their decision.

Doerr, suggested the draft report should have better numbering on the pages. Doerr also stated there needs to be a balance in the Land Use Plan because the community belongs to the residents. Doerr would like the Commissioners to take a look at the housing element a little closer before they decide.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/XTsNulfyBjc?t=1h15m39s>

Graham addressed the questions brought up in the Public Comment period.

Discussion between Commissioners and staff.

The Commissioners and staff review Plan Morro Bay General Plan/Local Coastal Program Update (LCP).

Chairperson Luhr opened the Public Comment period.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – AUGUST 23, 2018

<https://youtu.be/XTsNulfyBjc?t=2h7m44s>

Bill Martony, Morro Bay, voiced his concerns for Special Area Plan B, Waterfront Zoning. Martony stated the map was originally zoned Harbor and was changed in 2010 to Waterfront Commercial. Martony also noted the Land Use Map shows the commercial corridor in the residential area on Main Street when it should be residential. Martony feels these should be corrected.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/XTsNulfyBjc?t=2h12m33s>

Commissioners and staff reviewed Plan Morro Bay: General Plan/Local Coastal Program Update.

Sinsheimer presented for review Chapter 3C, Community Design Element.

Commissioners and staff review chapters in the Plan Morro Bay: General Plan/Local Coastal Program Update.

MOTION: Commissioner Barron moved to continue the discussion at the next scheduled Planning Commission meeting on September 4, 2018, at the Veteran's Memorial Building. Commissioner Sadowski seconded, and the motion passed (5-0).

<https://youtu.be/L3-zn7Wweu0?t=3h29m13s>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

G. ADJOURNMENT

The meeting adjourned at 9:30 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 4, 2018 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary