

AGENDA ITEM:     A-2    

DATE:     FEBRUARY 19, 2019    

ACTION:     APPROVED    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 18, 2018  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Richard Sadowski Jesse Barron Joe Ingraffia	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Nancy Hubbard	Community Development Director Senior Planner Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
<https://youtu.be/OFE-nQfojCM?t=1m54s>

Commissioner Sadowski played a short video from the Conference of Parties which was held in Poland. The speech was regarding climate change.

PUBLIC COMMENT PERIOD  
<https://youtu.be/OFE-nQfojCM?t=6m6s>

Mandy Davis, Morro Bay, commented on the video and spoke in support of protecting Environmentally Sensitive Habitat Areas (ESHA).

Bill Martony, Morro Bay, also spoke about the ESHA areas and the zoning for the Chevron properties.

Marla Jo Sadowski, Morro Bay, spoke in support of warming rooms. Chairperson Luhr stated he will open Public Comment again after the presentation.

Chairperson Luhr closed the Public Comment.  
<https://youtu.be/OFE-nQfojCM?t=13m30s>

Graham responded to the Public Comment questions regarding the ESHA maps.

PRESENTATIONS  
<https://youtu.be/OFE-nQfojCM?t=14m45s>

Becky Jorgeson presented her report regarding mobile warming rooms and affordable housing.

Chairperson Luhr opened the Public Comment period.  
<https://youtu.be/OFE-nQfojCM?t=26m48s>

Mickey Sheehan, Veteran, spoke about being homeless and spoke in support of affordable housing.

Ed, Shoreline Calvary Leadership, spoke about the homeless situation in the area and how he was working on behalf of homeless people.

Commissioner Sadowski stated in our society we should start thinking about taking care of the homeless situation.

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Martony spoke about changing the zoning to accommodate tiny homes in a designated area.

Davis spoke in support of building tiny home communities off the grid to keep costs down.

Cynthia Hawley commented on the young lady in the video earlier tonight and stated the Commission should think about changing some of the zones to incorporate tiny home communities.

Jorgeson wanted to state her organization is not asking for county, state, or federal funds. The organization is asking for corporations, foundations, public and private donors for the tiny villages.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/OFE-nQfojCM?t=42m29s>

A. CONSENT CALENDAR

<https://youtu.be/OFE-nQfojCM?t=44m50s>

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

**Staff Recommendation:** Receive and file.

**MOTION:** Commission Barron moved to accept the Consent Calendar.

Commissioner Sadowski seconded, and the motion passed (5-0).

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.:** CUP 18-04 and CDP 18-004

**Site Location:** 11 State Park Road, Morro Bay, CA

**Proposal:** Conditional Use Permit and Coastal Development Permit for the installation of a new 1,200 sq. ft. modular office building with accessible parking area and standard parking in the existing park administration area located at 11 State Park Road in the OA2/PD zoning district, which is partially within the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15303, 15304 and 15311

**Staff Recommendation:** Conditionally Approve

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

<https://youtu.be/OFE-nQfojCM?t=45m26s>

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/OFE-nQfojCM?t=52m33s>

The Commissioners presented their questions to the applicant and staff.

Mike Walgren, Applicant, answered questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/OFE-nQfojCM?t=1h12m9s>

Comments from the Commissioners.

**MOTION:** Vice-Chairperson Lucas moved to continue to a date uncertain to address questions raised by the Commission. Commissioner Sadowski seconded, and the motion passed (4-1) with Commissioner Barron voting no.

**B-2 Case No.:** A00-058/UP0-260 (Concept/Precise)

**Site Location:** 571 Embarcadero, Morro Bay, CA

**Proposal:** Conditional Use Permit Amendment for 571 Embarcadero Rd to allow for the conversion of 839sf of existing second floor office space to two vacation rental units. Also proposed improvements to coastal public access including a Harborwalk extension of 26sf of bayside lateral access and remove and replace the existing gangway along with a master sign program allowing 76.9sf where 67.5sf is allowed. The project is located in the WF/PD/S4 zoning district and is within the Coastal Commission Original Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15301 and 15303

**Staff Recommendation:** Forward favorable recommendation to City Council for approval.

**Staff Contact:** Cindy Jacinth, Senior Planner, (805) 772-6577

<https://youtu.be/OFE-nQfojCM?t=1h22m16s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Jacinth presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/OFE-nQfojCM?t=1h48m57s>

Cathy Novak, representative for applicant, presented her report for 571 Embarcadero.

Martony, Morro Bay, spoke in support of keeping the characteristics of the building and not change the facade.

The Commission presented their questions to Novak.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/OFE-nQfojCM?t=2h6m19s>

Comments and discussion from the Commissioners.

Commissioners discussed conditions to add to the project, including:

- Remove the trash area
- Add signage for the public restroom
- Tone down the white of the directory sign/different lighting
- Clarification of access

**MOTION:** Commissioner Ingraffia moved to approve Conditional Use Permit A00-058/UP0-260, PC Resolution 39-18, with the amendments as discussed. Commissioner Barron seconded, and the motion passed (5-0). Motion is for forwarding a favorable recommendation to City Council for approval.

**B-3 Case No.:** *Plan Morro Bay: General Plan/Local Coastal Program Update*  
(continued from the 12/4/2018 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. The Planning Commission previously reviewed portions of the Draft Plan at its 8/7/2018, 8/23/2018, 9/4/2018, and 12/4/2018 meetings.

**CEQA Determination:** Environmental Impact Report

**Staff Recommendation:** Review and provide comments and recommendations on public draft of Plan Morro Bay

**Staff Contact:** Scot Graham, Community Development Director (805) 772-6291

<https://youtu.be/OFE-nQfojCM?t=2h27m17s>

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/OFE-nQfojCM?t=2h28m>

Martony spoke in favor of keeping the Pacific Coast trail as is. Martony offered an alternate route.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/OFE-nQfojCM?t=2h31m37s>

The Commissioners presented their questions to staff.

The Commissioners and staff reviewed the draft Plan Morro Bay General Plan/LCP.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENT

<https://youtu.be/OFE-nQfojCM?t=4h10m39s>

Commissioner Sadowski stated he would like to have a discussion regarding air quality or ocean acidification. Sadowski stated he would like to invite someone from the Air Quality Board to have a discussion and answer questions.

Commissioner Barron announced there were open positions for different advisory boards in the City of Morro Bay and encouraged the public to get involved. Barron noted the applications were due on January 10, 2019.

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Commissioner Ingraffia stated he was impressed with the information given regarding affordable housing. Ingraffia suggested having someone come out to speak about it and find out what other communities are doing.

Graham commented on the steps the City has taken regarding affordable housing.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/OFE-nQfojCM?t=4h22m29s>

Graham reminded the Commissioner the next Planning Commission meeting on January 1<sup>st</sup> is canceled due to the holiday. The next Planning Commission meeting will reconvene on January 15<sup>th</sup>.

G. ADJOURNMENT

The meeting adjourned at 10:24 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 15, 2019 at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary