

AGENDA ITEM: A-2

DATE: FEBRUARY 18, 2020

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 7, 2020
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Susan Stewart Joe Ingraffia Jesse Barron	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Willow Urquidi	Community Development Director Assistant Planner

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

PUBLIC COMMENT PERIOD -

<https://youtu.be/a2quf9cfAZ4?t=2m20s>

Sean Green, Morro Bay resident, thanked the Commission for their service. Green suggested the Planning Commission agenda reflect periodic reviews of the capital improvement program of the City per recommendations to City Council.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/a2quf9cfAZ4?t=5m37s>

Graham commented on the Public Comment.

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/a2quf9cfAZ4?t=7m47s>

Commissioner Stewart pulled item #4, 1930 Main Street, for discussion regarding new mobile home park with mixed vacation rentals and long term rentals.

Commissioner Stewart also asked staff about item #17, 2460 Main Street regarding the hotel/recovery center.

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

MOTION: Commissioner Stewart moved to approve the Consent Calendar. Commissioner Barron seconded, and the motion passes 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.: CUP19-15

Site Location: 1001 Front Street, Morro Bay, CA

Project Description: Special Use Permit for the annual Waterfront Market event between Giovanni's Fish Market and Stax Wine bar to take place fifteen days of the year, on specified weekends approved ahead of time. This permitting process will require a renewal each year, at which time the dates will be reviewed. The Waterfront Market will consist of 30-34 local vendors offering a mix of arts, crafts, information, food booths, and food trucks. The event will begin set-up no earlier than 7:00am on permitted days, and clean-up will be complete no later than 8:30pm on permitted days.

CEQA Determination: Categorically Exempt, Section 15304, Class 4e.

Staff Recommendation: Approve with Conditions

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

<https://youtu.be/a2quf9cfAZ4?t=12m22s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Urquidi presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/a2quf9cfAZ4?t=22m30s>

Jolene Tench, applicant provided the Commissioners with details of the Waterfront Market event.

Sean Green spoke about the waterfront access. Green stated visitors were unable to access areas which possibly could bring more business

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/a2quf9cfAZ4?t=39m9s>

Comments from Chairperson Luhr.

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/a2quf9cfAZ4?t=1h25s>

The applicant addressed the Commissioners concerns.

Discussion between the Commissioners and staff.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/a2quf9cfAZ4?t=1h2m11s>

MOTION: Commissioner Barron moved to approve CUP19-15, Special Use permit for the Annual Waterfront Market event between Giovanni’s Fish Market and Stax Wine Bar with the amended conditions that the vendors be asked to park in a convenient location, and let it be included in the materials the applicant gives to the vendors. And for the applicant present their findings to the Commission after the conclusion of the last event of the year. Commissioner Stewart seconded, and the motion passes 5-0.

<https://youtu.be/a2quf9cfAZ4?t=1h6m54s>

Conditions shown below in bold and italics were added by the Planning Commission.

12. ***Vendor Parking: Applicant, in association with each event, shall provide informational materials to the vendors directing them to park in the triangular lot on Embarcadero.***
13. ***Waterfront Market Analysis Report: The applicant shall schedule with staff a follow up meeting with the Planning Commission, prior to the end of 2020, where detailed information will be presented to the Planning Commission related to how the market functioned, including vendor lists for each event.***

C. NEW BUSINESS

Luhr asked staff for a discussion regarding the coastal access and harbor lease to be agendized.

MOTION: Commissioner Barron moved to bring the Conditional Use permit between Giovanni’s and Stax Wine Bar back to the Commission for the second meeting in February, to review the Coastal Access and Harbor lease. Commissioner Stewart seconded, and the motion passes 5-0.

<https://youtu.be/a2quf9cfAZ4?t=1h12m3s>

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/a2quf9cfAZ4?t=1h13m4s>

Vice-Chairperson Lucas notified the Commission and staff he would be unable to attend the next meeting due to an academic change in his teaching assignment. Lucas also commented about the City’s coastal access

Commissioner Barron commented about the struggles municipalities face regarding accessory dwelling units (ADU’s) and the constant changes regulations the State issues.

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Commissioner Barron suggested to staff the Commission have a discussion with Fire Chief Knuckles regarding fire sprinklers for accessory dwelling units (ADU's).

Chairperson Luhr asked staff about the status on the Electric Vehicle (EV) charging stations.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/a2quf9cfAZ4?t=1h22m3s>

Graham reminded the Commissioners about the Planning Commission Academy March.

G. ADJOURNMENT

The meeting adjourned at 7:22 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 21, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary