

AGENDA ITEM:     A-2    

DATE:   JUNE 16, 2020  

ACTION:     APPROVED    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 7, 2020  
HELD VIA TELECONFERENCE – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS – Chairperson Luhr thanked all who are working on the front lines to help keep the community going.

PUBLIC COMMENT PERIOD - NONE

*Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this Planning Commission Meeting will be conducted telephonically through Zoom and broadcast live on Cable Channel 20 and streamed on the City website (click [here](#) to view). Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID19 virus, the Planning Commission Chambers will not be open for the meeting.*

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-29-20, 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 strongly encouraged to submit agenda correspondence in advance of the meeting and watch the meeting live on either cable Channel 20 or as streamed on the City's [website](#). Agenda correspondence received by the Community Development Department office prior to the meeting 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.*

- *If you would like to speak under the general Public Comment Period or under the comment period for a specific agenda item, please use the following information to call in at the beginning of the meeting. You will be placed in a queue until the Chair opens public comment for items on the meeting agenda. Each speaker will be allowed three minutes for public comment.*

Public Comment call-in: 1(818) 794-7004  
Show #2607  
Guest PIN #464192

## PRESENTATIONS

### A. CONSENT CALENDAR

[https://youtu.be/mnk\\_4oX\\_W4A?t=285](https://youtu.be/mnk_4oX_W4A?t=285)

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

**A-2** Approval of minutes from the Planning Commission meeting of February 4, 2020.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Vice-Chairperson Barron moved to approve the Consent Calendar. Commissioner Stewart seconded, and the motion passes 5-0, with Ingraffia, Lucas, Stewart, Barron & Luhr voting yes.

### B. PUBLIC HEARINGS

**B-1** **Case No.:** CUP20-02/CDP19-009

**Site Location:** 1930 Main Street, Morro Bay, CA

**Project Description:** Coastal Development Permit (CDP19-009) and a Conditional Use Permit (CUP20-02) to allow a small 7-unit mobile home park on a currently underutilized site. The proposed project includes a mixed of commercial and residential uses with 4 hotels and 3 long-term residential units, meeting the intent of the zoning district. The long-term residential units will include 2 deed restricted affordable residential units and one manager's residence. All structures will be meet the Housing and Community Development criteria for mobile units, which includes Park Model homes. The project is in the MCR/R-4/PD/SP zoning district and is not located in the Coastal Commission Appeals Jurisdiction

**CEQA Determination:** Categorically Exempt, Section 15304

**Staff Recommendation:** Approve with conditions

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

[nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

[https://youtu.be/mnk\\_4oX\\_W4A?t=361](https://youtu.be/mnk_4oX_W4A?t=361)

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/mnk\\_4oX\\_W4A?t=1450](https://youtu.be/mnk_4oX_W4A?t=1450)

Jack Ferri, applicant representative, presented his report to the Commission.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.  
[https://youtu.be/mnk\\_4oX\\_W4A?t=2952](https://youtu.be/mnk_4oX_W4A?t=2952)

Discussion between Commissioners and staff.

Chairperson Luhr opened the Public Comment period.  
[https://youtu.be/mnk\\_4oX\\_W4A?t=4700](https://youtu.be/mnk_4oX_W4A?t=4700)

Jeff Borges, applicant, answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.  
[https://youtu.be/mnk\\_4oX\\_W4A?t=4894](https://youtu.be/mnk_4oX_W4A?t=4894)

Questions & discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.  
[https://youtu.be/mnk\\_4oX\\_W4A?t=5529](https://youtu.be/mnk_4oX_W4A?t=5529)

Borges commented on the affordable housing regulations and the cost difference for permits between the City of Morro Bay and Housing Community Development (HCD).

Chairperson Luhr closed the Public Comment period.  
[https://youtu.be/mnk\\_4oX\\_W4A?t=5673](https://youtu.be/mnk_4oX_W4A?t=5673)

Comments from the Commissioners.

**MOTION:** Commissioner Stewart moved to approve the PC Resolution 06-20, a resolution of the Morro Bay Planning Commission approving Conditional Use Permit CUP20-02 and Coastal Development Permit CDP19-009, for a new mixed project at 1930 Main Street, with the conditions that the Planning Commission Director will look into legal issues regarding HDC and local control with the intent for the City to take control of permitting. Applicant will submit design color and materials for all units to be placed on the side for the Community Development Department staff approval. The motion will include findings related to the aesthetic along the Highway 1 corridor to justify the condition. Commissioner Lucas seconded, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia & Luhr voting yes.

- B-2 Case No.:** CUP19-21 and PKG20-01  
**Site Location:** 2820 Greenwood Avenue, Morro Bay, CA  
**Project Description:** Request for a Conditional Use Permit (CUP19-21) and Parking Exception (PKG20-01) for a 72 sf deck addition and a 211 sf

hall and stairway addition to an existing 1,396 sf non-conforming single-family home. The project has an existing non-conforming parking situation where two cars can park open and uncovered in the driveway. The site is a single-family residential property located at 2820 Greenwood Avenue in an R-1/S.2 zone. The project is outside the Coastal Commission appeal jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1(e)

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Willow Urquidi, Assistant Planner, (805) 772-6270,  
[wurquidi@morrobayca.gov](mailto:wurquidi@morrobayca.gov)

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Urquidi stated she wanted to make a correction to the staff report on page four (4) in the setback section.

Urquidi presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

[https://youtu.be/mnk\\_4oX\\_W4A?t=6565](https://youtu.be/mnk_4oX_W4A?t=6565)

Richard and Jennifer Novick, applicant, informed the Commission of their project.

Chairperson Luhr closed the Public Comment period.

[https://youtu.be/mnk\\_4oX\\_W4A?t=6892](https://youtu.be/mnk_4oX_W4A?t=6892)

Comments and questions from the Commissioners.

**MOTION:** Commissioner Stewart moved to approve the PC Resolution 04-20, a resolution of the Morro Bay Planning Commission approving Conditional Use Permit CUP19-21 and Parking Exception PKG20-01 for an addition to a non-conforming residence with a non-conforming parking situation outside the Coastal Commission appeal jurisdiction, with a condition that appropriate egress must be provided from the downstairs current office. Commissioner Lucas seconded, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingrassia, & Luhr voting yes.

Discussion on motion.

**B-3 Case No.:** PAR20-01 and CDP19-046

**Site Location:** 675 Paula Street and 2560 Ironwood Avenue, Morro Bay, CA

**Project Description:** Request for a Tentative Parcel Map 19-0112 and Coastal Development Permit for a parcel split at the corner of Paula Street and Ironwood Avenue (APN 068-242-004). Parcel 1 would include the existing single-family residence, and the single-family residence on parcel 2 is proposed to be demolished as a part of this Coastal Development Permit. Parcel 1 would be 8,008 sf, and parcel 2 would be 6,812 sf. The parcel is zoned R-1/S.2 and is located outside the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15315, Class 15 and Section 15301, Class I (1)

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Willow Urquidi, Assistant Planner, (805) 772-6270, [wurquidi@morrobayca.gov](mailto:wurquidi@morrobayca.gov)

Commissioner Lucas recused himself.

Urquidi presented the staff report

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Chairperson Luhr opened the Public Comment period.

[https://youtu.be/mnk\\_4oX\\_W4A?t=7490](https://youtu.be/mnk_4oX_W4A?t=7490)

The applicant did not have any comments.

The Commissioners presented their questions to the applicant and staff.

Chairperson Luhr closed the Public Comment period.

[https://youtu.be/mnk\\_4oX\\_W4A?t=7785](https://youtu.be/mnk_4oX_W4A?t=7785)

**MOTION:** Commissioner Ingraffia moved to approve the PC Resolution 05-20, PAR20-01 and CDP19-046 with affect to the findings and approval. Commissioner Stewart seconded, and the motion passes 4-0, with Barron, Ingraffia, Stewart, & Luhr voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Commissioner Ingraffia asked staff if there was a proposed “Pocket Park” where Tognazzi’s used to be.

Staff responded.

Vice-Chairperson Barron spoke about the small space on the Embarcadero Harbor. Barron suggested discussing it again for improvement.

Staff responded.

Commissioner Lucas asked staff if the Morro Bay Open Space Alliance came to an agreement with the City regarding Cerrito Peak.

Staff responded.

Commissioner Stewart commented on small business issues due to the shutdown. Stewart stated the businesses will be relying on all types of projects for the revitalization of Morro Bay’s economy.

Commissioner Ingraffia spoke about the Cerrito Peak agreement with the City.

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Commissioner Luhr spoke about the economy of the City and how to bring the economy back to Morro Bay.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Graham spoke about the affects the Covid-19 has on the city. Graham also discussed implementing the on-line permitting process.

G. ADJOURNMENT

The meeting adjourned at 8:25 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 21, 2020 at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary