

AGENDA ITEM: <u> A-2 </u>
DATE: <u> JULY 7, 2020 </u>
ACTION: <u> APPROVED </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 21, 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 Assistant Planner Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/6YRoRTnlREo?t=194>

Commissioner Lucas spoke about the Central Coast Regional leaders who sent a letter to the governor to review plans for re-opening the city. Lucas encouraged people to review the letter and speak to their leaders as well as the governor. Lucas also thanked all essential workers for their hard work.

PUBLIC COMMENT PERIOD – NONE

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 encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at 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/6YRoRTnIREo?t=376>

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

Due to audio issues, Chairperson Luhr was unable to lead the meeting & cast his vote. The meeting was turned over to Vice-Chairperson Barron.

MOTION: Commissioner Stewart moved to approve the Consent Calendar. Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Stewart, Lucas, and Barron voting yes.

<https://youtu.be/6YRoRTnIREo?t=384>

B. PUBLIC HEARINGS

B-1 **Case No.:** CUP19-10

Site Location: 953 Pacific, Morro Bay, CA

Proposal: Application for a Conditional Use Permit (CUP19-10) for a second story 459 sf addition to an existing 968 sf non-conforming single family home, demolition of an existing detached shed structure and construction of a detached two-car garage with a car lift and 238 sf of unconditioned workshop space above. The site is a single-family residential property located at 953 Pacific in an R-1 zone. The project is outside the Coastal Commission appeal jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301 Class 1(e) and Class 1(l), and Section 15303 Class 3(e)

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/6YRoRTnIREo?t=440>

Vice-Chairperson Barron recused himself and the Public Hearing was turned over to Commissioner Lucas.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS
– NONE

Urquidi presented the staff report.

The Commissioners presented their questions to staff.

Commissioner Lucas opened the Public Comment period.

<https://youtu.be/6YRoRTnIREo?t=1286>

Nic Huston, applicant's representative, had no additional information to provide, but stated he would be available for questions.

Neighbor behind project (no name provided), voiced his concerns about the project.

Commissioner Lucas closed the Public Comment period.

<https://youtu.be/6YRoRTnIREo?t=1486>

Staff responded to questions from the neighbor.

Discussion between the Commissioners.

Commissioner Lucas opened the Public Comment period.

<https://youtu.be/6YRoRTnIREo?t=1657>

Huston answered questions raised by the Commission.

Commissioner Lucas closed the Public Comment period.

<https://youtu.be/6YRoRTnIREo?t=1994>

MOTION: Commissioner Ingraffia moved to approve PC Resolution 09-20 with respect to Conditional Use Permit CUP19-10. Commissioner Stewart seconded, and the motion passes 3-0, with Ingraffia, Stewart, & Lucas voting yes.

<https://youtu.be/6YRoRTnIREo?t=2056>

Commissioner Lucas turned the Public Hearing over to Vice-Chairperson Barron.

B-2 Case No.: CUP19-17/CDP19-044

Site Location: 2790 Main Street, Morro Bay, CA

Project Description: Coastal Development Permit (CDP19-044) and a Conditional Use Permit (CUP19-17) to allow a new 8-room hotel project totaling 9,103 square feet on the SE corner of North Main Street and San Joaquin Street. The project is a single "L shaped" building with a maximum height of 25 feet set on the lot closest to Main St and San Joaquin St. The project includes 9 parking spaces, including a Van Accessible space and 2 spaces with access to an EV charging station. The project also includes an outdoor gathering space for the hotel guests. The project will have a driveway from Alder Ave and complies with the

development standards of the zone. The project zoning is MCR/R-4/SP and the site is not located within the coastal appeals jurisdiction
CEQA Determination: Categorically Exempt, Section 15303-Class 3c
Staff Recommendation: Approve with conditions
Staff Contact: Nancy Hubbard, Contract Planner (805) 772-6211
<https://youtu.be/6YRoRTnIREo?t=2120>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS -
Commissioner Stewart, Barron, and Luhr all had conversations with the applicant.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Vice-Chairperson Barron opened the Public Comment period.
<https://youtu.be/6YRoRTnIREo?t=2608>

Timothy Cleath, applicant, presented his report for the project.

Chris Parker, architect, stated he would be available for questions.

The Commissioner presented their questions to the applicant.

Vice-Chairperson Barron closed the Public Comment period.
<https://youtu.be/6YRoRTnIREo?t=3246>

Comments from the Commissioners.

MOTION: Commissioner Stewart moved to approve PC Resolution 08-20, a resolution of the Morro Bay Planning Commission to approve Conditional Use Permit CUP19-17 and Coastal Development Permit CDP19-044, for a new mixed use project at 2790 Main Street. Chairperson Luhr seconded, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia, and Luhr voting yes.
<https://youtu.be/6YRoRTnIREo?t=3625>

B-3 Case No.: CDP19-045

Site Location: 3029 Beachcomber Drive, Morro Bay, CA

Project Description: Coastal Development Permit (CDP19-045) to allow a new single-family home at 3029 Beachcomber Drive. The home will be 2,078 sf of livable area with a 713-sf attached garage and a 130-sf deck on the west side. The site is adjacent to the coastal dunes on the west side and based on the environmental studies, the home is appropriately setback from the sensitive areas and has been determined to not have a significant impact on the environment. The infill site is 6.060 sf, is zoned R-1/S2 and is located within the coastal appeals jurisdiction

CEQA Determination: Categorically Exempt, Section 15303-Class 3a

Staff Recommendation: Approve with conditions

Staff Contact: Nancy Hubbard, Contract Planner (805) 772-6211
<https://youtu.be/6YRoRTnIREo?t=3680>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS
- NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Vice-Chairperson Barron opened the Public Comment period.
<https://youtu.be/6YRoRTnIREo?t=4949>

Simon Hacker, applicant's designer, presented information regarding the project and stated he would be available for questions.

Jack Randall, Morro Bay, stated his concerns about the project.

Vice-Chairperson Barron closed the Public Comment period.
<https://youtu.be/6YRoRTnIREo?t=5142>

The Commissioners presented their questions to the applicant

Vice-Chairperson Barron opened the Public Comment period.
<https://youtu.be/6YRoRTnIREo?t=5314>

Hacker answered the questions raised by the Commissioners.

Vice-Chairperson Barron closed the Public Comment period.
<https://youtu.be/6YRoRTnIREo?t=5503>

Comments from the Commissioners.

MOTION: Commissioner Lucas moved to approve PC Resolution 07-20 including findings and conditions of the approval for the project as depicted on the site development plans submitted to the City on December 17, 2019, with the additional condition of no further construction beyond the west property line into the open space including at the grade patios or any construction. Commissioner Stewart seconded, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia, and Luhr voting yes.

<https://youtu.be/6YRoRTnIREo?t=6611>

The condition shown below was added by the Planning Commission:

Improvements in OA zone: The applicant is prohibited from making any improvements or alterations beyond the westerly property boundary into the OA Zone. Land area west of the property line must be preserved in its natural state. Added by Planning Commission April 21, 2020.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/6YRoRTnlREo?t=6743>

Chairperson Luhr asked staff for status on the Housing Element. Luhr requested staff to inform the Commission on the how the department is handling the permitting process. Luhr also asked staff if there were any discussion that were going on regarding the homeless.

Vice-Chairperson Barron thanked city staff for all the hard work their doing. Barron notified everyone there are free testing available for Covid-19. Barron also asked staff what the status was for selling fish off of the docks.

Commissioner Stewart suggested the Commissioners discuss their stipends.

Commissioner Ingraffia asked staff for information on the cell phone tower installation project which came to the Commission a few years ago.

Commissioner Lucas asked staff how they will be handling the influx of RV's which are parking in the Right of-ways and also hooked up to electricity.

Staff responded to questions raised during the Planning Commission Comments/
FUTURE AGENDA ITEMS.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/6YRoRTnlREo?t=7670>

Graham updated the Commissioners of the new meeting process being implemented for the next meeting.

G. ADJOURNMENT
The meeting adjourned at 8:10 p.m. to the next scheduled Planning Commission meeting via teleconference, on May 5, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary