

AGENDA ITEM: A-3

DATE: JULY 7, 2020

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 5, 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 Cindy Jacinth	Community Development Director Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

https://youtu.be/LDO7_TQ78jM?t=112

Commissioner Lucas announced the Morro Bay Estuary will have a webcast on the health of the bay on Thursday, May 7th at 4 p.m. The link is on their website.

Chairperson Luhr commented there was a discussion on KBCX regarding the Morro Bay Aquarium. Luhr suggested if anyone could help out, it would be appreciated.

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/LDO7_TQ78jM?t=229

A-1 Current and Advanced Planning Processing List.

Staff Recommendation: Receive and file.

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

https://youtu.be/LDO7_TQ78jM?t=256

B. PUBLIC HEARINGS

B-1 **Case No.:** UP0-284 / MIN20-003

Site Location: 1001 Front St, Morro Bay, CA

Project Description: Conditional Use Permit (UP0-284) CUP minor modification (MIN20-003). UP0-284 was originally approved by Planning Commission on May 16, 2012 and amended on June 24, 2018. Coastal Development Permit 3-11-031 was approved by Coastal Commission on December 12, 2012. Applicant is proposing minor modifications to site plan in order to improve public access circulation and establishment of master sign program for business signage and public access signage. Existing multi-building business signage proposed is approx. 236sf where 120sf is allowed. All proposed public access improvements are consistent with conditional use permit and coastal development permit. The project zoning is WF/PD/S.4 and the site is partially located within the Coastal Commission original jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1c and g; 15311, Class a.

Staff Recommendation: Conditionally Approve

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

https://youtu.be/LDO7_TQ78jM?t=281

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – All Commissioners met with the applicant, walked the site and discussed their concerns.

Jacinth presented the staff report.

Chairperson Luhr opened the Public Comment period.

https://youtu.be/LDO7_TQ78jM?t=1124

Cathy Novak, representative for the applicant thanked staff and Commissioners. Novak stated she didn't have any additional information to provide, but would be available to answer questions.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

https://youtu.be/LDO7_TQ78jM?t=2513

Discussion and comments from the Commissioners.

MOTION: Commissioner Lucas moved to conditionally approve PC Resolution 10-20, to include findings and conditions of the approval for Conditional Use Permit MIN20-003, as depicted on the site plan dated April 14, 2020, and further amending it to drop Planning Condition #1. The Planning Commission will review again in 6 months or no later than January 1, 2021. Commissioner Stewart seconded, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia & Luhr voting yes.

https://youtu.be/LDO7_TQ78jM?t=5498

- C. NEW BUSINESS – NONE
- D. UNFINISHED BUSINESS – NONE
- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
https://youtu.be/LDO7_TQ78jM?t=5678

Commissioner Ingraffia suggested making some of the areas on the Embarcadero restaurant table spaces.

Chairperson Luhr also noted that in Paris, they have closed some of their streets to help accommodate restaurant dining areas.

Chairperson Luhr also suggested creating an area for the homeless to temporarily reside. Luhr suggested maybe the city look at properties not being used at this time.

Vice-Chairperson Barron spoke of the City's finances and the impact it will have in the future. Barron stated everyone will have to pull together and do their part.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 5, 2020

Chairperson Luhr asked staff for an update on tracking illegal Air BnB's.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
https://youtu.be/LDO7_TQ78jM?t=6570

Graham updated the Commissioners on what the City is planning to do when businesses start to open. Graham also spoke about the upcoming item on the next Planning Commission meeting.

G. ADJOURNMENT

The meeting adjourned at 7:51 p.m. to the next scheduled Planning Commission meeting via teleconference, on May 19, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary