

AGENDA ITEM: A-2

DATE: AUGUST 18, 2020

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 2, 2020
VETERANS MEMORIAL BUILDING – 6:00 PM

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

Commissioner Lucas will lead the Planning Commission meeting due to Chairperson Luhr and Vice-Chairperson Barron having limited internet capabilities.

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

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/jz9LNn8XWQY?t=440>

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 18, 2020.

Staff Recommendation: Approve minutes as submitted.

Commissioner Stewart pulled the Sonic/ Roundabout project for discussion.

Staff responded to the questions asked.

MOTION: Commissioner Stewart moved to approve the Consent Calendar. Vice-Chair Barron seconded, and the motion passes 4-0, with Stewart, Barron, Luhr & Lucas voting yes. Commissioner Ingraffia was unavailable due to technical difficulties.

<https://youtu.be/jz9LNn8XWQY?t=638>

Chairperson Luhr recommended discussing New Business Item C-1 before Public Hearing Item B-1.

<https://youtu.be/jz9LNn8XWQY?t=837>

All Commissioners agreed.

B. PUBLIC HEARING

<https://youtu.be/jz9LNn8XWQY?t=2269>

B-1 Case No.: CUP19-12, CDP20-001, PKG19-05

Site Location: 405 Atascadero Road, Morro Bay, CA

Project Description: Application for Conditional Use Permit (CUP19-12), Coastal Development Permit (CDP20-001), Parking Exception (PKG19-05) and adoption of the Mitigated Negative Declaration (May 2020) together with the mitigation and monitoring conditions for a proposed 35-unit affordable housing project, in a cluster of 2 and 3-story buildings surrounding a common courtyard

area. The project totals 26,052 square feet of building area on .94 acres. The design provides a single vehicular access to Sunset Ave and provides a parking lot with 35 spaces. The project is zoned MCR/R-4/PD/SP and is not within the Coastal Commission Appeals Jurisdiction.

CEQA Determination: An Initial Study was prepared that resulted in a Mitigated Negative Declaration (May 2020) with Mitigation and Monitoring measures to reduce impacts to less than significant.

Staff Recommendation: Conditionally Approve the project by adopting Planning Commission resolution 11-20 making the necessary findings for the project for approval of CUP19-12, CDP20-001, PKG19-05 and adoption of the May 2020 Mitigated Negative Declaration with conditions and mitigation measures for approval of the project.

Staff Contact: Nancy Hubbard, Contract Planner (805) 772-6211
nhubbard@morrobayca.gov

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Commissioner Stewart spoke to Cathy Novak & neighbors about the project. Chairperson Luhr spoke to neighbors and Vice-Chairperson Barron spoke with neighbors and a member of the housing staff.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Commissioner Lucas opened the Public Comment period.

<https://youtu.be/jz9LNn8XWQY?t=4445>

Scott Smith, Executive Director of HASLO, spoke about the housing project and issues they face with affordable housing projects.

Thom Jess, Arris Studio Architects, presented details about the project.

Chuck Harkins, Morro Bay, voiced his concerns regarding parking and other issues for the project.

Betty Winholtz, Morro Bay, asked for the sizes of each unit. Winholtz was also concerned about the parking.

Charles Arnold, Morro Bay, stated he lived in the mobile home park behind the project. Arnold voiced his concerns about the parking situation and other issues with the project.

Darryl Griggs, Morro Bay, voiced his concerns about the parking. Griggs stated he was never contacted by the developer.

Commissioner Lucas closed the Public Comment period.

<https://youtu.be/jz9LNn8XWQY?t=6358>

The applicant answered questions that were brought up in the Public Comment period.

The Commissioners presented their questions to the applicant.

Comments from the Planning Commission.

MOTION: Chairperson Luhr moved to approve PC 11-20 to adopt the mitigated declaration of environment impact and approve Coastal Development Permit CDP20-001, Conditional Use Permit CUP19-12 and Parking Exception PKG19-05 for a thirty five (35) unit affordable apartment complex proposed on a .94 acre site zoned MCR/R-4/PD/SP, located at 405 Atascadero Road with modifications of the Planning conditions and clarification of Public Works conditions, requested by public works (see below). Vice Chairperson Barron seconded, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia, & Luhr voting yes.

<https://youtu.be/jz9LNn8XWQY?t=10915>

Planning conditions added by Planning Commission:

11. ***Street Trees:*** Applicant shall substitute another tree species for the Mediterranean Fan Palm included in the conceptual plant palette. Such replacement tree shall be submitted for approval by the Community Development Director. Condition added by Planning Commission June 2, 2020.
13. ***Rental priority to Morro Bay Residents and Workers:*** The applicant shall make the rental units available to Morro Bay residents and people working in Morro Bay first, before making available to the general public. This rental priority program shall apply to the same 55-year dead restriction period as noted in Planning Condition #3. The applicant shall prepare a rental priority program that will achieve this requirement for review and approval by the Community Development Director. Condition added by Planning Commission June 2, 2020.

Conditions modified by Public Works and approved by Planning Commission:

4. ***Frontage Improvements:*** Installation of Public Improvements are required pursuant to the MBMC 14.44. as follows:
 - a. ***Installation of Rockview Street to match and tie into the existing finished street from existing multi-family development to property line frontage of proposed project. Then starting at property line frontage, street to expand per City Standard Detail A7 (Hillside Street detail) all the way to intersection at Sunset and Rockview.***
 - b. ***Installation of curb, gutter, sidewalk, and curb ramp at Sunset and Rockview intersection, per City of Morro Bay Standards off Rockview Street.***
8. ***Sewer:*** The City's "OneWater Plan" which is available at the following link; <https://www.morro-bay.ca.us/DocumentCenter/View/12500/OneWater-Plan-Final> identifies a ***belly in the existing 6-inch diameter mainline to be replaced with a new 8-diameter pipe in a 20-inch diameter casing. The applicant is conditioned to pay a pro rata fee for their share of this replacement.***

C. NEW BUSINESS

- C-1 Site Location:** 1001 Front St – Review of Conditional Use Permit #A00 054/UP0-284.
Project Description: Conditional Use Permit 1 Year Review per Planning Commission condition #9 to approved permit.
Staff Recommendation: Review and provide comment on CUP to staff and/or permittee as applicable
Staff Contact: Cindy Jacinth, Senior Planner (805) 772-6577
<https://youtu.be/jz9LNn8XWQY?t=878>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Stewart and Chairperson Luhr disclosed they had conversations with Cathy Novak regarding the project.

Jacinth presented the staff report.

The Commissioners presented their questions to staff.

Commissioner Lucas opened the Public Comment period.
<https://youtu.be/jz9LNn8XWQY?t=1436>

Cathy Novak, applicant's representative, presented her project report.

Commissioner Lucas closed the Public Comment period.
<https://youtu.be/jz9LNn8XWQY?t=1808>

The Commissioners presented their questions to the applicant.
The Planning Commission decided to review the permit if complaints were received.

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/jz9LNn8XWQY?t=11116>

Chairperson Luhr spoke of creating more outdoor dining for restaurants in Morro Bay.

Commissioner Lucas commented about the affordable housing project and how it will affect the neighborhood off of Highway 41.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 9:13 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 16, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 2, 2020

Scot Graham, Secretary