

AGENDA ITEM: A-3

DATE: DECEMBER 15, 2020

ACTION: APPROVED

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

PRESENT:	Gerald Luhr Jesse Barron Joe Ingraffia Michael Lucas Susan Stewart	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 -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=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>

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

A. CONSENT CALENDAR

<https://youtu.be/wCrYlpn-a6U?t=96>

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

A-2 Approval of minutes from the Planning Commission meeting of July 21, 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 Barron, Stewart, Lucas, Ingraffia, and Luhr voting yes.

B. PUBLIC HEARING

<https://youtu.be/wCrYlpn-a6U?t=159>

B-1 Case No.: CP0-365

Site Location: 3093 Beachcomber, Morro Bay, CA

Request: Request for Time Extension of Coastal Development Permit #CP0-365. The CDP was approved on September 20, 2016 for new construction of a 3,041sf single family home on a vacant lot at 3093 Beachcomber. The project site is in the R-1 zone and located inside the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Conditionally approve

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

cjacinth@morrobayca.gov

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Jacinth presented the staff report.

The Commissioner presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/wCrYlpn-a6U?t=1351>

Bryan Whitcomb (sp), neighbor in the area, asked if the biological report would be looked at before construction, and asked if the City has ever denied a request for permit extensions. Whitcomb also questioned if the style of the home would fit in the neighborhood. Jacinth communicated for the applicant since they were having technical difficulties connecting to the meeting.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/wCrYlpn-a6U?t=2095>

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Discussion and comments from the Commissioners.

MOTION: Commissioner Stewart moved to approve PC Resolution 15-20, a resolution of the Morro Bay Planning Commission approval of time extension of Coastal Development permit CP0365 for a new construction of a 3,041 sf single family home with a 478 sf two car garage on a vacant lot located in the R-1/S.2.A zoning district and within the Coastal Commission jurisdiction at 3093 Beachcomber Dr. Vice-Chairperson Barron seconded the motion, and the motion passes 5-0, with Stewart, Barron, Lucas, Ingrassia, and Luhr voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/wCrYlpn-a6U?t=2930>

Commissioner Stewart asked staff on how the Commission could prepare for the next meeting regarding the General Plan.

Commissioner Ingrassia asked staff for an update on what is being proposed for the elementary school property.

Commissioner Lucas asked for a summary of the action City Council took regarding the vacation rental ordinance.

Chairperson Luhr wanted to get a feedback on the EV (Electric Vehicle) charging stations.

Graham responded to the Commissioners questions.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

ADJOURNMENT

The meeting adjourned at 7:14 p.m. to the next scheduled Planning Commission meeting via teleconference, on October 6, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary