

AGENDA ITEM:     A-2    

DATE:   MARCH 16, 2021  

ACTION:   APPROVED  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 2, 2021  
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Jesse Barron	Chairperson
	Susan Stewart	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Jennifer Ford	Commissioner
	Bill Roschen	Commissioner
STAFF:	Cindy Jacinth	Senior Planner
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

Commissioner Barron welcomed the two new Planning Commissioners, Jennifer Ford, and Bill Roschen.

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/46N5QYkBKzk?t=139>

Commissioner Stewart welcomed the new Planning Commissioners. Stewart noted the new City Council liaison is Jeff Heller. Stewart notified everyone there is a power point presentation by Vistra Energy on the potential lithium battery storage project. It is located in the “Hot Topic” section of the City of Morro Bay’s website.

ELECTION OF CHAIR AND VICE CHAIR

<https://youtu.be/46N5QYkBKzk?t=259>

Jesse Barron was voted unanimously as the Chairperson of the Planning Commission.

Susan Stewart was voted unanimously as the Vice-Chairperson of the Planning Commission.

PUBLIC COMMENT PERIOD

Chairperson Barron opened the Public Comment period.

<https://youtu.be/46N5QYkBKzk?t=333>

Betty Winholtz, Morro Bay, notified the Planning Commission there was some work being done on La Loma Avenue near Quintana Road. Winholtz stated she assumed this was for the WRF Project underground utilities. Her issue is there were no survey markers and wanted to know if the neighbors were notified of the work being done. Her concern was, there would be no access to Quintana Road.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/46N5QYkBKzk?t=429>

**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](mailto: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/46N5QYkBKzk?t=468>

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

**A-2** Approval of minutes from the Planning Commission meeting of November 17, 2020.  
**Staff Recommendation:** Approve minutes as submitted.

**A-3** Approval of minutes from the Planning Commission meeting of December 1, 2020.

**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Stewart moved to approve the Consent Calendar. Commissioner Ingrassia seconded, and the motion passes 5-0.  
<https://youtu.be/46N5QYkBKzk?t=481>

B. PUBLIC HEARING

**B-1 Case No.:** CUP20-12 and CDP20-022

**Site Location:** 2650 Main Street, Morro Bay, CA

**Request:** Approval of Coastal Development Permit (CDP20-022) and a Conditional Use Permit (CUP20-12) to allow a new recycling center consisting of two 216 square foot cargo containers on a 750-sf gravel pad in the undeveloped area north of the Spencer's Market building along Elena Street. The project complies with the development standards of the zone and the Cargo Container policy. The project zoning is MCR/R-4/SP and the site is not located within the coastal appeals jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15311, Class 11

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Nancy Hubbard, Contract Planner [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard presented the staff report.

The Planning Commissioners presented their questions to staff.

Chairperson Barron opened the Public Comment period.

<https://youtu.be/46N5QYkBKzk?t=1538>

Jake Raper, agent for applicant, stated the applicant agrees with the proposed condition, as well as the proposed added condition recommended by the city staff.

Betty Winholtz voiced her concerns about noise and fencing. Winholtz would like to move the project to another site if possible. Winholtz stated the property north of Spencer's Market used to be a burial site and should be looked at if there will be any type of digging in the area.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/46N5QYkBKzk?t=1805>

The Commissioners presented their questions to the applicant.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/46N5QYkBKzk?t=2743>

Discussion between the Commissioners.

**MOTION:** Commissioner Stewart moved to approve Coastal Development Permit CDP20-022 and Coastal Use Permit CUP20-12, to allow the new recycling center

consisting of two 216 sq. ft. cargo containers on a 750 sq. ft gravel pad in the designated area with three (3) added conditions: 1) Clean Site 2) Fence Maintenance and 3) Review in one (1) year. Commissioner Roschen seconded, and the motion passes 5-0, with Stewart, Ingraffia, Ford, Roschen and Barron voting yes.

<https://youtu.be/46N5QYkBKzk?t=4056>

Hubbard notified the Commission there is a condition for an administrative review if the site should need to change from the original 750 sq. ft. to accommodate fencing and bigger space for the containers.

***Planning conditions 11, 12, and 13 added by the Planning Commission:***

11. ***Clean Site Requirement: The site area will be monitored at the beginning and end of each day to ensure that any recycling items and/or related trash are removed from the site area. Site area includes inside of the fenced area as well as the area surrounding the recycling center area. Added by Planning Commission February 2, 2021.***
12. ***Fence Maintenance: The fence and gate surrounding the recycling center shall be maintained to be in good condition and function to the Community Development Director's satisfaction. Added by Planning Commission February 2, 2021.***
13. ***First year review: The project will be reviewed by the Community Development Director after one-year operations to ensure that the facility and operations continue to operate in accordance with the conditions. Added by Planning Commission February 2, 2021.***

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/46N5QYkBKzk?t=4401>

Chairperson Barron welcomed new Planning Commissioners Jennifer Ford and Bill Roschen and thanked them for volunteering their time.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/46N5QYkBKzk?t=4454>

Jacynth updated the Commission on the Plan Morro Bay General Plan/Local Coastal Program Update and EIR (Environmental Impact Report).

G. ADJOURNMENT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
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The meeting adjourned at 7:20 p.m. to the next scheduled Planning Commission meeting via teleconference, on February 16, 2021 at 6:00 p.m.

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Jesse Barron, Chairperson

ATTEST:

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Scot Graham, Secretary