

AGENDA ITEM: A-2

DATE: APRIL 6, 2021

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 16, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Jesse Barron Susan Stewart Jennifer Ford Bill Roschen	Chairperson Vice-Chairperson Commissioner Commissioner
ABSENT:	Joe Ingraffia	Commissioner
STAFF:	Scot Graham Nancy Hubbard	Community Development Director Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

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/WFXWDwEIC78?t=167>

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of December 15, 2020.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of January 5, 2020.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Stewart moved to approve the Consent Calendar. Commissioner Ford seconded, and the motion passes 4-0.

<https://youtu.be/WFXWDwEIC78?t=188>

B. PUBLIC HEARING

- B-1** **Case No.:** MAJ21-001
Site Location: 301 Little Morro Creek Road, Morro Bay, CA
Request: Extension of time for an existing Conditional Use Permit (CUP - 381) approved April 7, 2015 with a five-year term. The Morro Bay Municipal Code Section 17.40.080 C. states that interim uses on city-owned property that is zoned for industrial uses allow permit terms of 5-10 years or until such time that the property is needed for its primary permitted use. This request is an extension of the Conditional Use Permit only and does not include any physical changes to the property. The project zoning is M-1/PD/I/SP and the site is not located within the coastal appeals jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301-Class 1
Staff Recommendation: Approve with conditions
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov
<https://youtu.be/WFXWDwEIC78?t=224>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS - NONE

Hubbard presented the staff report.
Chairperson Barron opened the Public Comment period.
<https://youtu.be/WFXWDwEIC78?t=422>

Chairperson Barron closed the Public Comment period.
<https://youtu.be/WFXWDwEIC78?t=453>

Comments from the Commissioners.

MOTION: Commissioner Roschen moved to approve the project and adoption to the resolution. Commissioner Stewart seconded, and the motion passes 4-0, with Ford, Roschen, Stewart, and Barron voting yes.
<https://youtu.be/WFXWDwEIC78?t=740>

C. NEW BUSINESS

<https://youtu.be/WFXWDwEIC78?t=812>

C-1 Discussion in relation to possible creation of a Planning Commission subcommittee to assist the Community Development Director with review and improvement of the development review processes. The City has committed to undertake an evaluation of its development review process and to identify and develop possible service improvements for implementation. The subcommittee may participate in a larger stakeholder group that will be formed for the same purpose. This item does not include a staff report.

Recommendation: Discuss item and possibly form subcommittee

Staff Contact: Scot Graham, Community Development Director;
sgraham@morrobayca.gov

Graham presented the new business item to the Commissioners.

The Commissioners presented their questions to staff.

Commissioners Roschen and Barron volunteered to be on the subcommittee.

Chairperson Barron opened the Public Comment period.
<https://youtu.be/WFXWDwEIC78?t=1396>

Sean Green, Morro Bay, approved of the subcommittee. Green also suggested using one of his projects to use in the study.

Erica Crawford, Morro Bay Chamber of Commerce, stated she was excited the subcommittee is moving forward and is in support of it.

Chairperson Barron closed the Public Comment period.
<https://youtu.be/WFXWDwEIC78?t=1574>

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/WFXWDwEIC78?t=1583>

Commissioner Stewart commented how she always appreciates Sean Green and Erica Crawford's comments. Stewart noted they are both assets to the community.

Commissioner Ford also thanked Green & Crawford for their input.

Chairperson Baron asked staff how they would be recruiting stakeholders for the Planning subcommittee.

Graham responded.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/WFXWDwEIC78?t=1866>

Graham provided an update of upcoming items on the next meeting agenda.

G. ADJOURNMENT

The meeting adjourned at 6:32 p.m. to the next scheduled Planning Commission meeting via teleconference, on March 2, 2021 at 6:00 p.m.

Jesse Barron, Chairperson

ATTEST:

Scot Graham, Secretary