

AGENDA ITEM: A-2

DATE: MAY 4, 2021

ACTION: APPROVED

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

PRESENT:	Jesse Barron Susan Stewart Jennifer Ford Joe Ingrassia Bill Roschen	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Nancy Hubbard	Community Development Director Senior Planner 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/ewBE--Ohl0o?t=124>

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

A-2 Approval of minutes from the Planning Commission meeting of January 19, 2021.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Stewart moved to approve the Consent Calendar. Commissioner Ford seconded, and the motion passes 5-0, with Stewart, Ford, Roschen, Ingraffia, and Barron voting yes.

<https://youtu.be/ewBE--Ohl0o?t=151>

B. PUBLIC HEARING

<https://youtu.be/ewBE--Ohl0o?t=214>

B-1 **Case No.:** CUP20-09 and CDP20-017
Site Location: 960 Napa, Morro Bay, CA
Request: Approval of a Conditional Use Permit and Coastal Development Permit for a two-story addition and full remodel of an existing 960 sf circa 1944 home. The two-story addition is in the rear of the existing home and is a total of 984 sf. The project also includes demo of the existing non-conforming garage and new construction of a 441 sf 2-car garage with a 441 sf ADU above the garage. In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission. The site is 5,808 sf and is zoned R-4 and is not in the appeals jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3a
Staff Recommendation: Conditionally approve
Staff Contact: Nancy Hubbard, Contract Planner nhubbard@morrobayca.gov

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Barron opened the Public Comment period.

<https://youtu.be/ewBE--Ohl0o?t=1006>

Chris Parker, architect, provided an overview for the project.

Betty Winholtz, Morro Bay, presented her questions.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/ewBE--Ohl0o?t=1363>

The Commissioners presented their questions to the applicant and staff.

Comments from the Planning Commission.

MOTION: Commissioner Roschen moved to approve as recommended by staff. Commissioner Stewart seconded, and the motion passes 5-0, with Ford, Roschen, Ingraffia, Stewart, and Barron voting yes.

<https://youtu.be/ewBE--Ohl0o?t=1709>

B-2 Case No.: n/a

Site Location: 205 Harbor St, Morro Bay, CA

Request: Conceptual Review of a potential future public hearing project proposing to construct a new 6-unit 5,042sf hotel with onsite parking on a .40 acre lot including the merger of six underlying lots with associated demolition of existing structures. Property is located on Harbor Street between Market and Front Streets and is subject to bluff development standards found in MBMC 17.45. The property is located in the C-VS/PD/SP zoning district and is located in the Coastal appeals jurisdiction.

CEQA Determination: No determination is required for public conceptual review

Staff Recommendation: Hear a presentation on the project and provide comments. This is a Business item for information gathering and discussion purposes only and NO ACTION will be taken at this time.

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

cjacinth@morrobayca.gov

<https://youtu.be/ewBE--Ohl0o?t=1768>

Jacinth presented the staff report.

The Commissioners presented their questions to staff.

Jacinth responded to the Commissioners questions.

Chairperson Barron opened the Public Comment period.

<https://youtu.be/ewBE--Ohl0o?t=2960>

Cathy Novak, agent for applicant, provided information on the project.

Thom Jess, architect, provided an overview of the project.

Betty Winholtz, Morro Bay, presented her concerns about the project.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/ewBE--Ohl0o?t=4091>

The Commissioners presented their questions to the applicant.

Novak and Jess addressed the Commissioners questions.

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/ewBE--Ohl0o?t=6053>

Vice-Chairperson Stewart proposed the Commission review the development for the Morro Bay Elementary property.

Commissioner Ingraffia wanted to know the status of the noise complaint regarding the restaurant on the Embarcadero.

Commissioner Roschen asked Graham if the Commission could encourage solar panels and the implementation of landscape design on future projects.

Commissioner Ford asked staff if there was an ordinance or condition for businesses on the Embarcadero to utilize their upper floors.

Chairperson Barron spoke how useful it was by going to the Planning Commission Academy and encouraged the other Commissioners to attend if they have not.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Provided an update of what was coming up in the next Planning Commission meeting.

G. ADJOURNMENT

The meeting adjourned at 8:03 p.m. to the next scheduled Planning Commission meeting via teleconference, on March 16, 2021 at 6:00 p.m.

Jesse Barron, Chairperson

ATTEST:

Scot Graham, Secretary