

AGENDA ITEM: A-3

DATE: JUNE 1, 2021

ACTION: APPROVED

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

PRESENT:	Vacant Susan Stewart Jennifer Ford Joe Ingraffia Bill Roschen	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/ss-WUt4jqRQ?t=73>

Commissioner Ford thanked the City of Morro Bay for giving her the opportunity to attend the Planning Commission Academy training.

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/ss-WUt4jqRQ?t=188>

Vice-Chairperson Stewart asked staff for an update of the HASLO project & asked about the plan check process. Stewart also wanted a follow up on the Sonic project.

Staff responded to Stewart’s questions.

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 16, 2021. **Staff Recommendation:** Approve minutes as submitted.

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

<https://youtu.be/ss-WUt4jqRQ?t=365>

B. PUBLIC HEARING <https://youtu.be/ss-WUt4jqRQ?t=402>

- #### B-1 **Case No.:** MAJ19-006 (Concept/Precise) **Site Location:** 571 Embarcadero, Morro Bay, CA **Proposal:** Conditional Use Permit Amendment (Major Modification) for 571 Embarcadero Rd to allow for the conversion of 839sf of two existing second floor office suites to one vacation rental units with a 988sf roof deck. Project also proposes 450sf water lease line amendment, modifications to existing damaged dock and gangway by removing and replacing 2 existing finger docks, new realigned 28’ gangway, remove and replace two existing pilings to support 207sf of expanded Harborwalk public access, commercial façade improvements including an accessible chair lift; along with a master sign program requesting 73.9sf where 67.5sf is allowed. The project is located in the WF/PD/S4 zoning district and is within the Coastal Commission Original Jurisdiction. **CEQA Determination:** Categorically Exempt, Section 15301

Staff Recommendation: Forward favorable recommendation to City Council for approval.

Staff Contact: Cindy Jacinth, Senior Planner, cjacinth@morrobayca.gov, (805) 772-6577

Jacinth presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Vice-Chairperson Stewart and Commissioner Ingraffia met on site with Cathy Novak.

The Commissioners presented their questions to staff.

Vice-Chairperson Stewart opened the Public Comment period.

<https://youtu.be/ss-WUt4jqRQ?t=1508>

Cathy Novak, representative for applicant, provided a history of the project for the Commissioners.

Betty Winholtz, Morro Bay, spoke about the correspondence she sent to the Planning Commission regarding the ADA accessible chairlift for the project.

Sean Green, Morro Bay, spoke of his concerns for the eel grass and public restrooms on the waterfront. Green suggested staff generate a report with an update regarding waterfront projects and what the responsibilities are for the waterfront leaseholders.

Vice-Chairperson Stewart closed the Public Comment period.

<https://youtu.be/ss-WUt4jqRQ?t=2260>

The Commissioners presented their questions to the applicant.

Thom Jess, architect, responded to the Commissioners questions.

The Commissioners presented their questions to staff.

Staff responded to the Commissioners questions.

Jacinth needed clarity from the Commissioners regarding Condition 15 on PC Resolution 07-21.

MOTION: Commissioner Roschen moved to approve per staff recommendation with adjustments made by the applicants representative Cathy Novak, and approval of PC Resolution 07-21. Commissioner Ford seconded, and the motion passes 4-0, with Ingraffia, Roschen, Ford, and Stewart voting yes.

<https://youtu.be/ss-WUt4jqRQ?t=3380>

Planning conditions 14-18 added by Planning Commission on December 18, 2018 and conditions 10, 15, and 18 updated by Planning Commission on April 6, 2021.

C. NEW BUSINESS
<https://youtu.be/ss-WUt4jqRQ?t=3471>

C-1 Discussion and assignment of a replacement for Jesse Barron on the Planning Commission development review subcommittee. The City has committed to undertake an evaluation of its development review process with the intent to improve and streamline the process. 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 assign a new PC subcommittee member

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

Graham provided an update regarding replacing Jesse Barron on the subcommittee and asked for another volunteer from the Planning Commission.

Vice-Chairperson Stewart opened the Public Comment period and seeing none, closed the Public Comment period.

<https://youtu.be/ss-WUt4jqRQ?t=3618>

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/ss-WUt4jqRQ?t=3658>

Vice-Chairperson Stewart asked staff when City Council would be looking at the General Plan. Stewart also recommended for everyone to watch the freakonomics podcast regarding roundabouts. <https://freakonomics.com/podcast/roundabouts/>.

Commissioner Ingraffia voiced his concerns regarding the costly amount for a study of eelgrass. He suggested putting together a volunteer subcommittee; a group of people with knowledge of grants, eelgrass, etc. who could put a study together within a reasonable budget.

Commissioner Roschen suggested putting together an information session on trees and planting in the City of Morro Bay. Roschen stated there were four (4) people recommended by a local nursery who could give a ten (10) minute presentation on different types of planting and trees, and what would be appropriate for Morro Bay. Commissioner Roschen also stated he and the other Commissioners would like to have the opportunity to take a tour with Vista Energy.

Commissioner Ford voiced her concerns regarding delivery trucks delivering to businesses on the Embarcadero at busy business hours and causing congestion. She wondered if the City could place Shared Lane Markers (SLMs) or “sharrows” on some of the Embarcadero roadway or if the delivery times could be changed.

Staff responded to the Commissioners questions.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

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<https://youtu.be/ss-WUt4jgRQ?t=4435>

Graham provided an update on items coming up on the next Planning Commission meeting.

G. ADJOURNMENT

The meeting adjourned at 7:18 p.m. to the next scheduled Planning Commission meeting via teleconference, on April 20, 2021 at 6:00 p.m.

Susan Stewart, Vice-Chairperson

ATTEST:

Scot Graham, Secretary