

AGENDA ITEM: A-2

DATE: SEPTEMBER 21, 2021

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 18, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Jennifer Ford	Commissioner
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
STAFF:	Scot Graham	Community Development Director
	Abby Miramontes	Planning Intern
	Damaris Hanson	Environmental Programs Manager

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

INTRODUCTION OF NEW PLANNING COMMISSIONER

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD – NONE

<https://youtu.be/za501jcJ9CU?t=137>

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.*

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- *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=aWZpTzcwTHlRTk9xaTlmWVNW/RWFUQT09>
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/za501jcJ9CU?t=173>

Chairperson Stewart pulled CDP21-007, regarding activity at 2083 Seaview Avenue.

Graham responded.

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

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

<https://youtu.be/za501jcJ9CU?t=379>

B. PUBLIC HEARING

B-1 **Case No.:** CUP21-03

Site Location: 429 Tulare Avenue, Morro Bay, CA

Applicant/Project Sponsor: Pete and Beth Regan

Proposed Project: Conditional Use Permit to allow construction of a 560 sf addition to an existing single-family residence. The project includes a 111 sf first floor addition and a 249 sf second story addition with a deck. The addition is in the back half of the property over the existing residence. The existing residence is nonconforming in regard to the front and south side setbacks. The project is located in the R-1 zoning district and outside of the Coastal Commission Appeals Jurisdiction

CEQA Determination: Categorically Exempt, Section 15301 Class 1(e)

Staff Recommendation: Conditionally Approve

Staff Contact: Abbigail Miramontes, Planning Intern, (805) 772-6213,
amiramontes@morrobayca.gov

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Miramontes presented the staff report.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/za501jcJ9CU?t=852>

Wayne Johnson, Morro Bay, stated his concerns, and noted he was opposed to the project.

Bryan Ridley, applicant's architect, provided information regarding the project.

Sean Green, Morro Bay, presented his questions regarding the front setbacks.

Betty Winholtz, Morro Bay, requested the home be built with a flat or slanted roof.

Graham responded to Sean Greens' comments.

Discussion between the Commissioners and staff.

Ridley answered the Commissioner's questions regarding the roofline.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/za501jcJ9CU?t=2004>

Discussion between the Commissioners and staff.

MOTION: Vice-Chairperson Roschen moved to approve the staff recommendation on CUP21-03. Commissioner Rodriguez seconded, and the motion passes 5-0, with Roschen, Rodriguez, Ford, Ingraffia, and Stewart voting yes.

<https://youtu.be/za501jcJ9CU?t=2147>

C. NEW BUSINESS

<https://youtu.be/za501jcJ9CU?t=2215>

C-1 Annual Water Report and Recommendation for Allocation of Water Equivalency Units (WEU) for FY2021-22

Staff Recommendation: Planning Commission review the annual water report and allocation of the FY 2021/22 Water Equivalency Units, adopting resolution No. PC 12-21 and forward the following recommendations to City Council:

1. Allocate 50 Water Equivalency Units (WEUs) for residential development and 65 for commercial development for a total of 115 WEUs for FY2021/22.
2. Implement Mandatory Water Conservation Requirements for Severely Restricted Water Supply Conditions if the Governor of California declares a state of emergency due to drought.

Staff Contact: Damaris Hanson, Environmental Programs Manager,
dhanson@morrobayca.gov

Hanson presented the staff report.

Rob Livick, City Engineer, provided information on the water report and allocation.

The Commissioners presented their questions and comments.
Chairperson Stewart opened the Public Comment period and seeing none, closed the Public Comment period.

<https://youtu.be/za501jcJ9CU?t=3936>

MOTION: Commissioner Ingraffia moved to approve PC 12-21, and staff recommendation which includes language modifying the resolution for the Governor declaring the new drought emergency. Commissioner Rodriguez seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Ford, Roschen, and Stewart voting yes.

<https://youtu.be/za501jcJ9CU?t=3950>

C-2 Planning Commission Discussion in relation to formation of a subcommittee to develop a list of possible public benefit items that could be considered in relation to project approvals that require provision of public benefit items. This is a discussion item and does not include a staff report.

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291, sgraham@morrobayca.gov.

<https://youtu.be/za501jcJ9CU?t=4042>

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/za501jcJ9CU?t=4328>

Sean Green, Morro Bay, provided suggestions and comments regarding the city's development review process.

Chairperson closed the Public Comment period.

<https://youtu.be/za501jcJ9CU?t=4537>

Discussion between the Commissioners and staff.

The Commissioners discuss forming the subcommittee.

D. UNFINISHED BUSINESS

<https://youtu.be/za501jcJ9CU?t=6368>

D-1 Update from Planning Commission development review subcommittee. Item provides an opportunity for the subcommittee to update the full Planning Commission on the status related to evaluation and improvement of the City's development review process. This is a discussion items and does not include a staff report.

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291, sgraham@morrobayca.gov.

Graham provided an update.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

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G. ADJOURNMENT

The meeting adjourned at 8:03 p.m. to the next scheduled Planning Commission meeting via teleconference, on June 1, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary