

AGENDA ITEM: A-4

DATE: SEPTEMBER 21, 2021

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 6, 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
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/JYopadXBdul?t=55>

Chairperson Stewart announced she recently purchased a home in Los Osos and would be stepping down as chairperson at the end of month. Stewart encouraged the public to apply for the position if they're interested.

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=aWZpTzcwTHIRTk9xaTlmWVNWRWFUQT09>
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/JYopadXBdul?t=212>

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

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

<https://youtu.be/JYopadXBdul?t=236>

B. PUBLIC HEARING

<https://youtu.be/JYopadXBdul?t=282>

- B-1** **Case No.:** CDP20-020, CUP20-10 and PKG 21-02
Site Location: 490 Piney Way, Morro Bay, CA
Request: Request for Planning Commission approval of a Conditional Use Permit No CUP20-10, Coastal Development Permit No. CDP20-020 and Parking Exception (PKG21-02) for a 970-sf addition to the single-story existing home and a 154-sf second-story addition with a 71-sf deck (total additional area of 1124 sf). The project also includes an interior remodel of an original 736 sf circa 1952 home. The project also includes conversion of the existing non-conforming single car garage into a JADU and new construction of a 469 sf ADU in the rear yard. *In accordance with Gov. Code Section 65852.2, the approval of the JADU and ADU will be ministerial and will not be reviewed by the Planning Commission.* The site is 6000 sf and is zoned R-2 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 Stewart opened the Public Comment period.

<https://youtu.be/JYopadXBdul?t=969>

Denise Phelps, applicant, provided information about the project.

The Commissioners presented their questions to the applicant and made some comments.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/JYopadXBdul?t=1313>

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

<https://youtu.be/JYopadXBdul?t=1313>

- B-2 Case No.:** MAJ 21-003 (to CDP 19-008) and PKG21-06
Site Location: 3200 Beachcomber Drive, Morro Bay, CA
Proposal: Request for Planning Commission approval of a Major Modification to an existing Coastal Development Permit and a Parking Exception required for approval of a 700-sf addition to an existing home. The proposal also includes a major interior remodel and outdoor hardscape improvements including a walkway, a patio and decks. The existing home is non-conforming as to the garage size and the exterior side yards along Beachcomber and Mindoro Way. The non-conforming interior space in the garage triggers the need for a parking exception. The original CDP19-008 includes a bank stabilization project. The proposed additional work will not be near the previously approved bank stabilization project, which can proceed without revision. The property is located in the R-1/S.2A zoning district. The site is within the appeals jurisdiction of the California Coastal Commission.
CEQA Determination: Categorically Exempt, Section 15301 Class 1e.
Staff Recommendation: Conditionally Approve
Staff Contact: Nancy Hubbard, Contract Planner nhubbard@morrobayca.gov
<https://youtu.be/JYopadXBdul?t=1374>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/JYopadXBdul?t=1991>

Walter Auerbach, applicant, provided information about the project.

The Commissioner's presented their questions to the applicant.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/JYopadXBdul?t=2680>

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

<https://youtu.be/JYopadXBdul?t=2696>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/JYopadXBdul?t=2774>

Commissioner Rodriguez spoke of the public benefits for the city and hoped Graham would attend the first meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/JYopadXBdul?t=2932>

Graham discussed upcoming items to be discussed on the goal setting update, and updated the Commissioner's on the process improvement and recruitment for the Planning Department. Graham mentioned the recruitment for a new Planning Commissioner.

Graham responded to questions brought up by the Planning Commissioner's.

G. ADJOURNMENT

The meeting adjourned at 6:01 p.m. to the next scheduled Planning Commission meeting via teleconference, on July 20, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary