

AGENDA ITEM: A-2

DATE: DECEMBER 7, 2021

ACTION: APPROVED

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – AUGUST 3, 2021
HELD VIA TELECONFERENCE – 6:00 PM**

PRESENT:	Vacant	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

Scot Graham gave a statement regarding Susan Stewart's current position as the Planning Commissions Chairperson.

PLANNING COMMISSIONER ANNOUNCEMENTS – NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/V1jSmSF7ig8?t=195>

Glenn Silloway, President of Morro Bay Historical Society, stated the Planning Commission review and adopt a historic preservation ordinance, and should make this a high priority.

Betty Winholtz, Morro Bay, stated she would like to see the historic preservation ordinance passed. Winholtz noted the General Plan/LCP was going to the Coastal Commission and reminded people to submit their comments. Winholtz also stated she is sponsoring an initiative for the people of Morro Bay to ban of RV camping on the Embarcadero, and the rock. She will be at the Farmer's Market on Thursday, August 5th, 2 p.m. to 4:00 p.m. for those who would like to sign the initiative.

Ryan Garcia, Morro Bay, addressed a small structure which was built on the adjacent lot next to his lot. Garcia provided information on the issue with the structure.

Graham responded to the public comment.

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-08-21, 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/V1jSmSF7ig8?t=786>

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

The Planning Commission received and filed.

B. PUBLIC HEARING

<https://youtu.be/V1jSmSF7ig8>

B-1 **Case No.:** CDP21-005, CUP21-06 and PKG 21-07

Site Location: 206 Bradley Ave, Morro Bay, CA

Request: Request for Planning Commission approval of a Conditional Use Permit No CUP21-06, Coastal Development Permit No. CDP21-005 and Parking Exception (PKG21-07). The project is a 1,265 sf addition to an existing 1692sf non-conforming single-family home. The site is up-sloped from the street and the proposed addition will be three levels of living space stair-stepping up to the existing home. The new spaces include a new 970 sf living room/dining room, a 295 sf art studio, and a 791-sf deck. The project requires a parking exception because the existing garage attached to the primary dwelling is below the

required 20x20 interior dimensions. The project also includes a new 743 sf attached ADU. *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 10500 sf and is zoned R-1 and is not in the appeals jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3a and 15301, Class 1.

Staff Recommendation: Conditionally approve

Staff Contact: Nancy Hubbard, Contract Planner nhubbard@morrobayca.gov

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Thomas Shorey, architect, addressed the questions presented by the Commissioners.

Vice-Chairperson Roschen opened the Public Comment period.

<https://youtu.be/V1jSmSF7ig8?t=1783>

Winholtz, stated her comments regarding the project.

Staff answered questions brought up in the public comment period.

Vice-Chairperson Roschen closed the Public Comment period.

<https://youtu.be/V1jSmSF7ig8?t=1964>

MOTION: Commissioner Rodriguez moved to approve the staff recommendation. Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Ford, Rodriguez and Roschen voting yes.

<https://youtu.be/V1jSmSF7ig8?t=2283>

C. NEW BUSINESS

<https://youtu.be/V1jSmSF7ig8?t=2609>

C-1 Continued Discussion on City Council Goals and Objectives Update and receipt of Planning Commission input for the upcoming 2021/2022 goals and Objectives setting process.

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

Graham provided an overview for the discussion.

The Planning Commissioners continued the discussion on City Council goals and objectives.

Vice-Chairperson Roschen opened the Public Comment period.

<https://youtu.be/V1jSmSF7ig8?t=5246>

Winholtz, stated what the top priorities she would like to see presented to the City Council.

Vice-Chairperson Roschen closed the Public Comment period.

<https://youtu.be/V1jSmSF7jg8?t=5386>

MOTION: Commissioner Rodriguez move to approve the top five priorities the Planning Commission agreed upon, including support of priority number six (6), BID (Business Improvement District). Commissioner Ford seconded, and the motion passes 4-0, with Rodriguez, Ford, Ingraffia, and Roschen voting yes.

D. UNFINISHED BUSINESS

<https://youtu.be/V1jSmSF7jg8?t=7060>

Rodriguez asked staff to see if the Planning Commissioners could be a part of the APA (American Planning Association)

Graham will look into the matter.

D-1 Planning Commission development review subcommittee update. Item provides an opportunity for the subcommittee to update the full Planning Commission on status related to evaluation and improvement of the City's development review process.

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

Graham provided an update to the Planning Commissioners.

D-2 Planning Commission Public Benefit subcommittee update. Item provides an opportunity for the subcommittee to update the full Planning Commission on the status related to evaluation and development of a public benefits master list for the City. 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

Discussion between the Planning Commissioners and Graham.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/V1jSmSF7jg8?t=7226>

Commissioner Ford questioned staff if the Commissioners were able to review the latest parking study completed by the city.

Graham responded.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

<https://youtu.be/V1jSmSF7jg8?t=7321>

Graham notified the Commissioners the General Plan/LCP was going to the Coastal Commission on August 12th, as submitted with no changes.

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Graham also notified the Commissioners there will be no meeting on August 17th due to no items on the agenda.

Graham updated the Commissioners on the hiring of new staff for the Community Development Department.

G. ADJOURNMENT

The meeting adjourned at 7:04 p.m. to the next scheduled Planning Commission meeting via teleconference, on August 17, 2021, at 6:00 p.m.

Bill Roschen, Vice-Chairperson

ATTEST:

Scot Graham, Secretary