

AGENDA ITEM: A-2

DATE: FEBRUARY 15, 2022

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 16, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
	Asia King	Commissioner

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	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-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/KPKSvrcMJNs?t=113>

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

Received and filed by the Planning Commission.

B. PUBLIC HEARING

<https://youtu.be/KPKSvrcMJNs?t=126>

- B-1** **Case No.:** CUP20-13, CDP21-002 and PKG 21-09
Site Location: 365 Driftwood Street, Morro Bay, CA
Proposal: Request for Planning Commission approval of a CUP to allow an addition of more than 25% to an existing non-conforming home, a CDP to acknowledge the additional dwelling on the second floor and a parking exception to allow 2 uncovered parking spaces to meet the parking requirement for the second unit. The new addition on the second floor was permitted in 2013, but there was a delay in completing the work and the permit expired. The site zoning and the land area requirement per unit allows for a second unit on the site. The site is zoned R-2 and is not in the coastal appeals jurisdiction
CEQA Determination: Exempt under 15301, Class 1a, for alterations to existing facilities.
Staff Recommendation: Approval of a Conditional Use permit, Coastal Development permit and Parking Exception to allow the expansion of a second unit to an existing non-conforming single-family home.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

Hubbard presented the staff report.

Questions and comments from the Commissioners.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/KPKSvrcMJNs?t=1379>

MOTION: Commissioner Rodriguez moved to approve the conditional use permit, coastal development permit, and parking exception. Vice-Chairperson Roschen

seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, King, Roschen, and Stewart voting yes.

<https://youtu.be/KPKSvrcMJNs?t=1424>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

<https://youtu.be/KPKSvrcMJNs?t=1499>

Vice-Chairperson Roschen asked for an update on the Harbor Walk memorandum.

Graham responded with an update.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/KPKSvrcMJNs?t=1550>

Chairperson Stewart commented on the email from the City Clerk's office regarding the suspension of staff distribution of public documents or posting of agenda related correspondence within 72 hours of a meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/KPKSvrcMJNs?t=1735>

Graham stated there were five (5) Tuesdays in November and reminded the Commissioners the next meeting will be on December 7th. Graham noted he will bring forward the zoning code and will try to post the documents a week early so the Commissioners will have time to review it.

Graham gave an update on the Vistra battery energy storage system.

G. ADJOURNMENT

The meeting adjourned at 6:31 p.m. to the next scheduled Planning Commission meeting via teleconference, on December 7, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary