

AGENDA ITEM:     A-2    

DATE:     MARCH 15, 2022    

ACTION:     APPROVED    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 21, 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](mailto: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=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>

*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 – Pre-Approved Accessory Dwelling Unit (ADU) Plans Presentation by  
Ryan Brockett Architect and WorkBench  
<https://youtu.be/N8oY7gajjZ8?t=73>

Comments and questions from the Commissioners.

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

<https://youtu.be/N8oY7gajjZ8?t=3267>

A. CONSENT CALENDAR

<https://youtu.be/N8oY7gajjZ8?t=3301>

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

The Commissioners received and filed.

B. PUBLIC HEARING – NONE

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS

<https://youtu.be/N8oY7gajjZ8?t=3323>

- D-1** Review and consideration of a policy memo to establish design guidelines for public amenities along the waterfront.

**Staff Recommendation:** Review and provide direction

**Staff Contact:** Scot Graham, Community Development Director;

[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov).

Graham presented the staff report.

Discussion and comments between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.  
<https://youtu.be/N8oY7gajjZ8?t=5941>

Erica Crawford, Morro Bay Chamber of Commerce, commented she would like the Planning Commission to discuss the public and private sectors on the waterfront.

Graham responded.

Comments from the Commissioners.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/N8oY7gajjZ8?t=6250>

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
<https://youtu.be/N8oY7gajjZ8?t=6256>

Chairperson Stewart inquired when the zoning code will come up for review again.

Graham responded.

Vice-Chairperson Roschen requested a presentation for the Commissioners regarding accessory dwelling units, the incentives to build them, and what the advantages would be.

Graham responded.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
<https://youtu.be/N8oY7gajjZ8?t=7075>

Graham notified the Commissioners there will be no meeting on January 4, 2022, due to no items for the agenda. The next meeting will reconvene on January 18, 2022.

G. ADJOURNMENT  
The meeting adjourned at 8:00 p.m. to the next scheduled Planning Commission meeting via teleconference, on January 18, 2022, at 6:00 p.m.

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Susan Stewart, Chairperson

ATTEST:

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Scot Graham, Secretary