

AGENDA ITEM: A-2

DATE: MAY 17, 2022

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 1, 2022
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart Joe Ingraffia Mike Rodriguez Asia King	Chairperson Commissioner Commissioner Commissioner
ABSENT:	Bill Roschen	Vice-Chairperson
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

https://youtu.be/w_nGyLath9A?t=56

Betty Winholtz, Morro Bay, asked when the Planning Commission will have their first public meeting, along with questions regarding status on paid parking, and 3300 Panorama Drive.

Graham responded to the public comment questions.

Chairperson Stewart closed the Public Comment period.

https://youtu.be/w_nGyLath9A?t=300

Public Participation:

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.*
- *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/w_nGyLath9A?t=307

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

Received and filed by the Commission.

B. PUBLIC HEARING – NONE

C. NEW BUSINESS

https://youtu.be/w_nGyLath9A?t=322

C-1 Case No.: MIN20-003/UP0-284

Site Location: 1001 Front Street, Morro Bay, CA

Project Description: Update Report on Conditional Use Permit UP0-284/ Minor Modification MIN20-003 Project Conditions approved May 5, 2020. Review of permit is pursuant to Planning Commission condition 2 of permit # MIN20-003.

Report also includes review of Waterfront Market Special Use Permit #CUP19-15

Staff Recommendation: Review and provide feedback to staff

Staff Contact: Cindy Jacinth, Senior Planner (805) 772-6577

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Chairperson Stewart stated she visited the site and spoke with Cathy Novak. Stewart noted she also spoke with a commercial fisherman about the use of the area.

Jacinth presented the staff report.

The Commissioner’s presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

https://youtu.be/w_nGyLath9A?t=1494

Cathy Novak, representative for the applicant, thanked staff for their assistance then proceeded to review the key points of the staff report and history.

Cal Meyers, Morro Bay, thanked Giovanni DeGarimore for keeping the gate opened for access.

Sean Green, Morro Bay, brought up issues with the coastal access for 1001 Front Street, and the violations pertaining to the coastal development permit.

Chairperson Stewart closed the Public Comment period.
https://youtu.be/w_nGyLath9A?t=2281

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.
https://youtu.be/w_nGyLath9A?t=3536

DeGarimore, applicant responded to questions the Planning Commissioners brought up in their discussions.

The Commissioners presented their questions to applicant.

DeGarimore responded to the Commissioner's questions.

Commissioners gave direction to staff regarding ways to enhance coastal public access and directed staff to approve the 6 additional days for the Waterfront Market (CUP19-15) permit amendment administratively.

D. UNFINISHED BUSINESS

https://youtu.be/w_nGyLath9A?t=5178

Chairperson Stewart requested staff for status on benches and umbrellas.

Graham responded and provided an update on the zoning ordinance.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

https://youtu.be/w_nGyLath9A?t=5347

Commissioner Rodriguez provided an update regarding the discussion on public benefits with City Council.

Commissioner King presented her questions to staff regarding the public benefits report.

Chairperson Stewart commented on the public benefits discussion.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

https://youtu.be/w_nGyLath9A?t=5627

Graham provided an update for the next Planning Commission meeting.

G. ADJOURNMENT

The meeting adjourned at 7:34 p.m. to the next scheduled Planning Commission meeting via teleconference, on March 15, 2022, at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 1, 2022

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary