

AGENDA ITEM: A-2

DATE: JUNE 7, 2022

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 15, 2022
HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

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

<https://youtu.be/XRosCXwaoXM?t=51>

Commissioner Stewart mentioned a couple of events happening in Morro Bay; the kite festival in April & the car show May. Stewart commented the dates for the events would be on the City's website.

PUBLIC COMMENT PERIOD

<https://youtu.be/XRosCXwaoXM?t=91>

Betty Winholtz, Morro Bay, suggested the City of Morro Bay announce or place on their website, bird nesting season which runs from February 1st through June 30th. Winholtz noted during this time, there should be no tree cutting.

Michael Wambolt, Executive Director for Visit Morro Bay, gave an update on the tourism logo process and marketing phrases.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/XRosCXwaoXM?t=249>

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=aWZpTzcxTHlRTk9xaTlmWVNWRFUQT09>
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/XRosCXwaoXM?t=258>

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of December 21, 2021.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of January 18, 2022.
Staff Recommendation: Approve minutes as submitted.

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

<https://youtu.be/XRosCXwaoXM?t=283>

MOTION: Commissioner Ingraffia moved to approve Items A-1, A-2, and A-3 on the Consent Calendar. Commissioner Rodriguez seconded, and the motion passes 5-0.
<https://youtu.be/XRosCXwaoXM?t=298>

B. PUBLIC HEARING <https://youtu.be/XRosCXwaoXM?t=321>

- B-1** **Case No.:** CUP21-18

Site Location: 1288 Berwick Drive, Morro Bay, CA

Proposal: Request for Planning Commission approval of a Conditional Use Permit to approve an addition to an existing home with a non-conforming garage. The project includes an expansion of 147-sf to the front of the home for a dining room and a 120-sf addition to the master bedroom on the south side. The additions are conforming, but the garage setback is non-conforming, and the home has had a previous addition of greater than 25%. The property is zoned R-1/S.2 and is not located 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 to allow the expansion of an existing non-conforming single-family home.

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

Hubbard presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Chairperson Stewart looked at the site and spoke with the applicant.

Commissioner King recused herself from the discussion because she lives within the five hundred feet radius of the project.

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

<https://youtu.be/XRosCXwaoXM?t=914>

MOTION: Vice- Chairperson Roschen moved to approve staff recommendation. Commissioner Rodriguez seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, and Stewart voting yes. Commissioner King (recuse).

<https://youtu.be/XRosCXwaoXM?t=990>

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS

<https://youtu.be/XRosCXwaoXM?t=1080>

D-1 Planning Commission review of Harborwalk logo designs

Staff Recommendation: Review and provide comment/direction to staff

Staff Contact: Scot Graham, Community Development Director,
sgraham@morrobayca.gov

Graham commented on the logo review.

The Commissioners and staff discuss and review the Harborwalk logo designs.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/XRosCXwaoXM?t=1874>

Commissioner Rodriguez mentioned there was another meeting for the public benefits committee. Rodriguez asked Graham if he could update the Commissioners regarding the discussion at the meeting.

Graham provided an overview of the meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Graham spoke about the city moving towards meetings in person. April 19th will be the first meeting for the Planning Commission.

Graham gave an overview of the timeline for the Draft Zoning Code/ Coastal Implementation Plan.

G. ADJOURNMENT

The meeting adjourned at 6:37 p.m. to the next scheduled Planning Commission meeting via teleconference, on April 5, 2022, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary