

AGENDA ITEM: A-2

DATE: JULY 19, 2022

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 19, 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 / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/J1jpz2l9P0s?t=112>

Chairperson Stewart announced a meeting for the 3300 Panorama Drive project will be held tomorrow at Del Mar from 6 p.m. to 7 p.m. Information for the meeting is posted on the city's website.

Commissioner Rodriguez thanked Graham for forwarding the current Planning Commissioner handbook to him. Rodriguez noted how helpful the handbook was when he started as a Planning Commissioner.

PUBLIC COMMENT PERIOD – NONE

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

A. CONSENT CALENDAR

<https://youtu.be/J1j pz2I9P0s?t=234>

Commissioner King noted an edit should be made to the February 1, 2022 Planning Commission minutes as she did not have ex parte communication as noted.

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of February 1, 2022.

Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of February 15, 2022.

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Rodriguez moved to approve with edits to the February 1, 2022 Planning Commission minutes. Commissioner Ingraffia seconded, and the motion passes 5-0, with Ingraffia, King, Roschen, Rodriguez, and Stewart voting yes.

<https://youtu.be/J1j pz2I9P0s?t=282>

B. PUBLIC HEARING

<https://youtu.be/J1j pz2I9P0s?t=324>

B-1 Case No.: MAJ21-006

Site Location: 1260 Main Street, Morro Bay, CA

Project Description: Planning Commission review and recommend to City Council for approval of an amendment to the land use map included in the City of Morro Bay General Plan/Local Coastal. The change in land use designation for this parcel will be from District Commercial to Community Commercial. The proposed land use change to the subject site will be consistent to similarly designated properties along Main Street.

CEQA Determination: An amendment to the 2021 General Plan/Local Coastal Land Use Plan Environmental Impact Report has been prepared resulting in a

finding of no significant environmental impact as a result of the proposed GP/LCP land use map amendment request.

Staff Recommendation: Planning Commission adopt Resolution 04-22 recommending City Council approval of an amendment to the Land Use designation for the subject parcel from District Commercial to Community Commercial.

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

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/J1jpz2I9P0s?t=996>

Sean Green, Morro Bay resident, agreed on the rezoning of the site.

Steve Allen, owner operator of the Masterpiece Hotel and 1260 Main Street, gave an overview of the project site and what his goals are for the property.

Questions for staff from the Commissioners.

Hubbard answered questions from the Commissioners.

Comments from the Commissioners.

MOTION: Vice- Chairperson Roschen moved to approve staff recommendation. Commissioner Rodriguez seconded, and the motion passes 5-0, with Roschen, Ingraffia, Rodriguez, King, and Stewart voting yes.

<https://youtu.be/J1jpz2I9P0s?t=1283>

Anthony from AGP noted there were no raised hands in the que for public comment.

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS

<https://youtu.be/J1jpz2I9P0s?t=1342>

D-1 Review of the Public Benefits Subcommittee Report

Staff Recommendation: Review the report, discuss and provide direction to staff on next steps.

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

Sean Green provided an overview of what was discussed and the highlights from the meeting.

Commissioner Ingraffia provided comments regarding the discussion from the public benefits subcommittee meeting.

Commissioner Rodriguez provided his comments from the public benefits subcommittee meeting.

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/J1jgz2I9P0s?t=3870>

Cherise Hansen, Harbor Board Advisory Board member/ Embarcadero lease member, offered suggestions for the subcommittee members.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/J1jgz2I9P0s?t=4023>

Discussion between the Commissioners & staff.

MOTION: Vice- Chairperson Roschen move to approve the Planning Commission collect comments from other advisory boards and review within thirty (30) days. The Planning Commission will then forward their report to the City Council. Commissioner Ingraffia seconded, and the motion passes 5-0, with King, Rodriguez, Ingraffia, Roschen, and Stewart voting yes.

<https://youtu.be/J1jgz2I9P0s?t=6321>

Commissioner Roschen left the meeting; quorum still established.
<https://youtu.be/J1jgz2I9P0s?t=6497>

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/J1jgz2I9P0s?t=6504>

Chairperson Stewart asked staff for an update on the way finding signs.

Graham responded.

Commissioner Rodriguez commented on the benefits he received while attending various APA (American Planning Association) meetings over the years.

Commissioner Ingraffia commented he was glad the meetings were in person again.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/J1jgz2I9P0s?t=6787>

Graham notified the Commissioners about the Vistra presentation scheduled for the next meeting.

Graham also notified the Commissioners about the meeting for the 3300 Panorama Drive subdivision project, which will be held tomorrow from 6 p.m. – 7 p.m. at Del Mar Elementary School. Graham noted the meeting is being initiated by the applicant and not the City of Morro Bay.

G. ADJOURNMENT

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The meeting adjourned at 7:55 p.m. to the next scheduled Planning Commission meeting via teleconference, on May 3, 2022, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary