

AGENDA ITEM: A-2

DATE: OCTOBER 6, 2020

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 21, 2020
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Gerald Luhr Jesse Barron Joe Ingraffia Michael Lucas Susan Stewart	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Nancy Hubbard Amy Sinsheimer	Community Development Director Contract Planner PlaceWorks

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/dJ90kxRqtJE?t=36>

Commissioner Lucas announced he will be attending a webinar tomorrow for the Updated Environmental Justice Guidance for General Plans.

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-29-20, 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

A. CONSENT CALENDAR

<https://youtu.be/dJ90kxRgtJE?t=215>

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

A-2 Approval of minutes from the Planning Commission meeting of May 19, 2020.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Stewart moved to approve the Consent Calendar. Commissioner Lucas seconded, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingrassia, and Luhr voting yes.

<https://youtu.be/dJ90kxRgtJE?t=237>

B. PUBLIC HEARING

B-1 **Case No.:** Housing Element Update 2020-2028
Site Location: Citywide

Request: A Continued Public Hearing from July 7, 2020 for consideration of the 2020-2028 Housing Element Update and associated Negative Declaration to forward a recommendation to the City Council. The Housing Element is one of seven required Elements in the General Plan and serves as the framework for providing housing within the city limits. The Housing Element identifies housing needs, including responsibility to meet the local housing allocation determined by Regional Housing Needs Assessment. This Housing Element will cover an 8 year planning period vs. the previously required 5 year period. The City invites public participation in the creation of the Housing Element Update in order to (1) educate the public about the housing needs, the requirements of the Housing Element Update and (2) engage the public to get their opinions on the Housing Element Update document.

CEQA Determination: An Initial Study was prepared that resulted in a Negative Declaration which was circulated for public review from May 21, 2020 to June 21, 2020.

Staff Recommendation: Forward a favorable recommendation to City Council to adopt the Negative Declaration and to approve the 2020-2028 Housing Element Update as conditionally certified by the State Department of Housing and Community Development.

Staff Contact: Nancy Hubbard, Contract planner (805) 772-6211, nhubbard@morrobayca.gov

<https://youtu.be/dJ90kxRgtJE?t=282>

Graham updated the Commissioners on the last discussion regarding the Housing Element Update.

Hubbard notified the Commissioners the staff report and other items were updated.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/dJ90kxRgtJE?t=523>

Betty Winholtz, Morro Bay, stated her concerns regarding the Housing Element Update.

Linda Winters, Morro Bay, stated her concerns regarding the mobile home park community.

Discussion between the Commissioners and staff.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/dJ90kxRgtJE?t=859>

MOTION: Commissioner Lucas moved to forward a positive recommendation to the City Council for the city's Housing Element, adopting PC Resolution 12-20, recommending approval of the Housing Element with the recommendations from the Planning Commission. Commissioner Stewart seconded, and the motion passes 5-0, with Lucas, Stewart, Ingraffia, Barron & Luhr voting yes.

<https://youtu.be/dJ90kxRgtJE?t=10634>

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/dJ90kxRgtJE?t=10774>

Commissioner Barron asked staff about status on the Short-Term Vacation Rental ordinance. Barron also notified all he would be absent from the November 17th meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

<https://youtu.be/dJ90kxRgtJE?t=10931>

Graham notified the HASLO (Housing Authority of the City of San Luis Obispo) project went to City Council and was approved 4-1; appeals denied.

Graham also notified the Commissioners the August 4th Planning Commission meeting maybe canceled due to no Public Hearings at this time.

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G. ADJOURNMENT

The meeting adjourned at 6:03 p.m. to the next scheduled Planning Commission meeting via teleconference, on August 4, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary