

AGENDA ITEM: A-2

DATE: JANUARY 19, 2021

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 20, 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 Cindy Jacinth Nancy Hubbard Amy Sinsheimer	Community Development Director Senior Planner Contract Planner Placeworks Consulting

ESTABLISH QUORUM AND CALL TO ORDER

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-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- NONE

A. CONSENT CALENDAR

<https://youtu.be/jphj8jKUHGY?t=119>

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

MOTION: Commissioner Stewart moved to receive and file the Current and Advanced Planning Processing List. Commissioner Luca seconded, and the motion passes 5-0, with Stewart, Lucas, Ingraffia, Barron, and Luhr voting yes.

<https://youtu.be/jphj8jKUHGY?t=145>

B. PUBLIC HEARING

<https://youtu.be/jphj8jKUHGY?t=190>

B-1 Case No.: CUP20-05/CDP20-012

Site Location: 1148 Market Ave, Morro Bay, CA

Request: Approval of Conditional Use Permit No. CUP20-05 and Coastal Development Permit No. CDP20-012 for new construction of a new 2-story 1635-sf home with a 463-sf attached garage. The parcel is 6,633 sf and is in a R-2/PD/SP zoning & overlay area. The site is not within the Coastal Appeals Jurisdiction. The project also includes a JADU and an ADU, which in accordance with Gov. Code 65852.2 will be approved ministerially.

CEQA Determination: Exempt under 15303, Class 3a for new residential in a residential zone; and 15301, Class 1a for alterations to existing facilities.

Staff Recommendation: Approve the CUP20-05 and CDP20-012 with conditions of approval.

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS -

Commissioner Stewart spoke to the applicant.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/jphi8jKUHGY?t=971>

Sean Green, Morro Bay, commended the applicant for moving forward with the project despite all the challenges that come with the property.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/jphi8jKUHGY?t=1100>

Discussion, comments, and questions from the Commissioners.

MOTION: Commissioner Stewart moved to approve PC Resolution 17-20, a resolution of the Morro Bay Planning Commission for approval of conditional use permit CUP20-05 and coastal development permit CDP20-012 for the proposed new residential construction project at 1148 Market Avenue in Morro Bay. Vice-Chairperson Barron seconded the motion, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia, and Luhr voting yes.

<https://youtu.be/jphi8jKUHGY?t=1792>

B-2 Case No.: *Plan Morro Bay: General Plan/Local Coastal Program Update*

Site Location: Citywide

Applicant/Project Sponsor City of Morro Bay

Proposed Project: Review of Adoption Hearing Draft of Plan Morro Bay: General Plan/ Local Coastal Program Update. The Public Draft was released for public review in 2018 and reviewed by the General Plan Advisory Committee (GPAC) and the Planning Commission (PC). The Plan Morro Bay Adoption Hearing Draft incorporates public comments, GPAC, PC, and Coastal Commission staff comments into an Adoption Hearing Draft now available for public review. Plan Morro Bay is an integrated General Plan and Local Coastal Program Land Use Plan which is proposed to update the City's existing separate General Plan adopted in 1988 and Local Coastal Program certified by the Coastal Commission in 1984.

CEQA Determination: Environmental Impact Report

Staff Recommendation: Review the adoption hearing draft of Plan Morro Bay and provide recommendation to City Council for adoption.

Staff Contact: Scot Graham, Community Development Director (805) 772-6291

<https://youtu.be/jphi8jKUHGY?t=1942>

Sinsheimer presented the staff report.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/jphi8jKUHGY?t=2923>

Sean Green, Morro Bay, stated the General Plan's scope of work was vast for the size of Morro Bay. Green thanked the Commissioners and staff for reviewing the documents.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/jphi8jKUHGY?t=2980>

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/jphi8jKUHGY?t=2988>

Erica Crawford, Morro Bay Chamber of Commerce, also thanked the Commissioners and staff for spending so much time on the document and noted it was instrumental for the future of the community. Crawford also thanked the volunteers in the community for all the work they do.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/jphi8jKUHGY?t=3045>

The Commissioners and staff reviewed the General Plan/LCP Update.

MOTION: Commissioner Stewart moved to continue the special meeting to November 4, 2020. Vice-Chairperson Barron seconded the motion, and the motion passes 5-0, with Stewart, Barron, Lucas, Ingraffia, and Luhr voting yes.

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS – NONE
- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

ADJOURNMENT

The meeting adjourned at 9:37 p.m. to the next scheduled Planning Commission meeting via teleconference, on November 4, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary