

AGENDA ITEM: A-3

DATE: FEBRUARY 2, 2021

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – DECEMBER 1, 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, Inc.

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/ffp88RBzGuo?t=48>

Commissioner Lucas notified the Commissioners and staff that he will not be re-applying for the next term of Planning Commissioner.

Chairperson Luhr notified the Commissioners and staff that he will be resigning at the end of the year.

PUBLIC COMMENT PERIOD

<https://youtu.be/ffp88RBzGuo?t=140>

Kristen Headland, Morro Bay, spoke of the density change made for the ten acre parcel located at 3300 Panorama Drive. Headland stated there were many discussions and information provided at meetings, and was told the density would be corrected, but still has not seen the change. Headland would like the area to be changed back to the moderate density.

Sean Green, Morro Bay, stated he submitted an email to the Planning Commission regarding the General Plan. Green agrees with most of what is in the General Plan but is more concerned with the lateral/vertical access and view corridor at the Embarcadero. Green also proposed a potential sidewalk pathway for the Maritime Museum.

Betty Winholtz, Morro Bay, responded to Kristen Headland's comments. Winholtz stated the importance to Headland's testimony is the Senate Bill 330, which states the City cannot reduce the density on the property.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=741>

Comments from the Commissioners.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –

Commissioner Lucas spoke with Winholtz and Headland regarding the density for the 3300 Panorama Drive property. Lucas noted in the 1982 Local Plan, it stated the term “moderate” was used for the R-1 zone and the term “medium” was specifically used for the R-2 zone.

Graham responded.

Commissioner Stewart also met with Winholtz and Headland to discuss the 3300 Panorama Drive property.

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/ffp88RBzGuo?t=1198>

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

A-2 Approval of minutes from the Planning Commission meeting of September 1, 2020.
Staff Recommendation: Approve minutes as submitted.

Commissioner Lucas requested to pull the Current and Advanced Planning Processing List for discussion.

Jacinth responded.

MOTION: Commissioner Stewart moved to approve the Planning Processing List. Vice-Chairperson Barron seconded, and the motion passes 5-0, with Stewart, Barron, Lucas, Ingraffia, and Luhr voting yes.

<https://youtu.be/ffp88RBzGuo?t=1406>

B. PUBLIC HEARING

B-1 Case No.: CDP20-015/CUP20-06/PKG20-04
Site Location: 603 Driftwood Street, Morro Bay, CA
Project Description: Conditional Use Permit, Coastal Development Permit, and Parking Exception approval for a two-story addition of 548 sf to the back of an existing 838 square foot non-conforming single-family home with a 464 square foot detached garage. A Conditional Use Permit and a Coastal Development Permit with a discretionary review and approval process is required because of the size of the addition and the non-conforming conditions of the existing home. A parking exception is required because the home has only a single car garage. The site is zoned R-2 and is not in the coastal appeals jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301, Class 1e
Staff Recommendation: Conditionally Approve the project subject to Finding and Conditions.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov
<https://youtu.be/ffp88RBzGuo?t=1442>

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS - NONE

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/ffp88RBzGuo?t=1833>

Jon Hubbard, applicant, described his project to the Commission.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/ffp88RBzGuo?t=1942>

Discussion between the Commissioners and staff.

MOTION: Commissioner Stewart moved to approve Conditional Use permit CUP20-06, Coastal Development permit CDP20-05 and Parking Exception permit PKG20-04, for a two-story addition and an existing non-conforming single family home with a detached non-conforming garage. Commissioner Lucas seconded the motion, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia, and Luhr voting yes.

<https://youtu.be/ffp88RBzGuo?t=2029>

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: A continued Public Hearing for review of the adoption draft for the General Plan/ Local Coastal Program Update known as “Plan Morro Bay”. 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 a 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. This item is continued from the 10/20/20, 11/4/20, and 11/17/20 public hearings.

CEQA Determination: Environmental Impact Report

Staff Recommendation: Review adoption 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/ffp88RBzGuo?t=2092>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioners Stewart and Ingraffia previously spoke to the leaseholders.

Chairperson Luhr spoke to Cathy Novak.

Cathy Novak, Embarcadero leaseholder group representative, presented her report.

Chairperson Luhr opened the Public Comment period and seeing none closed the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=2769>

The Commissioners presented their questions to staff and Novak.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=7533>

Green commented on the Embarcadero lateral access.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=7678>

The Commissioners and staff continue to review the Plan Morro Bay: General Plan/Local Coastal Program Update.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=9008>

Winholtz asked the Commissioners if they would be addressing the Environmental Justice Element tonight because the Embarcadero leaseholder comments have been dominating the evening. Winholtz would like the Commission to move onto the other elements.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=9096>

The Commissioners and staff continue to review the Plan Morro Bay: General Plan/Local Coastal Program Update.

MOTION: Commissioner Ingraffia moved to continue the discussion of the Plan Morro Bay: General Plan/Local Coastal Program Update to the next Planning Commission meeting on December 15th. Commissioner Lucas seconded the motion, and the motion passes 5-0, with Ingraffia, Lucas, Stewart, Luhr, and Barron voting yes.

<https://youtu.be/ffp88RBzGuo?t=14654>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/ffp88RBzGuo?t=14767>

Commissioner Ingraffia commented he will miss Commissioner Lucas and Chairperson Luhr.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/ffp88RBzGuo?t=14897>

Graham asked Chairperson Luhr for clarification on his last day on the Planning Commission.

ADJOURNMENT

The meeting adjourned at 10:08 p.m. to the next scheduled Planning Commission meeting via teleconference, on December 1, 2021 at 6:00 p.m.

Gerald Luhr, Chairperson

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ATTEST:

Scot Graham, Secretary