

AGENDA ITEM: A-3

DATE: SEPTEMBER 21, 2021

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 1, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Jennifer Ford	Commissioner
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
STAFF:	Scot Graham	Community Development Director
	Abby Miramontes	Planning Intern

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

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/mzwouZ6FTxk?t=92>

Chairperson Stewart pulled CDP21-007, regarding activity at 2083 Seaview Avenue.

Graham responded.

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of March 2, 2021.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of March 16, 2021.
Staff Recommendation: Approve minutes as submitted.

Commissioner Rodriguez stated he will abstain from the motion because he was not a Planning Commissioner at the time.

MOTION: Vice-Chairperson Roschen moved to approve the Consent Calendar. Commissioner Ford seconded, and the motion passes 4-0, with Rodriguez abstaining and Roschen, Ford, Ingrassia, and Stewart voting yes.

B. PUBLIC HEARING <https://youtu.be/mzwouZ6FTxk?t=169>

- B-1** **Case No.:** CPO-515/UPO-455
Site Location: 396 Hill Street, Morro Bay, CA
Applicant/Project Sponsor: Scott Godfrey
Proposed Project: Request for Time Extension of Coastal Development Permit CPO-515 and Minor Use Permit UPO-455. The CDP was approved on May 8, 2017 for new construction of a duplex residence on a vacant lot at 396 Hill. The Minor Modification MIN21-002 was approved on March 9, 2021, for minor exterior design changes. Unit A is 2,212 sf with a 720 sf garage. Unit B is 2,426

sf with a 608 sf garage. The project site is in the MCR/R-4/SP zone and located outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303 Class 3b

Staff Recommendation: Approve 1-year extension

Staff Contact: Abbigail Miramontes, Planning Intern, (805) 772-6213,
amiramontes@morrobayca.gov

Miramontes presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/mzwouZ6FTxk?t=519>

Scott Godfrey, applicant, provided information regarding the request for an extension.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/mzwouZ6FTxk?t=596>

MOTION: Commissioner Rodriguez moved to approve the staff recommendation for the permit extension. Commissioner Ingraffia seconded, and the motion passes 5-0, with Rodriguez, Ingraffia, Ford, Ingraffia, Roschen, and Stewart voting yes.

<https://youtu.be/mzwouZ6FTxk?t=633>

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS

D-1 Update from Planning Commission development review subcommittee. Item provides an opportunity for the subcommittee to update the full Planning Commission on the status related to evaluation and improvement of the City's development review process. This is a discussion items and does not include a staff report.

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291,
sgraham@morrobayca.gov.

Graham provided an update for Planning Commissioners.

The Commissioners presented their questions to staff.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/mzwouZ6FTxk?t=908>

Commissioner Ford announced two (2) events coming up in Morro Bay:

- Marine Swap Meet, June 26th, 8 a.m., behind the Maritime Museum
- Surf Camp benefit, June 25th, 12 p.m. – 4 p.m., BB-Q, Potluck, & Blood drive, Movement for Life Therapy, 890 Shasta Ave.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 1, 2021

Commissioner Rodriguez spoke about various ideas he had for the community benefit subcommittee. He will be sharing an article with the Commissioners regarding an example of community benefit from San Jose.

Commissioner Ingraffia asked staff for an update on the wind energy project.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/mzwouZ6FTxk?t=1731>

Reminded the Commissioners the next Planning Commission meeting will be canceled.

G. ADJOURNMENT

The meeting adjourned at 5:29 p.m. to the next scheduled Planning Commission meeting via teleconference, on July 6, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary