

AGENDA ITEM: A-2

DATE: OCTOBER 5, 2021

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 20, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart Bill Roschen Jennifer Ford Joe Ingraffia Mike Rodriguez	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/OzbwK4PJNJ8?t=57>

Commissioner Ford shared a couple of announcements.

- Morro Bay Beautiful and the City of Morro Bay will be celebrating the City of Morro Bay's 150th Founding Birthday on September 11th, at the Morro Bay Community Center, 2 p.m. – 4 p.m., \$1 Admission.
- The Morro Bay Maritime Museum will show a viewing of their movie "Once the Abalone Capital of the World", at the Bay Theater, Sunday, August 27th, 7 p.m. Tickets available at the Maritime Museum Monday - Thursday, 10 a.m. to 2 p.m.

PUBLIC COMMENT PERIOD

<https://youtu.be/OzbwK4PJNJ8?t=170>

Sean Green, Morro Bay, made a comment of his appreciation for the posting of the public correspondence before the meeting.

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-08-21, 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=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>
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/OzbwK4PJNJ8?t=241>

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

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

B. PUBLIC HEARING

<https://youtu.be/OzbwK4PJNJ8?t=298>

- B-1** **Case No.:** MAJ20-004 (Concept/Precise)
Site Location: 715 Embarcadero, Morro Bay, CA
Proposal: Conditional Use Permit Amendment (Major Modification) for 715 Embarcadero Rd to allow for conversion of a commercial fishing wharf to Harborwalk coastal public access, addition of a new 448sf retail space, 461sf of street-facing outdoor dining, and commercial façade improvements. The lease site (#80/81 and 80W/81W) is an existing single story building with street facing visitor-serving retail and a bay-facing 1,025sf commercial fish processing wharf and 580sf outdoor covered patio area and windscreen. Specifically, the project proposes removal of the commercial fish processing wharf area, removal of the outdoor covered patio and installation of new 10 foot wide bayside lateral access and new 10’ wide fiberglass deck to provide coastal public access where none

currently exists by providing a gap connection to the lease sites to the north and south, as well as remove 5 existing wood piles and repair of 3 pilings to remain for support of the Harborwalk. Project also proposes interior building renovations with a new approx. 448sf retail space; and related commercial façade improvements. No expansion of the existing building square footage is proposed, nor is any height increase proposed. The project is located in the WF/PD/S4 zoning district and is within the Coastal Commission Original Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301

Staff Recommendation: Forward favorable recommendation to City Council for approval.

Staff Contact: Cindy Jacinth, Senior Planner, cjacinth@morrobayca.gov, (805) 772-6577

Jacinth announced the applicant requested a continuance to a date uncertain in order to make further changes of the project.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/OzbwK4PJNJ8?t=393>

Sean Green, Morro Bay, stated he wasn't aware the item was pulled for continuance, but wished the applicant the best with their review.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OzbwK4PJNJ8?t=438>

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

C. NEW BUSINESS

<https://youtu.be/OzbwK4PJNJ8?t=487>

C-1 City Council Goals and Objectives Update and receipt of Planning Commission input for the upcoming 2021/2022 goals and Objectives setting process.

Scott Collins, City Manager, gave an overview of the City's goals and processes.

Graham presented a general overview of the City Council's goals and objectives.

Questions and comments from the Commissioners.

D. UNFINISHED BUSINESS

<https://youtu.be/OzbwK4PJNJ8?t=4583>

D-1 Planning Commission Development Review Subcommittee Update. Item provides an opportunity for the subcommittee to update the full Planning Commission on status related to evaluation and improvement of the City's development review process.

This is a discussion item and does not include a staff report.

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

Graham gave the Commissioners an update on the development review subcommittee.

- D-2** Planning Commission Public Benefit subcommittee update. Item provides an opportunity for the subcommittee to update the full Planning Commission on the status related to evaluation and development of a public benefits master list for the City.
This is a discussion item and does not include a staff report.
Staff contact: Scot Graham, Community Development Director; (805) 772-6291, sgraham@morrobayca.gov

Graham gave the Commissioners an update on the Public Benefit subcommittee update.

- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/OzbwK4PJNJ8?t=4940>

Chairperson Stewart requested if staff could forward a copy of the Draft Historic Preservation Ordinance to the Commissioners.

Commissioner Rodriguez asked staff if the Commissioners would have the opportunity to take a tour of the site for the Vistra battery project.

Graham responded to the Commissioners questions.

- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

- G. ADJOURNMENT

The meeting adjourned at 7:25 p.m. to the next scheduled Planning Commission meeting via teleconference, on August 3, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary