

AGENDA ITEM: A-2

DATE: JANUARY 18, 2022

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 21, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart Bill Roschen Joe Ingraffia Mike Rodriguez Vacant	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/mM1AIQhz3Og?t=56>

Chairperson Stewart read Commissioner Jennifer Ford's email regarding her acceptance as the new City Council member.

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-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=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/mM1AIQhz3Og?t=254>

- 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 18, 2021.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of June 1, 2021.
Staff Recommendation: Approve minutes as submitted.
- A-4** Approval of minutes from the Planning Commission meeting of July 6, 2021.
Staff Recommendation: Approve minutes as submitted.

Chairperson Stewart clarified the comments she made regarding applying for the Planning Commission was for the public and not for the Planning Commissioners.

Commissioner Rodriguez asked if the goals and objective/public benefit committees were noted in the minutes somewhere.

Graham responded and will forward a copy of the minutes to the Commissioner's.

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

<https://youtu.be/mM1AIQhz3Og?t=399>

B. PUBLIC HEARING

<https://youtu.be/mM1AIQhz3Og?t=439>

- 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, conversion of existing 470sf interior fish

processing area to new 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 4 existing wood piles and repair of 3 pilings to remain for support of the Harborwalk. Project also proposes interior building renovations of interior 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 presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Chairperson Stewart and Commissioner's Ingraffia and Roschen communicated with the applicant and Cathy Novak.

The Commissioner's presented their questions to staff.

Jacinth responded to the Commissioner's questions.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/mM1AIQhz3Og?t=2948>

Cathy Novak, agent for the applicant, provided an overview of the project.

Sean Green, Morro Bay, stated his concerns about the project.

Mark Travis, owner of Dolphin Company T-Shirt, presented his concerns with the outdoor dining in the pedestrian area in front of the business.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/mM1AIQhz3Og?t=3868>

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/mM1AIQhz3Og?t=4065>

Commissioner Rodriguez presented his questions Mark Travis.

Travis responded to Commissioner Rodriguez questions.

Chairperson Stewart closed the Public Comment period
<https://youtu.be/mM1AIQhz3Og?t=4309>

Discussion and comments between the Commissioner's, staff, and Novak.

MOTION: Vice-Chairperson Roschen moved to continue to the October 5th Planning Commission meeting with the flexibility for Novak to move the date if needed. Commissioner Rodriguez seconded, and the motion passes 3-1, with Roschen, Rodriguez, Ingraffia voting yes and Stewart voting no.
<https://youtu.be/mM1AIQhz3Og?t=7646>

C. NEW BUSINESS

<https://youtu.be/mM1AIQhz3Og?t=7969>

C-1 Review of Public Parking Management Study by Walker Consultants.
Staff recommendation: Receive the staff report and presentation on the Walker parking study, provide comment and recommend next steps, if any.
Staff Contact: Scot Graham, Community Development Director, sgraham@morrobayca.gov, (805) 772-6291

City Manager Scott Collins provided an overview of the public parking management study by Walker Consultants.

Steffen Turoff, consultant, presented the report for the public parking management study.

The Commissioners presented their questions to the consultant.

Turoff responded to the Commissioner's questions.

Discussion between the Commissioners, staff, and consultant.

Chairperson Stewart opened the Public Comment period, and seeing none, closed the Public Comment period.
<https://youtu.be/mM1AIQhz3Og?t=11456>

D. UNFINISHED BUSINESS

<https://youtu.be/mM1AIQhz3Og?t=11677>

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 provided an update to the Commissioners.

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 provided an update regarding the presentation in October.

Chairperson Stewart stated she communicated with a resident who was interested in public benefits. Stewart encouraged her to forward them to the Community Director.

Commissioner Rodriguez stated the Council liaison was supportive of the subcommittee groups.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/mM1AIQhz3Og?t=11956>

Chairperson Stewart stated she was in on an email between Vice-Chairperson Roschen and Council liaison Jeff Heller regarding putting together a subcommittee for trees with the possibility of working with Public Works. Heller believed the Planning Commission could make a motion to pass the subcommittee.

Commissioner Rodriguez commented regarding tree and public benefits

Graham reminded the Planning Commissioners this was an item they've already forwarded to the City Council for consideration of goals, so the subcommittee might be premature at this point.

Comments from Commissioner Rodriguez regarding trees and the public benefits addressing trees.

MOTION: Vice-Chairperson Roschen requested the ability to form a joint ad hoc group including the PWAB (Public Works Advisory Board) from Council. Chairperson Stewart seconded, and the motion passes.
<https://youtu.be/mM1AIQhz3Og?t=12059>

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Graham notified the Commissioners the Senate Bill 9 was signed by the Governor on November 16th. Graham explained it would do away with single family zoning. Graham will provide a copy to the Commissioners.

Graham addressed the question regarding the subcommittee discussion Commissioner Rodriguez thought was not included in the Planning Commission minutes.

G. ADJOURNMENT

The meeting adjourned at 9:24 p.m. to the next scheduled Planning Commission meeting via teleconference, on October 5, 2021, at 6:00 p.m.

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Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary