

AGENDA ITEM: A-3

DATE: FEBRUARY 1, 2022

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 2, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
	Vacant	Commissioner

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

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-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/4cr3G_pUZ5M?t=95

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

Received and filed by the Planning Commission.

B. PUBLIC HEARING

https://youtu.be/4cr3G_pUZ5M?t=123

B-1 Case No.: CUP20-15 and PKG 20-05

Site Location: 405 Elena Street, Morro Bay, CA

Request: A continued Public Hearing for Planning Commission approval of a Conditional Use Permit No CUP20-15 and Parking Exception (PKG20-05) for a 362-sf addition to an existing 906 sf home with an attached 375 sf garage. Net of some demo necessary to connect the new addition, the project will result in total livable area after the addition of 1177-sf, plus the existing attached garage of 375-sf. The addition to this existing home requires a Conditional Use Permit because the home is non-conforming, and the addition is larger than 25% of the existing square footage. A parking exception is required because the garage is undersized for a 2-car garage. The parcel is 3106 sf, is in a R-1/S.2 zoning district and is not within the Coastal Appeals Jurisdiction

CEQA Determination: Categorically Exempt, Section 15301, Class 1.

Staff Recommendation: Conditionally approve

Staff Contact: Nancy Hubbard, Contract Planner nhubbard@morrobayca.gov

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period and seeing none, closed the Public Comment period.

https://youtu.be/4cr3G_pUZ5M?t=567

Discussion between the Commissioners and staff.

MOTION: Vice- Chairperson Roschen moved to approve staff recommendation. Commissioner Rodriguez seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, and Stewart voting yes.
https://youtu.be/4cr3G_pUZ5M?t=729

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
https://youtu.be/4cr3G_pUZ5M?t=832

Graham followed up with the Commissioners regarding membership to APA (American Planning Association).

Graham notified the Commissioners the zoning code will be coming back to the Commission in December, along with the changes in the General Plan/LCP.

Graham has received waterfront design guideline comments from Chairperson Stewart and Commissioner Ingraffia but will need comments from Commissioners Roschen and Rodriguez.

G. ADJOURNMENT

The meeting adjourned at 6:19 p.m. to the next scheduled Planning Commission meeting via teleconference, on November 16, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary