

AGENDA ITEM: A-2

DATE: NOVEMBER 20, 2018

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 04, 2018
VETERAN’S MEMORIAL BUILDING– 6:00 PM

PRESENT:	Michael Lucas Richard Sadowski Joe Ingraffia Jesse Barron	Vice-Chairperson Commissioner Commissioner Commissioner
ABSENT:	Gerald Luhr	Chairperson
STAFF:	Scot Graham Joan Gargiulo Amy Sinsheimer	Community Development Director Assistant Planner Michael Baker International

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/xoWx2m0jD-0?t=2m26s>

Commissioner Ingraffia announced the Morro Bay Open Space Alliance is having a block party to help preserve Cerritos Peak on September 22nd and will be opened to the public.

Commissioner and Sadowski announced in October there will be a skateboard race sponsored by the Skate Board Parks Museum.

PUBLIC COMMENT PERIOD
<https://youtu.be/xoWx2m0jD-0?t=3m54s>

Janice Wolf, representative for the Healthy Communities Workgroup. Wolf explained the group is a subcommittee of Heal SLO, the County Obesity Prevention Coalition. Wolf described the mission of the group and announced there will be a free Community workshop at the SLO Veteran’s Hall on October 4th, at 1 p.m. to 6 p.m.

Vice-Chairperson Lucas closed the Public Comment period.
<https://youtu.be/xoWx2m0jD-0?t=6m40s>

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/xoWx2m0jD-0?t=6m46s>

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 15, 2018.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Ingraffia moved to approve the Consent Calendar. Commissioner Barron seconded, and the motion passed (4-0).

<https://youtu.be/xoWx2m0jD-0?t=7m8s>

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 Case No.: UP0-463 and CP0-525

Site Location: 1501 Quintana Road, Morro Bay, CA

Proposal: The Applicant proposes to construct a 420-panel solar array mounted on top of a proposed carport structure. Specifically, the proposed structure is 231’8” long and 39’6” wide and tilted towards the south. The southern edge of the structure is 14 ft. high while the northern edge of the structure is approximately 20’10” high. The project proposal includes eleven (11) support columns with pier footings, a solar sub panel adjacent to the proposed structure, and approximately 500 ft. of conduit run in a trench to an existing electrical room on site.

CEQA Determination: Mitigated Negative Declaration SCH #2018061050

Staff Recommendation: Conditionally approve

Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

<https://youtu.be/xoWx2m0jD-0?t=7m20s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

Vice-Chairperson Lucas opened the Public Comment period.

<https://youtu.be/xoWx2m0jD-0?t=13m36s>

Bill Martony, Morro Bay, stated his concerns of the visibility of the solar panels from the highway, but noted he is in favor of the project.

Vice-Chairperson Lucas closed the Public Comment period.

<https://youtu.be/xoWx2m0jD-0?t=14m29s>

Comments from the Commissioners.

MOTION: Commissioner Barron moved to approve UP0-463/CP0-525, PC Resolution 26-18, to construct a 420-panel solar array mounted on top of a proposed carport structure at 1501 Quintana Road, with added conditions; parking lot clearly marked “not for overnight use” and agree not to cut down too many trees.

Commissioner seconded, and the motion passed (3-0), with Ingraffia voting no.

<https://youtu.be/xoWx2m0jD-0?t=30m50s>

B-2 Case No.: *Plan Morro Bay: General Plan/Local Coastal Program Update*

(continued from the August 23, 2018 Planning Commission meeting)

Site Location: Citywide

Applicant/Project Sponsor City of Morro Bay

Proposed Project: General Plan/ Local Coastal Program Update known as “Plan Morro Bay” public draft was released for public review in May 2018 and has been

reviewed by the General Plan Advisory Committee (GPAC). 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.

Online link: <http://www.morro-bay.ca.us/DocumentCenter/View/11817/Plan-Morro-Bay-LCP-Public-Draft-May-2018>

CEQA Determination: Environmental Impact Report

Staff Recommendation: Take public comment, review, and provide further comments and recommendations on public draft of Plan Morro Bay

Staff Contact: Scot Graham, Community Development Director (805) 772-6291
<https://youtu.be/xoWx2m0jD-0?t=32m8s>

Lucas presented his questions to staff before discussion.

Graham responded to Lucas' questions.

Discussion between Commissioners and staff.

Sinsheimer reviewed the status update with the Commissioners.

Staff and Commissioners reviewed chapters of the Plan Morro Bay: General Plan/Local Coastal Program Update.

Vice-Chairperson Lucas opened the Public Comment period.
<https://youtu.be/xoWx2m0jD-0?t=51m58s>

Martony, responded to Commissioner Sadowski's comments on the General Conservation Easement, and spoke about the bird sanctuary. Martony stated there are areas which need to be conserved.

Kristen Headland, Morro Bay, stated her concerns on chapter 4B Conservation Element, C-18 regarding the 25-foot limit for Environmental Sensitive Habitat Area (ESHA). Headland would like for the Commission to review the ESHA again and raise the buffer to a 50-foot limit.

Marla Jo Sadowski, Morro Bay, stated her concerns for Morro Bay regarding Greenhouse Gas emissions. Spoke about her concerns for the proposed Waste Water Treatment Plant (WWTP) and the habitats Morro Bay has to offer.

Mandy Davis, Morro Bay, stated her concerns for the ESHA areas and noted the current map doesn't include the historic ESHA. Davis suggested the Commission look at the old maps and place the ESHA back before making a recommendation to City Council.

Vice-Chairperson Lucas closed the Public Comment period.
<https://youtu.be/xoWx2m0jD-0?t=1h5m15s>

Discussion and comments from the Commissioners.

Vice-Chairperson Lucas opened the Public Comment period.
<https://youtu.be/xoWx2m0jD-0?t=1h54m3s>

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Ron Wood, Morro Bay stated he had a guidebook for Congestion Mitigation in Air Quality Improvement Programs. Wood summarized the information contained in the guidebook and noted there was also a website.

Martony, spoke about the ESHA and suggested the Commission review the 1997 map which contains the designated ESHAs.

Vice-Chairperson Lucas closed the Public Comment period.
<https://youtu.be/xoWx2m0jD-0?t=1h56m28s>

Commissioners and staff continued to review Plan Morro Bay chapters.

Vice-Chairperson Lucas opened the Public Comment period.
<https://youtu.be/xoWx2m0jD-0?t=3h37m45s>

Betty Winholtz, Morro Bay, stated her concerns with the labeling and language of the map and noted it was very confusing.

Commissioners and staff continued review of the Plan Morro Bay chapters.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS
<https://youtu.be/xoWx2m0jD-0?t=4h11s>

Commissioner Barron asked staff if there could be a future agenda on how to beautify the Embarcadero.

Graham responded to Commissioner Barron's question.

Commissioner Sadowski announced he attended the Climate Reality Project in Los Angeles. Sadowski stated the meeting was about climate change impacts. Sadowski asked the Commission if they would be interested in watching a 10-minute Power point presentation and requested staff to coordinate with the Commissioners for the viewing.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 10:05 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 18, 2018 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary