

AGENDA ITEM: A-3

DATE: AUGUST 18, 2020

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 16, 2020
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Gerald Luhr Jesse Barron Joe Ingraffia Michael Lucas Susan Stewart	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham	Community Development Director

ESTABLISH QUORUM AND CALL TO ORDER

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/MNamEUsMbUE?t=135>

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

A-2 Approval of minutes from the Planning Commission meeting of April 7, 2020.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Lucas moved to approve the Consent Calendar. Commissioner Stewart seconded, and the motion passes 3-0, with Lucas, Stewart, & Luhr voting yes. Commissioner Ingraffia & Vice-Chairperson Barron were unavailable due to technical difficulties.

<https://youtu.be/MNamEUsMbUE?t=166>

B. PUBLIC HEARING - NONE

C. NEW BUSINESS

<https://youtu.be/MNamEUsMbUE?t=220>

C-1 Annual Water Report and Recommendation for Allocation of Water Equivalency Units (WEU's) for FY 2020-21

Staff Recommendation: Planning Commission review the annual water report and allocation and forward a recommendation to Council to allocate 50 WEU's to residential development and 65 WEU's to commercial development.

Damaris Hanson, City of Morro Bay Environmental Programs Manager presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/MNamEUsMbUE?t=2584>

Betty Winholtz, Morro Bay, voiced her concerns regarding the water issues and how it affects the residents.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/MNamEUsMbUE?t=2844>

Discussion between the Commissioners and staff.

MOTION: Commissioner Lucas move to approve a recommendation to City Council the allocation of 50 Water Equivalency Units (WEU's) for residential development and 65 WEU's for commercial development for a total of 115 WEU's for fiscal year 2020-21. Commissioner Stewart seconded, and the motion passes 4-0, with Lucas, Stewart, Ingraffia, and Luhr voting yes. Vice-Chairperson Barron could not vote due to technical difficulties.

<https://youtu.be/MNamEUsMbUE?t=3199>

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/MNamEUsMbUE?t=3315>

Commissioner Stewart notified the Planning Commission the vacation rental ordinance will be reviewed by the vacation rental committee next week. Stewart asked staff how long a project like Sonic could be active in the permit process. Stewart was concerned about how other future projects would be impacted. Stewart asked staff if this should be agendized or would it be up for a discussion.

Chairperson Luhr asked staff for an update on the roundabout project on Highway 41 and Main Street, and the Cal Trans project to update the chain link fencing along Highway 1 and Main Street.

Graham responded to the Commissioners questions.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

<https://youtu.be/MNamEUsMbUE?t=3832>

Graham updated the Commissioners on the vacation rental ordinance and upcoming agenda items.

G. ADJOURNMENT

The meeting adjourned at 7:05 p.m. to the next scheduled Planning Commission meeting via teleconference, on July 7, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary