

AGENDA ITEM:     A-2    

DATE:     May 15, 2018    

ACTION:     APPROVED    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 6, 2018  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr	Chairperson
	Michael Lucas	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Jesse Barron	Commissioner
STAFF:	Scot Graham	Community Development Director
	Cindy Jacinth	Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/BuICU-TjDPY?t=2m13s>

Commissioner Sadowski announced he attended the Ocean Protection Council meeting in Sacramento and stated the council adopted a resolution in response to BOEM's interest in the off-shore drilling in the Central Coast area. Sadowski stated he brought copies of the ordinance for viewing, and gave copies to the Commission and staff.

PUBLIC COMMENT PERIOD

<https://youtu.be/BuICU-TjDPY?t=4m4s>

KC Caldwell, Morro Bay resident, stated she wasn't sure where the height issues were in the agenda, but suggested the issue be moved to the front due to the number of people who would like to comment on the issue.

Dorothy Cutter, Morro Bay resident, requested the Commissioners speak into their microphones so everyone could hear what they're saying and requested the Commission move the height issue to the front of the agenda.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/BuICU-TjDPY?t=1h32m40s>

PRESENTATIONS - NONE

A. CONSENT CALENDAR

<https://youtu.be/BuICU-TjDPY?t=6m59s>

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

A-2 Approval of minutes from the Planning Commission meeting of December 19, 2017.  
**Staff Recommendation:** Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of January 2, 2018.

**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Vice-Chairperson Lucas move to approve the Consent Calendar. Commissioner Ingraffia seconded and the motion passed (5-0).

<https://youtu.be/BuICU-TjDPY?t=7m12s>

**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.

NONE

**C. NEW BUSINESS**

Chairperson Luhr reviewed how the items would be reviewed, then turned it over to staff.

**C-1 Zoning Code Update, Module 2:** Draft Interpretation Provisions, District Development Standards, General Site Regulations, Definitions

**Staff Recommendation:** Review staff report and draft Zoning standards module, hear presentation by consultant, take public comment, discuss and provide feedback to staff.

**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291

<https://youtu.be/BuICU-TjDPY?t=7m36s>

Martha Miller presented the staff report

Introductory Provisions

Chapters 17.01 – 17.05

<https://youtu.be/BuICU-TjDPY?t=11m40s>

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/BuICU-TjDPY?t=20m13s>

Barbara Doerr, Morro Bay resident, was not sure what areas around town were being addressed and didn't receive any diagrams that was shown in the presentation. Doerr presented her questions regarding grading and slopes and noted there was so many groups working on the same issues.

Cutter brought up the grading issue and how the City determines the natural grade. Cutter disagrees with the way the City determines grades and would like for them to re-evaluate how it's determined.

Terry Simons, local Engineer/Building Contractor, spoke of retaining walls and the existing ones in the city which do not conform today's standards. Simons suggested ways in which the City could move forward to work with residents who would like to build a retaining wall or has an existing wall.

KC Caldwell, Morro Bay resident, suggested more chairs be placed for the public and asked if there were any more copies of the Zoning Code Update available for people in the audience. Caldwell stated the character of Morro Bay starts with rules of measurements and is the basis of what is being built. Caldwell noted it was an important component of the zoning code. Caldwell believes the discussion tonight was so important there should be a townhall meeting, and the Commission shouldn't be voting on any of the items tonight.

Chairperson Luhr asked staff to answer questions asked in the Public Comment period.

Graham answered the questions brought up in the Public Comment period.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/BuICU-TjDPY?t=30m49s>

District Regulations  
Chapters 17.04 – 17.09  
Overlay Districts

<https://youtu.be/BuICU-TjDPY?t=49m14s>

Miller presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/BuICU-TjDPY?t=1h2m21s>

Betty Winholtz, Morro Bay resident, suggested the Commission set up a dialogue where they could interact with the public. Winholtz noted the strike outs on the tables were not on text. Winholtz stated it was difficult for the public to relate to, and would like the strike out version to be made available. Winholtz request a visual like a height pole to show the public what the requested height would look like. Winholtz stated she was not against flat roofs and believes it helps preserve the view shed; doesn't want to see this left out of the document. Winholtz spoke about the R-1 zoning being allowed in every district according to the document. She feels if the density is increased in Morro Bay, the R-1 zone should be kept in R-1 zones and multi-family zones in kept in the multi-family zones. Suggested the Commission to use a conceptual review to show the public how a project would look like under the new codes vs. the current code.

Simons, spoke about the setbacks in the city. Simons worried if the setbacks were changed, it would create numerous pre-existing, non-conforming buildings. Simon feels there should be some analysis done by the decision makers and noted the definitions would be critical.

Cutter stated three-story homes are not appropriate in a small beach town. Cutter suggested the Commissioners read Zoning Code Update chapter 17.05.010, because what they're proposing will do away with all the purposes. Cutter stated she doesn't understand why they want to change a small town like Morro Bay and noted the Commissioners should look at the floor area ratio and keep the twenty-five-foot height limit.

Norm Williams, Morro Bay resident, read the Zoning Code Update chapter 17.05.010, sections B and C, and suggested some of the residential guidelines should apply to the commercial guidelines due to residential and commercial areas overlapping in certain areas. Williams was also concerned about the views.

Tina Metzger, Morro Bay resident, was concerned about the maximum height limit and would like the Commission to keep the current height. Metzger read a letter she wrote regarding her concerns and the view sheds in Morro Bay.

Barbara Doerr, Morro Bay resident, spoke about the non-conforming homes in Morro Bay and suggested the Commission incorporate the development standards in the code for a lot size of 4,301. Doerr noted most in Morro Bay need to be corrected and stated the height should stay at twenty-five feet.

Caldwell addressed the lack of strikethroughs in the text. Caldwell commented there was no way of knowing what was changed or taken out of the proposal. Caldwell

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stated the height requirements were not discussed in the General Plan and she would like an explanation for increasing the maximum height limit.

Debbie Highfield, lives on Kings Avenue, stated majority of the homes in Morro Bay are single story and currently there are more three-story homes being built. Highfield would like everyone to learn from cities like San Luis Obispo on what the consequences are when the height limit is raised. Highfield noted some of the City Council members mentioned “Preserving the character of Morro Bay” during last year’s campaign and people voted for that.

Don Headland, 28-year Morro Bay resident, stated he’s not in favor of the height increase. Headland believes the increase would change the character of the city. Headland questioned where the water would come from for new bigger buildings. Headland noted there was no public notification and would like a town hall meeting for a discussion.

Nancy Bast, Morro Bay resident, opposes the height increase and feels the strikeouts should be available to the public so they know what changes have been made. Bast stated it was up to the people of Morro Bay to determine what the town is like, not people who the City hires and commented they should only be here to guide the people and not to change things.

Jeff Odell, Morro Bay resident, left the City Council meeting two weeks ago under the impression the height increase would be stricken. Odell offered some suggestions on a few concepts for designing a building without going outside of the current height limit.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/BuICU-TjDPY?t=1h32m40s>

Discussion between Commissioners and staff.  
<https://youtu.be/BuICU-TjDPY?t=1h49m14s>

Comments and questions from the Commissioners.  
<https://youtu.be/BuICU-TjDPY?t=1h49m15s>

Chairperson Luhr opened the Public Comment period and seeing none, closed the Public Comment period.  
<https://youtu.be/BuICU-TjDPY?t=3h10m24s>

Discussion between Commissioners and staff

Chairperson Luhr opened the Public Comment period.  
<https://youtu.be/BuICU-TjDPY?t=3h26m47s>

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/BuICU-TjDPY?t=3h27m1s>

Discussion between Commissioners and staff

Chairperson Luhr opened the Public Comment period.  
<https://youtu.be/BuICU-TjDPY?t=3h39m34s>

Simons presented his questions to the Commission regarding changes in the zoning areas.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/BuICU-TjDPY?t=3h41m32s>

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Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.  
<https://youtu.be/BuICU-TjDPY?t=4h30m46s>

Simons made suggestions on what he would like to see on the updated report once it was placed online.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/BuICU-TjDPY?t=4h32m23s>

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS  
<https://youtu.be/BuICU-TjDPY?t=4h34m10s>

Chairperson Luhr commented for the need of an Electric Vehicle Charging (EVC) station near the Embarcadero.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT  
<https://youtu.be/BuICU-TjDPY?t=4h35m41s>

Graham updated the Commissioners on the Planning Commissioners Academy in April.

G. ADJOURNMENT

The meeting adjourned at 10:37 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 20, 2018, at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary