

AGENDA ITEM: A-2

DATE: APRIL 7, 2020

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 04, 2020
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Jesse Barron Michael Lucas Susan Stewart Joe Ingraffia	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 / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

ELECTORAL VOTE – New Chairperson and Vice-Chairperson
<https://youtu.be/Wqm9N5Wte5M?t=2m38s>

MOTION: Commissioner Stewart nominated Gerald Luhr as Chairperson. Vice-Chairperson Lucas seconded, and the motion passes 4-0.
<https://youtu.be/Wqm9N5Wte5M?t=3m15s>

MOTION: Commissioner Stewart nominated Jesse Barron as Vice-Chairperson. Commissioner Ingraffia seconded and the motion passes 4-0.
<https://youtu.be/Wqm9N5Wte5M?t=3m49s>

PUBLIC COMMENT PERIOD
<https://youtu.be/Wqm9N5Wte5M?t=4m14s>

Sean Green, Morro Bay, thanked the Commission and staff for listening to his concerns regarding the coastal access and obstructions at the Giovanni property.

Gene Dougherty, architect, stated his concerns regarding parking on the west side on the Embarcadero and the loss of established parking and the potential loss of handicap parking. Dougherty spoke of the legislative grant agreement and stated the City or State need to comply with the agreement.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Wqm9N5Wte5M?t=7m38s>

Graham responded to the Public Comments.

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/Wqm9N5Wte5M?t=8m54s>

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 3, 2019.

Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of December 17, 2019.

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Barron moved to approve the Consent Calendar. Commissioner Stewart seconded, and the motion passes 5-0.

<https://youtu.be/Wqm9N5Wte5M?t=9m9s>

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.:** CDP19-039 / CUP19-13 / LTM19-06

Site Location: 295 Atascadero Road, Morro Bay, CA

Project Description: Coastal Development Permit (CdP19-039), Conditional Use Permit (CUP19-13), and Lot Merger (LTM19-06) for new construction of a 56,358 square foot 83-guest room hotel with indoor pool, fitness room, a meeting room, interior dining and lounge areas, and on-site parking, including 92 vehicle spaces and 19 bicycle parking spaces on a vacant 2 acre lot. The hotel would be 3 stories in height at 35.41 feet above average natural grade and require a modification under the Planned Development Overlay (MBMC 17.40.030) where 30 feet is the requirement in the C-VS base zone district. The Lot Merger action would merge five underlying lots into one lot. The project was previously reviewed as a conceptual review by the Planning Commission on January 15, 2019 and formerly addressed as 233 Atascadero Road. The project is in the Commercial Visitor-Serving (C-VS/PD) zoning district and is located in the Coastal Commission Appeals Jurisdiction.

<https://youtu.be/Wqm9N5Wte5M?t=9m31s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Vice-Chairperson Barron stated he accidentally communicated with SCWA consultant Brandi Cummings.

Commissioner Stewart spoke with the Patel's and Cathy Novak.

Commissioner Luhr spoke with staff.

Jacinth presented the staff report and informed the Commissioners there were some correspondence that came in after the packets were distributed.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/Wqm9N5Wte5M?t=52m8s>

Cathy Novak, representative for the applicant, thanked staff for their recommendations and updated the Commissioners on the project.

Hemant and Jalpa Patel, Applicant, introduced themselves and spoke of their future plans with their business.

Joe Wallach, Morro Bay, stated he supports the project but is not in agreement with the three stories. He doesn't want the uniqueness of Morro Bay to disappear.

Sean Green, Morro Bay resident, stated he is open to reasonable and unreasonable variances as long as the public benefits could offset the significant variance. Green doesn't think the project is ready but supports the idea and applicants.

Betty Winholtz, Morro Bay resident, spoke about her concerns regarding the aesthetics, height limit, and the benefits of the community.

Homer Alexander stated he is a member of the Citizens Finance Committee but is speaking for himself. Alexander stated his concerns regarding the City's budget and how the hotels Transient Occupancy Tax will benefit Morro Bay residents.

Derek Kirk, Director of Community Engagement and Advocacy for Visit SoCal, explained the logistics of his company. Kirk encourages an approval for this project from the Commission.

Jennifer Little, City of Morro Bay Tourism Manager and resident of Morro Bay, stated why the Commission should approve the project and how the project would benefit the City.

Tina Metzger, Morro Bay resident, thanked Novak for answering her questions and City Planner Cindy Jacinth for her help. Metzger stated her concerns regarding the solar panels, traffic and height.

Mimi Goldberg, Morro Bay resident, recommends the Commission not approve the project especially near a high school. Goldberg would like to improve the city but suggests doing it on a smaller scale. She would rather see something built for the elderly, homeless or mentally disabled.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Wqm9N5Wte5M?t=2h28m18s>

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/Wqm9N5Wte5M?t=3h11m51s>

Novak answered the Commissioners questions.

Green suggested locations for tree planting and not reducing parking spaces.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Wqm9N5Wte5M?t=3h17m5s>

Discussion between the Commissioners.

Planning Commission Conditions:

13. Project landscaping shall be evaluated by a third-party arborist or landscape architect to ensure viability of both the proposed trees and to assess potential impacts to the existing off-site Monterey Cypress. Evaluation shall include review of permeable paver installation specification proposed within the dripline of the Monterey Cypress for possible negative impacts to tree roots and the overall health of the trees. Landscape architect shall be chosen by City staff with report submitted to the City for review and acceptance prior to issuance of a building permit. Applicant shall pay for the cost of the peer review. City staff shall prepare a summary report for presentation to Planning Commission.
14. Revise landscaping plan to provide Monterey cypress trees within the finger planter areas within the parking lot on the east side of the property. If necessary, this can be accomplished by consolidating the parking planter areas to provide more tree planting area.
15. Applicant shall work with the School District by making an offer to provide up to 4 Monterey cypress trees at a maximum size of 24-inch box to be used as interplanting among existing row of Monterey cypress trees along the west property boundary. The peer reviewing landscape architect or arborist shall evaluate the efficacy of this concept, in light of the desire to maintain the Monterey cypress rows along the western property line. The Director, subject to concurrence by the peer reviewer, can approve a smaller tree size if it is determined that planting of smaller trees would be more appropriate to achieve the desired result.
16. The applicant shall revise the plans to remove the roof mounted mechanical equipment and to place the equipment within a mechanical well along the south elevation. To make room for the mechanical well, plans shall be revised to remove the shed roof on south elevation. The applicant shall also reduce the height of the parapet surrounding the roof, to the greatest extent feasible, while still providing screening for the roof mounted solar panels as viewed from Highway 1. The applicant shall provide revised drawings depicting both the revised south elevation and the lowered parapet prior to the project moving forward for Council review.

17. The applicant shall revise the plans to carry the corten steel around the upper portion of the rear (north) elevation. Revised elevation drawings to be submitted to the Planning Division for review by the City Council.
18. Revise plans to provide conduit and appropriately rated circuits to accommodate two additional level 3 electric vehicle charging stations on site. Conduit and circuits shall be shown on the plans submitted for building permit review.
19. Provide an exhibit to the Planning Division for inclusion in the City Council staff that shows how the parallel parking spaces located along the west property line can accommodate a parked tour bus.

MOTION Commissioner Stewart moved to approve resolution PC 03-20 forwarding a favorable recommendation to City Council to adopt the Mitigated Negative Declaration (MND) SCH2019129078 with mitigation and monitoring program and conditionally approved concept precise plan approval of Coastal Development Permit CDP19-039 and Conditional Use Permit CUP19-13 for a new construction of 56,358 sq. ft., 83-guest room hotel located at 295 Atascadero Road, Morro Bay hotel with conditions as outlined by the Planning Director. Vice-Chairperson Barron seconded, and the motion passes 5-0. <https://youtu.be/Wqm9N5Wte5M?t=3h30m46s>

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/Wqm9N5Wte5M?t=3h33m28s>

Commissioner Stewart proposed to address Sean Green's comment regarding developing a list of public benefits.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/Wqm9N5Wte5M?t=3h38m48s>

Graham previously spoke to the Commissioners on the requirements/process of how to bring items up to the City Council.

G. ADJOURNMENT

The meeting adjourned at 9:42 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 18, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary