

AGENDA ITEM: A-3

DATE: JANUARY 18, 2022

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 5, 2021
HELD VIA TELECONFERENCE – 6:00 PM

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

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|--------|---------------|--------------------------------|
| STAFF: | Scot Graham | Community Development Director |
| | Cindy Jacinth | Senior 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/6rqrcveu11I?t=128>

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

A-2 Approval of minutes from the Planning Commission meeting of July 20, 2021.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Roschen moved to approve the Consent Calendar. Commissioner Rodriguez seconded, and the motion passes 3-0, with Roschen, Rodriguez, and Stewart voting yes.

<https://youtu.be/6rqrcveu11I?t=154>

B. PUBLIC HEARING

<https://youtu.be/6rqrcveu11I?t=172>

B-1 **Case No.:** MAJ20-004 (Concept/Precise) - *Continued from the 9/21/2021 meeting*

Site Location: 715 Embarcadero, Morro Bay, CA

Proposal: Conditional Use Permit Amendment (Major Modification) for 715 Embarcadero Rd to allow for conversion of a commercial fishing wharf to Harborwalk coastal public access, conversion of existing interior fish processing area to new 470sf retail space, 461sf of street-facing outdoor dining, and commercial façade improvements. The lease site (#80/81 and 80W/81W) is an existing single story building with street facing visitor-serving retail and a bay-facing 1,025sf commercial fish processing wharf and 580sf outdoor covered patio area and windscreen. Specifically, the project proposes removal of the commercial fish processing wharf area, removal of the outdoor covered patio and installation of new 10 foot wide bayside lateral access and new 10' wide fiberglass deck to provide coastal public access where none currently exists by providing a gap connection to the lease sites to the north and south, as well as remove 5 existing wood piles and repair of 3 pilings to remain for support of the Harborwalk. Project also proposes interior building renovations of interior retail space; and related commercial façade improvements. No expansion of the existing building square footage is proposed, nor is any height increase proposed. The project is located in the WF/PD/S4 zoning district and is within the Coastal Commission Original Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301

Staff Recommendation: Forward favorable recommendation to City Council for approval.

Staff Contact: Cindy Jacinth, Senior Planner, cjacinth@morrobayca.gov, (805) 772-6577

Jacinth presented the staff report.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/6rqrcveu11I?t=898>

Cathy Novak, agent for applicant, addressed the comments received. And provided an update for the project.

Martie Travis, Dolphin Shirt Company, provided concerns she had regarding the project and for the safety of the public.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/6rqrcveu11I?t=1438>

Discussion and comments from the Commissioners and staff.

MOTION: Vice-Chairperson Roschen moved to continue to approve major modification permit MAJ20-004 for 715 Embarcadero, with revisions to conditions number fifteen (15) and sixteen (16) and added conditions number seventeen (17) through twenty-three (23). Commissioner Rodriguez seconded. Discussion between the Commissioners regarding the motion.

MOTION: The motion passes 4-0, with Roschen, Rodriguez, Ingraffia, and Stewart voting yes.

Planning Commission revised conditions 15-16 and added conditions 17-23.

15. Public outdoor street-facing dining tables shall be affixed to the ground to avoid movement outside of the approved seating area as shown on project plans dated September 29, 2021 and shall be limited to no more than 4 tables total as shown in the alternate table layout option on project plan sheet A1.3.
16. Final building elevations submitted for building permit approval shall include added glazing in the form of window/door area that equals a minimum of 20% of the square footage of the west facing retail unit's wall area including the new retail unit's door and glass panel at northwest corner of the building.
17. Umbrellas for public outdoor street-facing tables shall be consistent with future City policy guidelines for Embarcadero street furniture design. Umbrellas shall be replaced at the time of building permit issuance to the satisfaction of the Community Development Director.

18. Prior to building permit issuance, Applicant shall submit a landscaping plan for the street-facing plaza that includes all planter areas, including movable pots and planters with objective of being as clutter free as possible.
19. Street-facing tables shall include no-smoking signs such as a circular graphic that illustrates smoking not allowed.
20. Plans submitted for building permit approval shall include a final plan for the Harborwalk that includes slope profiles including in the areas where the harborwalk connects with adjacent lease sites. Plan shall be reviewed and approved by the Community Development Director prior to building permit issuance. Plan shall also be reviewed by Planning Commissioner Roschen.
21. Project plans shall be revised to preserve existing wharf planking and edge curbs for the portion of the wharf that is to remain. Relocate edge curbs to the new footprint on the inside of guardrail.
22. Lighting shall be revised to a warm kelvin color consistent with future City policy guidelines for public area design on the Embarcadero.
23. Existing hoist on the commercial fishing wharf shall be preserved to the greatest extent feasible. Applicant shall work with Staff to identify options for preservation and possible storage.

C. NEW BUSINESS -NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/6rqrcveu11I?t=5090>

Vice-Chairperson Roschen requested the Planning Commission form a subcommittee for the Vistra Master Plan and Battery Energy Storage System Project. Chairperson Stewart and Vice-Chairperson Roschen volunteered to be on the committee. The Planning Commissioner concurred.

Vice-Chairperson Roschen requested to have a discussion regarding the Vistra smokestacks agendized for the next meeting. The Planning Commission concurred.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/6rqrcveu11I?t=6038>

Graham gave an update on the draft zoning code.

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G. ADJOURNMENT

The meeting adjourned at 7:42 p.m. to the next scheduled Planning Commission meeting via teleconference, on October 19, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary