

AGENDA ITEM:   A-2  

DATE:   FEBRUARY 1, 2022  

ACTION:   APPROVED  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – OCTOBER 19, 2021  
HELD VIA TELECONFERENCE – 6:00 PM

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

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD – NONE

<https://youtu.be/PfDFZyvoAto?t=134>

Avideh Haghighi from ZGF Architect, stated Commissioner Roschen asked her to share some important considerations for demolishing the Vistra smokestacks, and & considering preserving/repurposing them.

Ethan Kent from Placemaking X, explained he works globally on placemaking issues, connects, and supports communities globally on public spaces, especially on waterfronts. Kent offered some comments on the opportunities Morro Bay has with their waterfront.

Ann Johnston from Psomas, Environmental Division stated Commissioner Roschen invited her to give her professional perspective on the smokestacks. Johnston stated she had some questions regarding retaining or removing the Vistra smokestacks. Johnston provided some suggestions for the city on the removal or refurbishing of the smokestacks.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/PfDFZyvoAto?t=976>

**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](mailto: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/PfDFZyvoAto?t=986>

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

The consent calendar was received and filed by the Planning Commission.

### B. PUBLIC HEARING

- B-1** **Case No.:** MAJ20-004 (Concept/Precise) - *Continued from the 9/21/2021*  
**Case No.:** CUP20-15 and PKG 20-05  
**Site Location:** 405 Elena Street, Morro Bay, CA  
**Request:** Request for Planning Commission approval of Conditional Use Permit #CUP20-15 and Parking Exception #PKG20-05 for a 362-sf addition to an existing 906 sf home with an attached 375 sf garage. Net of some demo necessary to connect the new addition, the project will result in total livable area after the addition of 1177-sf, plus the existing attached garage of 375-sf. The addition to this existing home requires a Conditional Use Permit because the home is non-conforming, and the addition is larger than 25% of the existing

square footage. A parking exception is required because the garage is undersized for a 2-car garage. The parcel is 3106 sf, is in a R-1/S.2 zoning district and is not within the Coastal Appeals Jurisdiction

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1.

**Staff Recommendation:** Continue to PC meeting of November 2, 2021

**Staff Contact:** Nancy Hubbard, Contract Planner [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

Hubbard explained to the Commissioner's the item would be continued to the November 2<sup>nd</sup> meeting, due to the noticing process was not completed. Hubbard noted public comment will be received.

Chairperson Stewart opened the Public Comment period, and seeing none, closed the Public Comment period.

<https://youtu.be/PfDFZyvoAto?t=1067>

**MOTION:** Commissioner Rodriguez moved to continue to November 2<sup>nd</sup>. Chairperson Stewart seconded, and the motion passes 4-0, with Roschen, Ingraffia, Rodriguez, and Stewart voting yes.

<https://youtu.be/PfDFZyvoAto?t=1094>

C. NEW BUSINESS

<https://youtu.be/PfDFZyvoAto?t=1133>

**C-1 Site Location:** 1140 Allesandro Street, Morro Bay CA; APN: 066-095-004

**Subject:** Conceptual Review of two design schemes for a proposed mixed-use project consisting of 5 new residential condos (townhome-style multi-level construction with shared walls) in a single 2-3 story building. The project is designed with residential frontage on Marengo Drive and the vehicular access, garages and live-work spaces facing Allesandro Street. The project is in a mixed-use zoning district between single family residential on the west and commercial/industrial uses on the east. The design provides parking for 13 cars. The project site is zoned MCR/S.4 and is not within the Coastal Commission Appeals Jurisdiction.

**Staff Recommendation:** Review and provide input

**Staff Contact:** Nancy Hubbard, Contract Planner [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

Hubbard presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Chairperson Stewart and Commissioner Ingraffia visited the site and met with the applicant.

The Commissioner's presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/PfDFZyvoAto?t=2081>

Gerry Luhr, applicant, provided an overview of the project and the issues with the property.

Sean Green, Morro Bay resident, commented on the project and thanked the applicant for taking into consideration the project fitting into the neighborhood. Green voiced his concern about the Right-of-Way abandonment, and reduced setback.  
Betty Winholtz, Morro Bay resident, stated her concerns regarding the project and provided some suggestions for the applicant.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/PfDFZyvoAto?t=2933>

Commissioner Rodriguez commented he walked the property and commended the applicant for doing a great job by coming up with two different schemes.

The Commissioner's presented their questions to the applicant.

Luhr answered the Commissioner's questions.

Discussion between the Commissioner's.

**C-2** Review and consideration of a policy memo to establish design guidelines for public amenities along the waterfront.

**Staff Recommendation:** Review and provide input

**Staff Contact:** Scot Graham, Community Development Director;  
[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov).

<https://youtu.be/PfDFZyvoAto?t=4645>

Graham presented the staff report.

Chairperson Stewart opened the Public Comment period.  
<https://youtu.be/PfDFZyvoAto?t=5909>

Sean Green, Morro Bay resident, provided comments regarding the waterfront lease sites.

Chairperson Stewart read an email correspondence from Peggy Mandeville regarding her concerns with the waterfront.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/PfDFZyvoAto?t=6102>

Comments from the Planning Commissioners.

**C-3** Planning Commission requested discussion item regarding potential future removal/demolition of the Vistra Power Plant Stacks.

**Staff Recommendation:** Review and provide input

**Staff Contact:** Scot Graham, Community Development Director;  
[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)

<https://youtu.be/PfDFZyvoAto?t=7386>

Graham presented the staff report.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/PfDFZyvoAto?t=7924>

David Nelson, Morro Bay resident, stated his concerns regarding the demolition of the smokestacks and the hazardous materials contained in them. Nelson stated he is not in favor of keeping them.

Nathan, Morro Bay resident, concurred with Nelson's comments. Nathan stated the stacks should be demolished.

Jane Roschen, Morro Bay resident, spoke of safe and logical procedures for the deconstruction of the smokestacks, and how it could be beneficial for the environment. Roschen noted the many resources the city could use in the sustainability realm.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/PfDFZyvoAto?t=8731>

Discussion between the Commissioners.

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/PfDFZyvoAto?t=10316>

Commissioner Rodriguez questioned staff on the status of possible membership for APA (American Planning Association).

Graham to follow up with the Commissioner's regarding APA information.

Vice-Chairperson Roschen suggested the Commissioner's start the subcommittee for the Master Plan as soon as possible.

Chairperson Stewart noted she would like to include a council member on the Master Plan subcommittee.

Graham will contact council

Commissioner Ingraffia commented on possibilities for funding the demolition of the Vistra smokestacks and taking the burden off of the city.

Chairperson Stewart spoke of SB 9 (Senate Bill 9) and suggested if staff could put together a list of important items the Commission will be reviewing on the new legislation.

Graham will put together a presentation for the Commissioners.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/PfDFZyvoAto?t=10853>

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Graham reminded the Commissioners of the Vistra power plant tour and the requirements for entry.

G. ADJOURNMENT

The meeting adjourned at 9:02 p.m. to the next scheduled Planning Commission meeting via teleconference, on November 02, 2021, at 6:00 p.m.

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Susan Stewart, Chairperson

ATTEST:

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Scot Graham, Secretary