

AGENDA ITEM: <u> A-2 </u>
DATE: <u> AUGUST 16, 2022 </u>
ACTION: <u> APPROVED </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 17, 2022
HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
	Asia King	Commissioner
STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/6MbbsKcTbsk?t=126>

Chairperson Stewart acknowledged and appreciated city worker Gina Arias for the Planning Commission packets and the work she does in the Community Development, Building, and Code Enforcement departments.

PUBLIC COMMENT PERIOD

<https://youtu.be/6MbbsKcTbsk?t=2684>

Cherise Hansson, Master lease holder on the Harbor Walk Plaza, noted her business was next to the Libertine. Hansson provide her concerns regarding the project and the affects it will have on her business, the Embarcadero, and the cohesive connection between the properties.

Terry Simons, Morro Bay, commented on the potential use for a boat haul out/repair and maintenance facility on the Vistra property. Simon noted he was not in favor of the project but is looking forward to hearing more about the project.

Betty Winholtz, Morro Bay, asked if the Planning Commission is considering a moratorium for new building projects due to the water shortage.

Chairperson Stewart asked if there was anyone in the que who had to make a public comment.

AGP Video verified there were no hands raised in the que for public comment.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/6MbbsKcTbsk?t=3175>

Graham responded to Winholtz's question.

Commissioner Rodriguez presented his questions to staff.

Graham responded.

Public Participation:

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.*
- *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

<https://youtu.be/6MbbsKcTbsk?t=188>

- Vistra Presentation

A. CONSENT CALENDAR

<https://youtu.be/6MbbsKcTbsk?t=3282>

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of March 1, 2022.
Staff Recommendation: Approve minutes as submitted.

Chairperson Stewart opened the Public Comment period

<https://youtu.be/6MbbsKcTbsk?t=3299>

Chairperson Stewart closed the Public Comment period once she verified with AGP Video there was no one in the que with a comment.

<https://youtu.be/6MbbsKcTbsk?t=3311>

MOTION: Commissioner Rodriguez moved to approve. Commissioner Ingraffia seconded, and the motion passes 4-0, with King, Rodriguez, Ingraffia, and Stewart voting yes with Vice-Chairperson Roschen abstaining from voting.
<https://youtu.be/6MbbsKcTbsk?t=3318>

B. PUBLIC HEARING

<https://youtu.be/6MbbsKcTbsk?t=3355>

B-1 Case No.: CDP21-044 (*Continued from the 2/15/22 meeting*)

Site Location: 2995 Beachcomber Drive, Morro Bay, CA

Proposal: Request for Planning Commission approval of a Coastal Development Permit for the addition of small spaces totaling 354 square feet, plus an extensive interior remodel to the existing home. The completed project will result in a 2590 sf conditioned living space and a 648-sf garage. The scope of work includes roof line changes to accommodate the additions. The home is conforming to the zoning district development standards. *The project also includes a new 570 sf detached ADU. In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.*

CEQA Determination: Exempt under 15301, Class 1a, for alterations to existing facilities

Staff Recommendation: Continue the project to a date uncertain.

Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

Hubbard provided the Commissioners with materials on the agenda for Item B-1.

Hubbard presented the staff report.

The Commissioner's presented their questions.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/6MbbsKcTbsk?t=3778>

Eddie Herrera, Architect, responded to the Commissioner's questions.

Betty Winholtz, Morro Bay, presented her questions and concerns regarding the project.

Chairperson Stewart confirmed there were no callers in the que with questions.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/6MbbsKcTbsk?t=4057>

The Commissioner's presented their questions to staff and the applicant.

MOTION: Vice- Chairperson Roschen moved to approve staff recommendation. Commissioner Rodriguez seconded, and the motion passes 5-0, Rodriguez, Ingraffia, King, Roschen, and Stewart voting yes.

- B-2 Case No.:** CUP19-20/CPO19-047/VAR20-001
Site Location: 197 Main Street, Morro Bay, CA
Proposal: Request for Planning Commission approval of a new home on irregularly shaped parcel with frontage on a city owned access easement. The proposed home is 2 stories with a total of 459 square feet and a proposed maximum height of 17 feet above average natural grade. The site is approximately 2500 square feet in size and the project is subject to the Coastal Bluff setback requirements. Due to the unusual site constraints, the applicant is asking for variances for the following: Surface parking for one car, reduced north and south setbacks and roof height in the 20–50-foot bluff setback. The site is located in an R-1/PD zoning district with a portion below the bluff in a WF/PD zoning district. The property is within the Coastal Appeals Jurisdiction.
CEQA: Exempt under Section 15303, Class 3a for new residential developments in a residential zone.
Staff Recommendation: Conditional approval granting the variance requests to allow construction of this small house on this residentially zoned parcel.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

Hubbard presented the staff report.

The Commissioner's presented their questions to staff.

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/6MbbsKcTbsk?t=5301>

Bob Crizer, Crizer Construction stated he was not a licensed architect, but he uses a design company engineer to stamp their work. Crizer went on to provide information about the project.

Bruce Foster, owner of the property below the project and Bayfront Marina, stated he is against the project and stated his reasons.

Dean Marchant, co-owner of Bay Front Marina stated his concerns regarding the project.

Gene Doughty, Morro Bay, stated he rents a workshop located below the project. Doughty stated his concerns regarding the project.

Betty Winholtz, Morro Bay, stated her concerns regarding the project & noted she is also against the project.

Terry Simons, Local developer/contractor, and tenant in the marina, provided information which was beneficial to the project.

Chairperson Stewart confirmed there were no callers in the que with questions.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/6MbbsKcTbsk?t=6816>

The Commissioner's presented their questions to staff and applicant.

Comments and discussion from the Commissioner's.
Chairperson Stewart opened the Public Comment period.
<https://youtu.be/6MbbsKcTbsk?t=8277>

Sandy Bean, applicant, made comments regarding the issues and challenges with the project.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/6MbbsKcTbsk?t=8446>

Chairperson Stewart commented the Commissioner's received numerous email comments from the public.

Comment and discussion from the Commissioner's.

MOTION: Vice- Chairperson Roschen moved to deny the approval for variances with the intent there would be an understanding for the integrity of development in Morro Bay. Commissioner Ingraffia seconded.

Comments from Commissioner Rodrigues and Chairperson Stewart.

The motion passes 3-1, with Rodriguez, Ingraffia, and Roschen, voting yes and Stewart voting no. Commissioner King abstained.
<https://youtu.be/6MbbsKcTbsk?t=9852>

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/6MbbsKcTbsk?t=10064>

Chairperson Stewart commented she and Vice-Chairperson Roschen met with Cherise Hansson regarding concerns and issues regarding the Libertine. Stewart asked staff if it was all right to hold another meeting.

Graham responded he would set up a meeting.

Commissioner Rodriguez requested the Commissioners submit their comments for the public benefits by end of week.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/6MbbsKcTbsk?t=10335>

Graham provided the Commissioners with an update on the zoning code.

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G. ADJOURNMENT

The meeting adjourned at 8:53 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 7, 2022 at 6:00 p.m.



Susan Stewart, Chairperson

ATTEST:



Scot Graham, Secretary