

AGENDA ITEM: <u> A-3 </u>
DATE: <u> AUGUST 16, 2022 </u>
ACTION: <u> APPROVED </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 7, 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 |
| | Cindy Jacinth | Senior Planner |

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD
<https://youtu.be/BEaddwCXqsw?t=154>

Betty Winholtz, Morro Bay, commented on city meetings being held on Zoom while a celebration for Dawn Addis' campaign will be in person. Winholtz feels this is contradicting and would like this issue to be examined at the staff and City Council level.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/BEaddwCXqsw?t=274>

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](#).*

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- *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=aWZpTzcwTHlRTk9xaTlmWVNW/RWFUQT09>
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

A. CONSENT CALENDAR

<https://youtu.be/BEaddwCXqsw?t=84>

- 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 15, 2022.
Staff Recommendation: Approve minutes as submitted.

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

<https://youtu.be/BEaddwCXqsw?t=109>

B. PUBLIC HEARING

<https://youtu.be/BEaddwCXqsw?t=276>

- B-1** **Case No.:** MAJ21-002

Site Location: 301-390 Sea Shell Cove, Morro Bay, CA

Project Description: Request for a Land Use Map Amendment to the 2021 General Plan / Local Coastal Program (LCP) Coastal Land Use Plan Map from low density residential to high density residential. The project site includes 10 existing vacant parcels for a total project site size of 4.7 gross acres. No development has been proposed at this time.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Adopt PC Resolution 06-22 forwarding a favorable recommendation to City Council for adoption of the Mitigated Negative Declaration and approval of an amendment to the Land Use designation from Low Density Residential to High Density Residential.

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

Jacinth presented the staff report.

The Commissioners' presented their questions to staff.

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/BEaddwCXqsw?t=3664>

John Hinchey, representative for Steiner Development provided information on what he proposes on the site. Hinchey answered the Commissioners' questions regarding affordable housing.

Betty Winholtz, Morro Bay, stated her concerns regarding the project and provided comments.

Barbara Doerr, Morro Bay, requested the Planning Commission deny the request for the high density until the owner submits his project. By doing this, the Planning Commission will know what they are voting for.

Kristen Headland, Morro Bay, stated her concerns regarding the zoning change. Headland would like the Planning Commission to deny the request.

The Commissioners presented their questions to staff.

Comments from the Commissioners regarding need for housing and the typical planning process on projects requesting a change to land use.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/BEaddwCXqsw?t=4647>

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/BEaddwCXqsw?t=6233>

Hinchey assured the Commissioners he would work closely with the Planning staff when they do decide to proceed with the project.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/BEaddwCXqsw?t=6331>

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/BEaddwCXqsw?t=8536>

Commissioners discussed importance of having a project associated with a request for a land use change.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/BEaddwCXqsw?t=8583>

MOTION: Vice-Chairperson Roschen moved to not make a recommendation for a land use change at this time. The preference by the Planning Commission is that it return with a project associated with in. In general, the Planning Commission supports a land use change but predicated on receiving a project that is the right size and fit including community benefit and infrastructure use so it could be

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determined a good fit for the site. Commissioner King seconded, and the motion passes 4-1, with Ingraffia, King, Rodriguez, and Roschen, voting yes, and Stewart voting no.

<https://youtu.be/BEaddwCXqsw?t=8767>

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/BEaddwCXqsw?t=9123>

Commissioner Rodriguez notified the Commissioners and staff he was a delegate for the (CA) American Planning Association. Rodriguez noted there would be a national meeting scheduled on June 23rd to discuss the equity and zoning policy guide. Rodriguez will be reaching out to the other Commissioners for their input.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 8:35 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 21, 2022 at 6:00 p.m.



Susan Stewart, Chairperson

ATTEST:



Scot Graham, Secretary