

AGENDA ITEM: <u> A-2 </u>
DATE: <u> November 15, 2022 </u>
ACTION: <u> APPROVED </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 21, 2022
HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD – NONE

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 - NONE

A. CONSENT CALENDAR
<https://youtu.be/-QpBj4ctNjE?t=99>

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

The Planning Commission accepted staff recommendation to receive and file.

B. PUBLIC HEARING
<https://youtu.be/-QpBj4ctNjE?t=119>

- B-1** **Case No:** CUP21-014/CDP21-042
Site Location: 2900 Alder Ave, Morro Bay, CA
Proposal: Request for Planning Commission approval of a new 6-room self-service hotel totaling 4117 square feet of interior building space, 5 covered parking spaces, two uncovered motorcycle spaces and a bike rack. The parking is on the south side of the property with access through a one-way driveway between Alder Ave. and Birch Ave. The project will be 2 stories, 22 feet to the highest roof line and will include an ADA hotel room on each floor. The project zoning is R-4/SP and is not located within the coastal appeals jurisdiction.
CEQA: Exempt under Section 15303, Class 3c for commercial use buildings up to 10,000 sf on sites zoned for such uses.
Staff Recommendation: Continue project to a date uncertain.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/-QpBj4ctNjE?t=160>

Betty Winholtz, Morro Bay, wanted a clarification on what a "self-contained" hotel was and to know what the difference was between a "self-contained" hotel and a vacation rental. Winholtz also asked if the hotel was in the Main Street specific plan.

Staff responded to the questions asked in the Public Comment period.

MOTION: Commissioner Ingraffia moved to continue to a date uncertain. Commissioner King seconded, and the motion passes 3-0, with Ingraffia, King, and Stewart voting yes.
<https://youtu.be/-QpBj4ctNjE?t=387>

C. NEW BUSINESS
<https://youtu.be/-QpBj4ctNjE?t=428>

C-1 Presentation of the Annual Water Supply and Demand Assessment and Recommendation for Allocation of Water Equivalency Units (WEU's) for FY 2022-2023.

Staff Recommendation to Planning Commission:

1. Receive and file Annual Water Supply and Demand Assessment for submission to the Department of Water Resources
2. Recommend City Council to allocate 50 WEU's for residential development and 65 for commercial development for a total of 115 WEUs for FY2022/23

Greg Kwolek, Public Works Director, presented the staff report.

The Commissioner's presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/-QpBj4ctNjE?t=4053>

Dan Heimel commented on what other communities were doing in terms of building moratorium, and what their emergency plans are.

Kwolek continued with the Water Equivalency Units (WEU) report.

The Commissioner's presented their questions to staff.

Staff responded to the questions.

Betty Winholtz, Morro Bay, stated her concerns about the water supply and costs. Winholtz suggested the WEU be reduced because there is no knowledge of the total amount of water being used.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/-QpBj4ctNjE?t=4327>

Kwolek responded to Winholtz's questions.

Discussion between the Commissioner's and staff.

MOTION: Commissioner King moved to approve staff recommendation. Commissioner Ingraffia seconded and the motion passes 3-0 with King, Ingraffia, and Stewart voting yes.

<https://youtu.be/-QpBj4ctNjE?t=5026>

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/-QpBj4ctNjE?t=5091>

Commissioner Ingraffia presented questions regarding the Seashell project and public benefits.

Graham responded to the Commissioner's questions.

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F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/-QpBj4ctNjE?t=5402>

Graham notified the Commissioner's that the July 5th Planning Commission meeting may be canceled.

G. ADJOURNMENT

The meeting adjourned at 7:31 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on July 5, 2022 at 6:00 p.m.



Susan Stewart, Chairperson

ATTEST:



Scot Graham, Secretary