

AGENDA ITEM:           A-3          

DATE:   November 15, 2022  

ACTION:           APPROVED          

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – July 19, 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 - NONE

PUBLIC COMMENT PERIOD

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](mailto: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

### A. CONSENT CALENDAR

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

**A-2** Approval of minutes from the Planning Commission meeting of April 19, 2022.  
**Staff Recommendation:** Approve minutes as submitted.

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

### B. PUBLIC HEARING

[https://youtu.be/vAEuoT\\_J28M?t=148](https://youtu.be/vAEuoT_J28M?t=148)

**B-1** **Case No:** CUP21-014/CDP21-042 (Continuance from June 21, 2022 hearing)

**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, 6 parking spaces, two motorcycle spaces and a bike rack. One parking space is on the west side of the covered parking area, which required a parking exception submittal. All parking is on the south side of the property with access via 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:** Recommend Planning Commission conditionally approve the requested Conditional Use Permit / Coastal Development Permit to allow this project on the subject site.

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

Hubbard presented staff report.

Chairperson Stewart opened the Public Comment period.

[https://youtu.be/vAEuoT\\_J28M?t=530](https://youtu.be/vAEuoT_J28M?t=530)

Gaurav Khanna, designer for the project was present and provided information on the designed project and operations for the hotel proposed on the site.

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

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

Chairperson Stewart closed the Public Comment period.  
[https://youtu.be/vAEuoT\\_J28M?t=1012](https://youtu.be/vAEuoT_J28M?t=1012)

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

**MOTION:** Chairperson Stewart moved to approve the project with administrative changes; require a roof plan for staff review, condition of charging station, require container sizes for staff to review and specified that the street trees be mature. Commissioner King seconded, and the motion does not pass 2-3, with Stewart and King voting yes, and Ingraffia, Rodriguez, and Roschen, voting no.  
[https://youtu.be/vAEuoT\\_J28M?t=4789](https://youtu.be/vAEuoT_J28M?t=4789)

**MOTION:** Vice-Chairperson Roschen moved to continue the project to a date uncertain to provide the applicant with time to provide additional plan details for the PC review. Commissioner Ingraffia seconded, and the motion passes 3-2, with Ingraffia, Rodriguez, and Roschen voting yes, and Stewart and King voting no.  
[https://youtu.be/vAEuoT\\_J28M?t=4878](https://youtu.be/vAEuoT_J28M?t=4878)

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS  
[https://youtu.be/vAEuoT\\_J28M?t=5351](https://youtu.be/vAEuoT_J28M?t=5351)

Commissioner Rodriguez reminded the Commissioners and staff about April 19, seeking out comments of other Boards and Commissioners on public benefits.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
[https://youtu.be/vAEuoT\\_J28M?t=5722](https://youtu.be/vAEuoT_J28M?t=5722)

Chairperson Stewart commented that it is okay to request reports be printed out by staff.

Vice-Chairperson Roschen would like to request a tour of Moss Landing for the Planning Commission.

Vice-Chairperson Roschen commented that he would like for the Planning Commission to play a preparatory role in the master plan.

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F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
[https://youtu.be/vAEuoT\\_J28M?t=6480](https://youtu.be/vAEuoT_J28M?t=6480)

Graham told the Commissioners there are no agenda items for the next meeting.

The next meeting is August 16<sup>th</sup> and that is when the zoning code is coming back.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 16, 2022, at 6:00 p.m.

  
Susan Stewart, Chairperson

ATTEST:

  
Scot Graham, Secretary