

AGENDA ITEM: _____	A-4
DATE: _____	November 15, 2022
ACTION: _____	Approved

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
 REGULAR MEETING – AUGUST 16, 2022
 HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

- | | | |
|----------|---|---|
| PRESENT: | Susan Stewart
Bill Roschen
Joe Ingraffia
Mike Rodriguez
Asia King | Chairperson
Vice-Chairperson
Commissioner
Commissioner
Commissioner |
| STAFF: | Scot Graham
Cindy Jacinth
Martha Miller | Community Development Director
Senior Planner
Miller Planning Associates |

- ESTABLISH QUORUM AND CALL TO ORDER
- MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
- PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD
<https://youtu.be/OZN1mH8e4AY?t=39>

Bill Martony, Morro Bay resident, commented on the possible ordinance to ban natural gas as far as new construction and remodeling. Martony suggests that remodels do an offset by requiring solar panels. Martony also commented about the location of the proposed battery plant stating it is the right project but wrong location and spoke in favor of moving the battery project to other locations.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/OZN1mH8e4AY?t=255>

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.*

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- *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

<https://youtu.be/OZN1mH8e4AY?t=261>

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of May 17, 2022.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of June 7, 2022.
Staff Recommendation: Approve minutes as submitted.

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

B. PUBLIC HEARING

<https://youtu.be/OZN1mH8e4AY?t=307>

- B-1** **Case No.:** *Plan Morro Bay: Zoning Code Update / Coastal Implementation Plan (IP)*
Site Location: Citywide
Applicant/Project Sponsor: City of Morro Bay
Proposed Project: The Plan Morro Bay update project includes a comprehensive update to the City’s Zoning Code/Implementation Plan (Title 17 of the Morro Bay Municipal Code). The draft Zoning Code was released for public review in 2018 and was reviewed by the General Plan Advisory Committee (GPAC) and Planning Commission. The Public Hearing Draft of the Zoning Code was last reviewed by Planning Commission on December 7, 2021 and has been updated to reflect Planning Commission input, state law changes, and Coastal Commission input on Coastal Implementation Plan (IP) policies. The draft Zoning Code is online at www.morrobayca.gov/planmb.

CEQA Determination: Environmental Impact Report

Staff Recommendation: Review Adoption Hearing Draft of the Zoning Code/Implementation Plan (IP), take public comment and forward a favorable recommendation for adoption of the Zoning Code to City Council.

Staff Contact: Scot Graham, Community Development Director (805) 772-6291

Martha Miller, Graham, and Jacinth presented the staff report.

The Commissioners discussed the top ten updates to the Zoning Code.

Chairperson Stewart opened the Public Comment period to discuss the top ten Zoning Code updates individually.

1. Coastal Resources

<https://youtu.be/OZN1mH8e4AY?t=3470>

Bill Martony, Morro Bay resident, commented about zoning map needing to be corrected at Boatyard.

Betty Winholtz, Morro Bay resident, would like Planning Commission to address her submitted comments on this topic.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OZN1mH8e4AY?t=3851>

Chairperson Stewart opened the Public Comment period.

2. Setbacks/ Development Standards

<https://youtu.be/OZN1mH8e4AY?t=3881>

Betty Winholtz, Morro Bay resident, spoke about fire danger in a neighborhood and setbacks are too small. Commented about not having eaves that can catch on fire.

Heidi B., Morro Bay resident stated she agrees with previous speaker Betty Winholtz.

Garry Johnson, Morro Bay resident commented that eaves should comply with setbacks, and not start at the building.

Paul Donnelly, Morro Bay resident commented about possible permanent structures with 0 setback and asked how someone would know where their property line is. Disagrees with the 37 feet height limit.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OZN1mH8e4AY?t=4097>

The Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

3. Commercial Heights

<https://youtu.be/OZN1mH8e4AY?t=4367>

Shirley Fraser, Morro Bay resident, spoke against 37 feet height and stated that it doesn't belong on the Embarcadero, waterfront or downtown.

David Nelson, Morro Bay resident, spoke against 37 feet, 3 stories and vacation rentals.

Heidi B. – Spoke against 37 feet, 3 stories, and Graham's comment about allowing mixed use. Stated that parking doesn't work, and paid parking is disgusting.

Bill Martony, Morro Bay resident, spoke about how the town is a quaint fishing village and how it will look like SLO and be 4 stories if parking is underground.

Betty Winholtz, Morro Bay resident, commented that mixed use doesn't work in Morro Bay. At Surf and Main St, is a project where 2nd floor became vacation rentals.

Shirley Fraser, Morro Bay resident, asked if PC is still debating 75 vs 126 parcels in the downtown area.

Kristen Headland, Morro Bay resident, spoke against increasing downtown height, and commented that changing height is out of character and is opposed.

Todd McGuire – Spoke in favor of the increased in height and that it would be difficult to build on sites otherwise.

Kristi VanCleve, Morro Bay resident, commented that there should be more study on the issue of increased height. The rear blocks for example might be appropriate. Some sites or several might be appropriate for Main St to thrive. Important for new development to preserve character.

Garry Johnson, Morro Bay resident, spoke about how developers will come if it's changed and made mention that SLO is too tall and there is no parking.

Andy Hamp, Morro Bay resident, opposes the height increase north of Beach St. and his RV Park would be affected.

Eric Ford, Morro Bay resident, opposes the height increase. Spoke about how it would be out of character. Asked how many hours were put into developing the plan. He would like the PC to consider more than just public meetings.

Natalia M, Morro Bay resident, commented how higher buildings would change the character.

June S, Morro Bay resident, spoke of how it will diminish uniqueness of the town.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/OZN1mH8e4AY?t=5399>

Comments and discussion from the Commissioner's.

Chairperson Stewart opened the Public Comment period.

4. Citywide Regulations

<https://youtu.be/OZN1mH8e4AY?t=7640>

David Nelson, Morro Bay resident, spoke against taller fences.

Dustin Barnhart, Morro Bay resident, spoke in favor of taller fences, he lives in north Morro Bay, and they have small lot with small yard. Commented on how he would like more privacy and safety.

Mrs. Townsley, Morro Bay resident, spoke about fences and need for safety.

Kristen Headland, Morro Bay resident - Opposes sheds built on property lines and stated setbacks of 3 feet are too small and stated fire danger concern.

Heidi B, Morro Bay resident, agrees with Ms. Headland. She had a dispute with a neighbor regarding encroachment and had to pay for a survey.

Paul Donnelly, Morro Bay resident, spoke regarding importance of property lines when building a permanent structure.

Betty Winholtz, Morro Bay resident, agrees with property line determination and spoke about setbacks being important as well as not having a tall fence is important for security.

Ryan Garcia, Morro Bay resident, agrees with Ms. Winholtz. Commented about fence height changes but then sheds can be taller. Neighbors shed towers over his fence and doesn't belong there.

Linda Donnelly, Morro Bay resident, spoke against change to allowing accessory sheds against fence lines. Commented about how setbacks and surveys are important.

William Townsley, Morro Bay resident, sent an email regarding fence heights. Stated he has no backyard and spoke in favor of fence height.

Natalia M, Morro Bay resident, commented that she has mixed feelings on fences. They keep things secure but can block views and should be done on an individual basis depending on viewshed.

Guy Hall (Zoom), Morro Bay resident, agrees with increased fence height for safety and security. He has no room in his backyard.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OZN1mH8e4AY?t=8598>

Comments and discussion from the Commissioners

Chairperson Stewart opened the Public Comment period.

5. Nonconforming

<https://youtu.be/OZN1mH8e4AY?t=10513>

No comments.

Chairperson Stewart opened the Public Comment period.

6. Parking

<https://youtu.be/OZN1mH8e4AY?t=10661>

Betty Winholtz, Morro Bay resident, spoke against waterfront parking because the city won't get in lieu fees.

Kristen Headland, Morro Bay resident, commented on ADUs and converting parking.

Heidi, Morro Bay resident, doesn't understand why parking is not required in waterfront and is against paid parking on Embarcadero. Time limits won't help families on the waterfront walking.

Linda Donnelly, Morro Bay resident, apartment parking near her doesn't have enough parking spaces and she can't get Code Enforcement to respond.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OZN1mH8e4AY?t=10990>

Comments and discussion from the Commissioners

Chairperson Stewart opened the Public Comment period.

7. Signs

<https://youtu.be/OZN1mH8e4AY?t=11632>

No comments.

Comments and discussion from the Commissioners.

Chairperson Stewart opened the Public Comment period.

General Public Comments

<https://youtu.be/OZN1mH8e4AY?t=11892>

Mania Bedikian spoke regarding Design District conversation and Beach Street Overlay with reference to 1149 Market. Stated that proposed uses under CC zoning do not consider proposed / unique circumstances of Beach St Plan. CC is a downgrade from its current C-2 zone. Taking away functions of Beach St plan

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and giving it to the Harbor waterfront area. City should protect current zoning and keep current zoning or keep current overlay.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/OZN1mH8e4AY?t=11892>

MOTION: Chairperson Rodriguez moved to continue the hearing of the Zoning Code Update to a date certain of September 6, 2022. Commissioner King seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, Stewart and King voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS
<https://youtu.be/OZN1mH8e4AY?t=12489>

Commissioner Rodriguez informed Planning Commission of the need to wrap up the Public Benefits memo.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/OZN1mH8e4AY?t=12641>

Vice Chairperson Roschen extended his appreciation to the public for their input, thanked the staff for staying late, and for being prepared with the top ten Zoning Code updates.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

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


Susan Stewart, Chairperson

ATTEST:


Scot Graham, Secretary