

AGENDA ITEM:	<u> A-5 </u>
DATE:	<u> November 15, 2022 </u>
ACTION:	<u> Approved </u>

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

Planning Commission conducted this meeting in accordance with Assembly Bill 361

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/qZymlvL7KNE?t=42>

Chairperson Stewart mentioned Morro Bay is holding a Morro Bay Power Plant Master Plan Community Workshop on Wednesday, September 14th, 2022, from 6 – 8:30 PM at the Veteran’s Hall, 209 Surf Street.

PUBLIC COMMENT PERIOD

<https://youtu.be/qZymlvL7KNE?t=241>

Garry Johnson, Morro Bay resident, spoke against three-story buildings and stated his concerns.

Sean Green, Morro Bay resident, spoke about his concerns with the Zoning Code update and spoke against allowing hotel uses in high density residential zone and supports more housing.

Nicole Dorfman, Morro Bay resident, spoke in favor of more housing and against allowing hotels in high density residential zones. Dorfman also questioned the purpose of three-story buildings in downtown area.

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Roy Bream, Morro Bay resident, spoke regarding his experience with the Coastal Commission, and commented on his concerns about a previous proposed high-density project and spoke against three-story buildings.

Shirley Frazier, Morro Bay resident, commented on her appreciation for the Planning Commission.

William Townsley, Morro Bay resident, spoke in favor of allowing for increased fence height.

Carl McDonald, Morro Bay resident, spoke against the projected hotel and neighborhood impacts.

Susan McDaniel, Morro Bay resident, read a letter she wrote to staff regarding fence heights.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/qZymlvL7KNE?t=1482>

Chairperson Stewart addressed some of the comments and concerns from the public.

Commissioners asked questions to Graham.

Graham responded to the questions.

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

- A. CONSENT CALENDAR
<https://youtu.be/qZymlvL7KNE?t=2224>

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

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

B. PUBLIC HEARING
<https://youtu.be/qZymlvL7KNE?t=2317>

- B-1** **Case No:** CUP21-014/CDP21-042 / PKG22-04
(Continued from the July 19, 2022, hearing)
Site Location: 2900 Alder Ave, Morro Bay, CA
Proposal: Continuation of the Planning Commission review for consideration of approval of a new 6-room self-service hotel totaling 4,117 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 Determination: 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 / Parking Exception to allow this project on the subject site.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

Hubbard presented the staff report.

Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/qZymlvL7KNE?t=3138>

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

Carl McDonald, Morro Bay resident, expressed his concerns about the project.

Betty Winholtz, Morro Bay resident, stated her concerns about the project.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/qZymlvL7KNE?t=3654>

Discussion between the Commissioners and staff.

MOTION: Vice- Chairperson Roschen moved to approve staff recommendation with the following conditions: public signage and ID on at least two street faces, a call number with a 30-minute response time and by a local professional property management company, state noise levels with time limits, occupant limit, and visitor policy. Commissioner Rodriguez seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, Stewart, and King voting yes.

B-2 Case No.: Plan Morro Bay: Zoning Code Update / Coastal Implementation Plan (IP) (Continued from the August 16, 2022, Hearing)

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

Jacinth presented the staff report.

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/qZymlvL7KNE?t=8120>

James Costanzo, Morro Bay resident, stated his concerns about fence height.

William Townsley, Morro Bay resident, asked if substandard lot sizes was used as consideration for fence height regulations and spoke in favor of allowing taller front yard fence heights.

Betty Winholtz, Morro Bay resident, stated her concerns about fence height asking the Planning Commission to address differences between neighborhoods.

Dustin Barnhart, Morro Bay resident, spoke in favor of increased fence heights.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/qZymlvL7KNE?t=8670>

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/qZymlvL7KNE?t=9740>

Betty Winholtz, Morro Bay resident, stated her comments on the Design Review chapter and that it is new and the past definition is gone.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/qZymlvL7KNE?t=9806>

Discussion between the Commissioner's and staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/qZymlvL7KNE?t=10137>

Shirley Fraser, Morro Bay resident, commented on housing and need to have balance.

Betty Winholtz, Morro Bay resident, requested clarification in housing on the difference between discretionary and administrative.

William Townsley, Morro Bay resident, spoke and stated City can't stay the same and said City is built on tourism and should encourage people to come.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/qZymlvL7KNE?t=10403>

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/qZymlvL7KNE?t=12080>

Betty Winholtz, Morro Bay resident, asked if the discussion on the Zoning Code update would be continued.

Discussion between the Commissioners and staff.

MOTION: Commissioner Rodriguez moved to continue the hearing to the next meeting, September 20, 2022. Chairperson Stewart seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, Stewart and King voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Commissioner Ingraffia gave an update about public benefits.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

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G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 20, 2022, at 6:00 p.m.



Susan Stewart, Chairperson

ATTEST:



Scot Graham, Secretary