

AGENDA ITEM:     A-6    

DATE:   November 15, 2022  

ACTION:     Approved    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – SEPTEMBER 20, 2022  
HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/UnAJX1malj4?t=94>

Barry Branin, Morro Bay resident, gave his thanks to the Commissioners for everything they do and spoke about a fire that happened at the Tesla Power PG & E building in Moss Landing.

Barbara Doerr, Morro Bay resident, spoke against the proposed battery plant.

Marie Catanesi, Morro Bay resident, spoke about vacation rentals and gave her recommendations for the ordinances.

Casey Cordes, Morro Bay resident, spoke about what he saw on the Department of California Finance website regarding vacant homes in Morro Bay.

Betty Winholtz, Morro Bay resident, commented about the city receiving a grant and it being in the newspaper. She would like the city to post in the newspaper about the zoning code updates.

Chairperson Stewart confirmed there were no callers in the queue for public comment.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/UnAJX1malj4?t=840>

Discussion between the Commissioners and staff.

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.

**MOTION:** Commissioner Rodriguez moved to approve staff recommendation. Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Stewart and King voting yes.

Chairperson Stewart opened the Public Comment period.  
<https://youtu.be/UnAJX1malj4?t=1314>

Barbara Doerr, Morro Bay resident, commented about hazardous material and the importance of cleaning it up.

Chairperson Stewart confirmed there were no callers in the queue.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/UnAJX1malj4?t=1394>

B. PUBLIC HEARING

**B-1 Case No.: Plan Morro Bay: Zoning Code Update / Coastal Implementation Plan (IP) (Continued from the September 6, 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](http://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, [sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)

Jacinth presented the staff report.

Chairperson Stewart opened the Public Comment period.  
<https://youtu.be/UnAJX1malj4?t=3138>

Barbara Doerr, Morro Bay resident, supports keeping the affordable housing for the mobilehome park and is opposed to the proposed land use change for the southeast corner of Quintana and South Bay Blvd.

Betty Winholtz, Morro Bay resident, agrees with Ms. Doerr's comments. Opposes the proposed land use change. Spoke about the need to create more housing and less hotels. Had questions about the fence height and commented on the need to have a permanent Code Enforcement Officer position. Had questions about new wires going up in north Morro Bay, would like to hear a decision about parking and commented about special events.

Casey Cordes, Morro Bay resident, opposes the proposed land use change.

Chairperson Stewart confirmed there were no callers in the queue.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/UnAJX1malj4?t=3730>

The Commissioners presented their questions and comments to staff.

**MOTION:** Commissioner Rodriguez moved to approve PC Resolution 08-22 in favor of recommendations with notations to City Council for adoption of the Zoning Code/ Coastal Implementation Plan with a finding that no further environmental review is required pursuant to state law. Commissioner King seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, King, and Stewart voting yes.

*Recommendations listed below were added by Planning Commission to forward to City Council:*

1. Add mobilehome parks as a conditionally permitted use in VSC zone;
2. Remove hotels/motels as a conditionally permitted use in RH zone;
3. Limit commercial height in downtown area to 30 feet with recommendation to establish a Planning Commission subcommittee to develop a Design District to determine best locations in downtown to increase height.
4. Revise setback requirement for accessory structures under 120 square feet and under 8-feet in height to allow within side setback area only if located behind primary structure
5. Revise fence height requirements to only allow 1 additional foot of fence height in front and side yard setbacks for parcels north of Alva Paul Creek and east of Highway One;
6. Allow housing in-lieu fees to be used outside of city limits to provide flexibility for resident benefit with preference given to projects located within City limits.
7. Revise text in Design Review chapter 17.38.080 to tie back to General Plan community character areas.

#### C. NEW BUSINESS

**C-1** Review and approval of excused absence request by Planning Commissioner Joseph Ingraffia for the Planning Commission meetings of October 18, 2022, and November 1, 2022

**Staff Recommendation:** Review and approve excused absence request

**Staff Contact:** Scot Graham, Community Development Director;  
[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)

Graham explained the absence policy.

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

<https://youtu.be/UnAJX1malj4?t=7923>

#### D. UNFINISHED BUSINESS

Commissioner Rodriguez spoke about public benefits and the need to wrap it up.

#### E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – SEPTEMBER 20, 2022

Commissioner Rodriguez would like to see public benefits put on the November agenda.

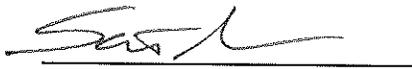
F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 4, 2022, at 6:00 p.m.

  
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Susan Stewart, Chairperson

ATTEST:

  
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Scot Graham, Secretary