

AGENDA ITEM: A-2

DATE: 01/03/2023

ACTION: Approved

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – November 15, 2022
VETERENS MEMORIAL BUILDING – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Mike Rodriguez	Commissioner
	Asia King	Commissioner
	Joe Ingraffia	Commissioner
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

<https://youtu.be/RL-f8dFz6ls?t=106>

Commissioner Stewart mentioned the Caroling Cops will be back in early December. On Monday, December 5th in North Morro Bay, Tuesday, December 6th in Central Morro Bay and Wednesday, December 7th in South Morro Bay. They go through the community with flashing lights, Christmas carols and handout toys to children.

PUBLIC COMMENT PERIOD

<https://youtu.be/RL-f8dFz6ls?t=166>

Sean Green, Morro Bay resident, mentioned Coleman Park renovation and appreciates the City's approach on this project. He also mentioned the Maritime Museum project and supports it but feels it would benefit the entire City and community if there was a Planning Commission hearing.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/RL-f8dFz6ls?t=382>

Public Participation:

Remote public participation is allowed in the following ways:

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- *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/RL-f8dFz6ls?t=387>

- A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2 Approval of minutes from the Planning Commission meeting of June 21, 2022.
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of July 19, 2022.
Staff Recommendation: Approve minutes as submitted.
- A-4 Approval of minutes from the Planning Commission meeting of August 16, 2022.
Staff Recommendation: Approve minutes as submitted.
- A-5 Approval of minutes from the Planning Commission meeting of September 6, 2022.
Staff Recommendation: Approve minutes as submitted.
- A-6 Approval of minutes from the Planning Commission meeting of September 20, 2022.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Rodriguez moved to approve staff recommendation of A-1 and A-3 through A-6, abstaining from A-2 due to Commissioner Rodriguez’s absence. Commissioner King seconded, and the motion passes 4-0, with King, Roschen, Rodriguez, and Stewart voting yes.

Motion: Chairperson Stewart moved to approve staff recommendation of A-2. Commissioner King seconded and the motion passes 3-0-1, with King, Roschen, Stewart voting yes and Rodriguez abstaining.

B. PUBLIC HEARING

<https://youtu.be/RL-f8dFz6ls?t=479>

B-1 Case No: CUP21-12/CDP21-035/VAR21-003

Site Location: 101 Fig St, Morro Bay, CA

Proposal: Coastal Development Permit, Conditional Use Permit, and Variance for the construction of a new single-family residence of 1,676 sq ft with a 465 sq ft garage located in the R-2/PD zone. The variance request is to reduce the front yard setback from 20 sq ft to 10 feet. Application includes request to remove the existing structure to be repurposed by the Historical Society of Morro Bay. The site is 3,600 sf and is zoned R-2 and is in the coastal appeals jurisdiction.

CEQA: Exempt under Section 15303, Class 3a

Staff Recommendation: Conditionally approve

Staff Contact: Cindy Jacinth, Senior Planner, (805) 772-6577
cjacinth@morrobayca.gov

Jacinth presented the staff report.

Chairperson Stewart explained that she is a member of the Historical Society Board and has no financial connections or gains any one way or another.

The Commissioners presented their questions.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/RL-f8dFz6ls?t=2211>

Chuck Stevenson, Applicants Agent, responded to the Commissioners questions and explained the project.

Mr. Morgan, Applicant, gave his appreciation to the Planning staff.

Glenn Silloway, President of the Historical Society of Morro Bay, thanked the Morgan's for recognizing the historic value of Nadine Richard's Little Red House. Commented about his appreciation of the Morgan's offering the Little Red House to the Historical Society to preserve it.

Chairperson Stewart commented that Commissioner Ingraffia joined the panel and is now a full quorum.

Eric Meyer, Morro Bay resident, commented that the City doesn't have any historical resources and there is no requirement for it. Commented on how the downstairs of the Little Red House which was the studio of Nadine's is going to be demolished and thinks the city should decide if it should or shouldn't be. Mr. Meyers stated that there should be conditions and gave examples after the Little Red House has been moved.

Terry Simons, Morro Bay resident, commented about the relocation of the Little Red House, also commented on the project itself stating he did not believe in the variance

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findings or reduced garage setback. Simons stated concerns with the project being precedent setting.

Betty Winholtz, Morro Bay resident, commented that she is jazzed that the house will be preserved. Ms. Winholtz asked questions about the project. Also commented about the concerns she has regarding precedent setting, whether the retaining wall will be high enough, and clarification regarding solar panels, .

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/RL-f8dFz6ls?t=4200>

The Commissioners presented their questions and comments to staff and Agent.

Chuck Stevenson, Agent, responded to the Commissioners questions.

Glenn Silloway, President of the Historical Society of Morro Bay, responded to the Commissioner's questions.

Discussion between Commissioners and staff.

MOTION: Vice- Chairperson Roschen moved to approve staff recommendation. Commissioner Rodriguez seconded, and the motion passes 4-1, with Ingraffia, Rodriguez, Roschen, and Stewart voting yes, King voting no.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

<https://youtu.be/RL-f8dFz6ls?t=7952>

Commissioner Rodriguez commented on the need to complete the report on Public Benefits.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/RL-f8dFz6ls?t=8124>

Add to agenda - Report on Public Benefits

Chairperson Stewart asked if there would be any discussion about the Maritime Museum project and commented about the concept of establishing a Historical Preservation ordinance.

Vice-Chairperson Roschen recognized and thanked Council Member Liaison Jeff Heller, for the efforts he's done, and has been a huge help.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/RL-f8dFz6ls?t=8602>

Graham commented about the Advisory Body Recognition being held on Tuesday, December 6th.

Vistra is holding an information session about the Battery project at the Community Center on November 16th, 5:30 pm to 7:30 pm.

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G. ADJOURNMENT

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



Susan Stewart, Chairperson

ATTEST:



Scot Graham, Secretary

