

AGENDA ITEM: A-2

DATE: 2/21/2023

ACTION: Approved

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 20, 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
	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

<https://youtu.be/FMuWPpkoDFE?t=65>

Commissioner Rodriguez commented that he could not make the party hosted by the City of Morro Bay, gave his thanks to the City and it is his pleasure to serve the City.

Chairperson Stewart mentioned that the Solstice is Wednesday, December 21<sup>st</sup> and the Salinan Tribe will be having their event at Morro Rock at 1 pm.

PUBLIC COMMENT PERIOD

<https://youtu.be/FMuWPpkoDFE?t=153>

Betty Winholtz, Morro Bay, spoke about the agenda item and that she is disappointed that the house was let to deteriorate pass the point of it being saved. Winholtz commented how it is a loss to the community.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/FMuWPpkoDFE?t=273>

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](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=aWZpTzcwTHlRTk9xaTlWVWVNWRFUQT09>  
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/FMuWPpkoDFE?t=275>

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

Received and filed by the Commission.

### B. PUBLIC HEARING

<https://youtu.be/FMuWPpkoDFE?t=292>

- B-1** **Case No.:** CDP 22-023

**Site Location:** 3009 Beachcomber Drive, Morro Bay, CA

**Proposal:** Application for a Coastal Development Permit (CDP22-023) for the proposed demo of the existing home and new construction repositioned on the parcel for a 3,335-sf home with a 715-sf garage. The home is single story with a central courtyard/entryway on an 8,100 square foot parcel adjacent to the sand dunes and ocean beyond. The existing home on the site is the Jim Maul designed home that was previously determined to have local historical significance. A structural review of the property has resulted in findings of severe structural damage in the existing home, which renders the home unsuitable for repair and restoration. The CEQA Historic Evaluation report has been updated to take into account the poor condition of the home. The report concurs with the conclusion to demo the existing home and requests photo documentation of the existing home prior to tear-down. The project zoning is R-1/S2.A and is located within the coastal appeals jurisdiction. The Coastal Land Use and proposed new zoning designation is Moderate Density Residential (RS-B).

**CEQA Determination:** Exempt under Section 15301, Class 1j(1) for demo of a single family home and Section 15303, Class 3a for a new single family home on a residentially zoned parcel.

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Nancy Hubbard, Contract Planner, (805) 772-6211

Hubbard presented the staff report.

The Commissioner's presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/FMuWPpkoDFE?t=1141>

Bill Isemann, Architect, representing the Applicant, answered the Commissioner's questions about the project. Isemann also provided information about the structure.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/FMuWPpkoDFE?t=1597>

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/FMuWPpkoDFE?t=1632>

The Commissioner's presented their questions and comments to Bill Isemann, Architect.

**MOTION:** Vice-Chairperson Roschen moved to continue the project on January 17<sup>th</sup> to have the Structural Engineer be present to provide additional structural details for the PC review and to have two Commissioner's tour the home to see the condition firsthand. Commissioner Rodriguez seconded, and the motion passes 3-2, with Ingraffia, Rodriguez, and Roschen voting yes, and Stewart and King voting no.

<https://youtu.be/FMuWPpkoDFE?t=5217>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

<https://youtu.be/FMuWPpkoDFE?t=5291>

Commissioner Ingraffia gave update regarding Public Benefits.

Commissioner Rodriguez also had comments regarding Public Benefits and the need to place on the agenda.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/FMuWPpkoDFE?t=5514>

Commissioner Ingraffia commented that it should be discussed as a Commission on how to present items to the new City Council and the significance and need to have a Historical Preservation Ordinance.

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Commissioner Rodriguez mentioned he attended APA, American Planning Association National Conference last week and approved national zoning guidelines for the country.

Chairperson Stewart commented on the Historic Preservation draft that was emailed and expressed that it is worth reading.

Commissioner Rodriguez commented about the reason he wanted to join SOL is because he feels the need to push for affordable housing on a regional level. Feels if he can be on the Executive Board, he can push for affordable housing.

Vice-Chair Roschen commented how it has been an exciting year and thanked Graham for all his efforts, for his support and helpfulness towards the Commission. Thanked all the Commissioner's.

Chairperson Stewart gave kudos to staff for getting the General Plan and Zoning Code done. Also commented that she loves the Wayfinding signs.

Commissioner Ingraffia thanked Graham for tolerating his fumbling through comments.

Commissioner King commented how she has learned a lot from all the Commissioner's.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/FMuWPpkoDFE?t=6210>

Graham commented that there are two open seats on the Planning Commission. Application process is open until December 30<sup>th</sup>. City Council will conduct interviews on January 10<sup>th</sup> and will choose new officers on January 17<sup>th</sup>.

Received an appeal for the 101 Fig Street project. It will be going to City Council.

Graham thanked the Planning Commission for all the work they have done especially related to the General Plan and Zoning Code.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 3, 2023 at 6:00 p.m.

  
Susan Stewart, Chairperson

ATTEST:

  
Scot Graham, Secretary