

AGENDA ITEM:     A-2      
DATE: 03/07/2023 \_\_\_\_\_  
ACTION: Approved

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JANUARY 17, 2023  
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 - NONE

PUBLIC COMMENT PERIOD  
<https://youtu.be/3aa4w1mh0AU?t=96>

Harold W., Hanford/Morro Bay, commented that he lives east of the Perry's who want to knock their house down and rebuild and stated that Cathy Novak will be representing him from now on. Requested an extension of the PC decision of the dismantling of the home on Beachcomber. Spoke about the wood that holds his dirt on his property is starting to bulge and there is no way he can service it because of the fence that was built there years ago.

Betty Winholtz, Morro Bay, reported two areas that need immediate attention in terms of street repair. Stated that there is a huge tire trap on South Bay Blvd. as you head north just outside the State Park. Another area is the section of San Jacinto and Main Street, huge chunks of asphalt that are missing.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/3aa4w1mh0AU>

**Public Participation:**  
*Remote public participation is allowed in the following ways:*

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REGULAR MEETING – JANUARY 17, 2023

**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 staff report.

Vice-Chair Roschen thanked Bill and Nancy who were ready to come out in torrential rains and risk being isolated in Morro Bay. Meeting was cancelled. The idea was for himself and Joe to look at the house and look at the structural information. They were not able to do that with the rains. He was able to speak with Bill.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/3aa4w1mh0AU?t=770>

Terry Simons, Morro Bay, commented that he has two fundamental issues. He does not understand how there is a requirement for a CEQA historic evaluation report on a CEQA determination that is exempt. His biggest concern looking at this project, since the building seems placed on the site backward – i.e. open courtyard to the north, which is very inappropriate to our local conditions, he is concerned that an out of towners, might have a misunderstanding about local weather conditions. Specifically, to the living room and outdoor area both which face right into the prevailing winds.

Barry Brannon, Morro Bay, would like to back up what Mr. Simons said. Would like to reemphasize Mr. Simons comment about the home orientation on the site.

Betty Winholtz, Morro Bay, would like to thank the Planning Commission for the due diligence and consideration that the PC gave this item since the last hearing.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/3aa4w1mh0AU?t=1074>

Commissioners presented their comments and questions to staff.

Bill Isaman, Project Architect, answered questions from Commissioners.

**MOTION:** Vice-Chairperson Roschen moved to approve staff recommendation with the following conditions: the opportunity to meet with the applicant to discuss its relocation of the house, the house will not be demolished prior to the building permit being issued, that salvage would be part of the discussion, and a review to staff's satisfaction that the documentation recommended by the CEQA Evaluation is complete. Commissioner Rodriguez seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, King, and Stewart voting yes.

C. NEW BUSINESS

C-1 **Historic Preservation Ordinance Discussion.** Planning Commission requested a discussion item be placed on the agenda in relation to future development of an historic preservation Ordinance and possible recommendation

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REGULAR MEETING – JANUARY 17, 2023

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Future Agenda Item - Interim Historic Ordinance

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/3aa4w1mh0AU?t=7045>

Graham expressed his appreciation to Chairperson Stewart, as this was her last meeting.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 7, 2023, at 6:00 p.m.



Susan Stewart, Chairperson

ATTEST:



Scot Graham, Secretary

