

AGENDA ITEM: A-3

DATE: 03/07/2023

ACTION: Approved

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 7, 2023
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Bill Roschen	Chairperson
	Mike Rodriguez	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Asia King	Commissioner
	Eric Meyer	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

ELECTION OF CHAIR AND VICE CHAIR

<https://youtu.be/rnV6u9vbnos?t=152>

Commissioner Rodriguez nominated Vice-Chair Roschen as Chairperson. Commissioner King seconded.

Commissioner Ingraffia nominated Chairperson Rodriguez as Vice-Chairperson. Commissioner King seconded.

Roll was taken for both nominations and the elections passed 5-0.

PUBLIC COMMENT PERIOD

<https://youtu.be/rnV6u9vbnos?t=296>

Betty Winholtz, Morro Bay, welcomed Commissioner Meyer. Asking when the minutes can be updated on the website. The most current minutes are from September, and it is helpful when doing research to have those updated.

Bill Martony, Morro Bay, congratulated the new Planning Commissioners. Commented about the battery plant proposal- the square footage. He has heard different sizes and would like to know the true square footage. Spoke about the Market Place Plaza, historical buildings, and the closing of an RV Park.

Bill Todd, Morro Bay, commented about Quintana Road being under construction for two years, they have been dealing with it and stated that they finished paving it. There is a problem on the street near his business, the storm drainage north of him, when it gets plugged up they get an 8 ft wide river coming in front of his shop. He would like for someone to look at that.

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=aWZpTzcxTHlRTk9xaTlmWVNWRFUQT09>
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.

Received and filed by the Commission.

B. PUBLIC HEARING

B-1 Case No.: CDP22-025

Site Location: 2440 Laurel Ave, Morro Bay, CA

Project Description: Appeal of a Coastal Development Permit for the proposed demo of the circa 1953 existing home and new construction of home that has 3,037 sf conditioned living space on two levels above subterranean 1328 sf garage/shop. The appellant grounds for appeal are (1) the demo of the existing home needs an asbestos report, (2) the proposed new home does not meet the 25foot height requirement and (3) the proposed home does not meet the residential design guidelines. The project zoning is R-1/S2 and the site is not located within the coastal appeal jurisdiction. The Coastal Land Use Designation is Moderate Density Residential (RS-A)

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: Deny the appeal, uphold the administrative approval of the CDP.

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

Hubbard presented the staff report.

The Commissioner's presented their questions to staff.

Chairperson Roschen asked the Appellant to come up and speak as well as the Applicant.

<https://youtu.be/rnV6u9vbnos?t=2336>

Tina Metzger, Morro Bay, Appellant, commented that she lives behind and diagonally from proposed project. The applicant has always been very helpful and welcoming with any questions she or the neighbors had. Explained how this home will affect her views for the rest of her life, explained her grounds for appeal.

Michael Murphy, Morro Bay, Applicant, asked if they read the letter he submitted. Commented about how during the review process, the staff recommended changes to his home design that he wasn't necessarily happy about but he made them. Explained his proposed project was designed to be in complete compliance with the development standards.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/rnV6u9vbnos?t=3018>

Bill Todd, Morro Bay, commented that he lives on Nutmeg and expressed his concern about the loss of his views because of the height of the home.

Ron Smith, Morro Bay, resident of Nutmeg, thanked the applicant for meeting with them. Stated his concern about the bulk and size of the home. He concerned about the glare of the solar panels.

Betty Winholtz, Morro Bay, pointed out that there was a major water/sewer issue on Elaina Street during the storms and could not see in the plans where the runoff from this property was going to go. She would like to know which zoning code was used.

Terry Simons, Morro Bay, commented he believes the city should have a Design Review or Architecture Review Commission. Spoke about how staff and the City are obliged to follow the established codes and regulations and if this appeal were to be withheld, it would do a tremendous disservice to the community at large.

Nancy Bast, Morro Bay, said that all new homes should be reviewed by the public before they are approved.

MaryJo DeSio, Morro Bay, Laurel Ave resident, commented that she thoroughly agrees with Ms. Bast and is against the project because it has disregarded the neighbor's views.

The Commissioners presented their questions and comments to staff.

Tina Metzger, Morro Bay, Appellant, gave her suggestions to improve the design of the home.

Michael Murphy, Morro Bay, Applicant, answered commissioner questions about possible changes to the project.

MOTION: Chairperson Roschen moved to deny the appeal and approve the project with these added conditions; reducing the roof extension on the third story of 8 feet or more, eliminating the posts and the use of a secondary material or color on the garage level of the proposed home, changes to be reviewed and approved by the Director. Commissioner Ingraffia seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, King, and Meyer voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

D-1 Historic Preservation Ordinance Discussion
Planning Commission to continue discussion on future development of an historic preservation Ordinance and recommendation to Council for inclusion in the PC workplan for 2023. Item does not include a staff report.
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

Chairperson Roschen gave an overview of what the Planning Commission would like to do in regard to Historic Preservation Ordinance. The subcommittee consists of Chairperson Roschen and Commissioner Ingraffia.

Chairperson Roschen opened the Public Comment period.
<https://youtu.be/rnV6u9vbnos?t=8751>

Glenn Silloway, Morro Bay, commented that he is so happy that this is happening.

Bill Martony, Morro Bay, agrees that a Historic Preservation Ordinance is important but to weigh the options between private and public property rights.

Terry Simons, Morro Bay, spoke about the importance of forming a design review commission.

Tina Metzger, Morro Bay, expressed that she is excited that this is happening.

Discussion between Commissioners

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/rnV6u9vbnos?t=10168>

Chairperson Roschen mentioned they are all doing a training to become good Planning Commissioners.

Commissioner Rodriguez urged the Commissioners to read the Public Benefit Memo before the next meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/rnV6u9vbnos?t=10332>

Graham mentioned for the next meeting, they will be discussing goals, a panel for the Historic Preservation discussion and Public Benefit item.

G. ADJOURNMENT
Adjourn to the next regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on February 21, 2023, at 6:00 p.m.

Bill Roschen, Chairperson

ATTEST:

Scot Graham, Secretary

