

AGENDA ITEM: A-3

DATE: 4/4/2023

ACTION: Approved

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

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/YdZL0wDOYLA?t=120>

Bill Martony, Morro Bay, commented about the closed City Council meeting and the proposed purchase of the old Breakers restaurant, he would like to know if the information is available and what exactly is being proposed. Also spoke about the battery storage project and is unclear on the square footage of the three buildings that are being proposed.

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=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>

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

<https://youtu.be/YdZL0wDOYLA?t=303>

- **Chamber and Economic Development Update;** Erica Crawford, President/CEO, Morro Bay Chamber of Commerce

A. CONSENT CALENDAR

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

Received and filed by the Commission.

- A-2** Approval of minutes from the Planning Commission meeting of January 17, 2023.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Ingraffia moved to approve staff recommendation. Commissioner King seconded, and the motion passes 3-0-1, with Ingraffia, King, Roschen voting yes and Meyer abstaining.

- A-3** Approval of minutes from the Planning Commission meeting of February 3, 2023.
Staff Recommendation: Approve minutes as submitted.

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

B. PUBLIC HEARING

<https://youtu.be/YdZL0wDOYLA?t=1830>

- B-1** **Case No.:** MAJ22-002
Site Location: 701-715 Embarcadero, Morro Bay, CA (Lease sites 78-79/78W-79W & 80-81/80W-81W)
Proposal: Conditional Use Permit Major Modification (MAJ22-002) permit of #MAJ20-004 previously approved 11/9/2021 for modification of existing commercial development and proposed public access improvements at 701 and

715 Embarcadero. Specifically, the project proposes amendments for public access enhancements and modifications to the approved new Harborwalk public access which includes additional 20sf of Harborwalk area, reconfigure existing commercial fishing wharf with 3-foot-wide wharf cantilever, replace fish-offloading crane, new piling to support new Harborwalk section, and maintain existing commercial fishing use located at 715 Embarcadero. The project is located in the waterfront (WF/PD/S4) zoning district and is located within the original jurisdiction of the Coastal Commission.

CEQA Determination: Categorically Exempt under Section 15301

Staff Recommendation: Conditionally approve

Staff Contact: Cindy Jacinth, Senior Planner, (805) 772-6577

Jacinth presented the staff report.

Cathy Novak, Agent, spoke about the proposed project.

Commissioners presented their questions and comments.

Terry Simons, Morro Bay, commented about the conditions of the project and how it can become confusing.

Betty Winholtz, Morro Bay, expressed her opinions about the project.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/YdZL0wDOYLA?t=3512>

Discussion between the Commissioners and staff.

MOTION: Commissioner Meyer moved to approve project by adopting Resolution 05-23 with addition of condition 13 and modification of project condition 16 to retain existing roll up door and delete the glazing requirements unless commercial fishing use changes to retail use. Commissioner Ingraffia seconded, and the motion passes 4-0 with Ingraffia, Meyer, Roschen, and King voting yes.

13. All planning conditions approved with MAJ20-004 shall remain in full force and effect except as amended with approval of MAJ22-002.
14. Planning condition 16 approved with MAJ20-004 is amended as follows: If commercial fishing use is changed to retail use as shown on plans approved November 9, 2021, then final building elevations submitted for building permit approval shall include added glazing in the form of window/door area that equals a minimum of 20% of the square footage of the west facing retail unit's wall area including the new retail unit's door and glass panel at northwest corner of the building.

C. NEW BUSINESS

<https://youtu.be/YdZL0wDOYLA?t=4456>

C-1 Information Session on Historic Preservation

This item involves multiple speakers and a question-and-answer session conducted by the Planning Commission. This Item does not include a staff report

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 7, 2023

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291,
sgraham@morrobayca.gov

Panelists include Gail Queen and Michael Woody.

Commissioner King gave a short introduction.

Gail Queen, Morro Bay, spoke about her history in Morro Bay.

Michael Woody, Salinan Indian Tribal Member, gave an introduction and spoke about his history.

Commissioners asked questions of the panelists.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/YdZL0wDOYLA?t=7628>

Bill Martony, Morro Bay, told a story about Skinner Pierce also spoke about the power plant.

Terry Simons, Morro Bay, spoke about the fisheries and his idea of what should be done with the power plant.

Erica Crawford, Morro Bay, commented how history is really important to her.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS – NONE

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 March 21, 2023, at 6:00 p.m.

Bill Roschen, Chairperson

ATTEST:

Scot Graham, Secretary