

AGENDA ITEM: <u>  A-2  </u>
DATE: <u>  04/18/2023  </u>
ACTION: <u>  Approved  </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MARCH 21, 2023  
VETERANS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
<https://youtu.be/41hQqiTruVw?t=138>

PLANNING COMMISSIONER ANNOUNCEMENTS  
<https://youtu.be/41hQqiTruVw?t=202>

Commissioner King mentioned that the Commission and possibly Planning Staff will be reading a book called Architect, Verb by Reinier De Graaf and offered that others may join by reading the book as well.

PUBLIC COMMENT PERIOD  
<https://youtu.be/41hQqiTruVw?t=256>

Bill Martony, Morro Bay, mentioned that he read in the TT that as far as the offshore wind, a height of 1100 feet. Would like to know if there is any validity to it.

Carla Wixom, Morro Bay Mayor, mentioned on Wednesday April 5 at the Vets Hall, will be the City Council’s Goal Setting Session at 5:30 PM, encouraged all to attend. Also encouraged all to take the surveys offered on the City’s website. Ms. Wixom mentioned that she will have office hours, Thursday, March 30<sup>th</sup> from 10 am – 12 pm, this is open for anyone in the community to come and share anything you would like. Located at 213 Beach Street.

**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=aWZpTzcwTHlRTk9xatImWVNWRFUQT09>  
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.

The Planning Commission received and filed.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/41hQqiTruVw?t=549>

Terry Simons, Morro Bay, stated after reviewing the current and advanced planning processing list, mentioned that he saw the Laurel project that was appealed and is being appealed by both parties and will be going to City Council. He finds it appropriate for the Commission to reinforce their position on the Laurel project.

### B. PUBLIC HEARING - NONE

### C. NEW BUSINESS

<https://youtu.be/41hQqiTruVw?t=619>

**C-1** **Information Session on Historic Preservation**

The Planning Commission will facilitate a historic preservation discussion with guest contributors. This Item does not include a staff report.

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

Panelists included Nancy Bast, Jeff Odell, and Marlene Owens.

Commissioner Ingraffia gave a short introduction.

Jeff Odell, Morro Bay, spoke about his history with Morro Bay.

Nancy Bast, Morro Bay, talked about her history with Morro Bay.

Marlene Owens, Morro Bay, spoke about the history she was part of with Morro Bay.

Commissioners asked questions of the panelists.

Carla Wixom, Morro Bay Mayor, spoke about some of her history with Morro Bay.

D. UNFINISHED BUSINESS

<https://youtu.be/41hQqiTruVw?t=4935>

**D-1 Planning Commission Recommendation to City Council on Goals for FY 23/24.**

**Staff Recommendation:** Receive staff presentation, review staff report and provide recommendation to City Council on Goals and Action Items.

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

Graham presented the staff report.

Commissioners presented their questions to Graham.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/41hQqiTruVw?t=6527>

Terry Simmons, Morro Bay, spoke about the new state laws and how it is very important that the Planning Commission be aware of them.

Jamie Irons, Morro Bay, spoke about Frontage Improvements, chapter 14.44 and gave a short presentation.

Erica Crawford, Morro Bay, commented about the permit process and that discussion should be with the end-users.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/41hQqiTruVw?t=7185>

Commissioners presented their questions and comments to Graham.

**MOTION:** Commissioner Meyer moved to forward the Planning Commissions goals recommendation to City Council including action items. Vice-Chairperson Rodriguez seconded, and the motion passes 5-0, with King, Roschen, Rodriguez, Ingraffia, and Meyer voting yes.

**D-2 Public Benefits Subcommittee Report, Presentation and Discussion**

**Staff Recommendation:** Review the Public Benefits Subcommittee report, hear subcommittee presentation on report and discuss subcommittee recommendations and provide direction to Staff on desired next steps.

**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291, [sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)  
Graham presented the staff report.

Commissioners presented their questions to Graham.

Sean Green, Morro Bay, thanked the sub-committee for their on-going help. Gave a brief presentation of the Public Benefits report.

Commissioners presented their comments.

Chairperson Roschen opened the Public Comment period.  
<https://youtu.be/41hQqiTruVw?t=10878>

Terry Simmons, Morro Bay, commented that he has semantic problems with Public Benefits when the development community is already burdened with mitigation aspects that come out of CEQA. He feels this is very similar to this.

Commissioners presented their questions and comments.

**MOTION:** Commissioner Ingraffia moved to have the Community Development Director refine the public benefits policy and bring it back to the Commission for recommendation to City Council. Rodriguez seconded, and the motion passes 5-0, with King, Roschen, Rodriguez, Ingraffia, and Meyer voting yes.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
<https://youtu.be/41hQqiTruVw?t=12188>

Graham reiterated what Mayor Wixom stated about the first meeting of Goal Setting session will be held on Wednesday, April 5<sup>th</sup> at 5:30 pm at the Vets Hall.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 4, 2023, at 6:00 p.m.

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Bill Roschen, Chairperson

ATTEST:

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Scot Graham, Secretary