

AGENDA ITEM: A - 2

DATE: 5/16/2023

ACTION: Approved

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 4, 2023
Morro Bay Community Center Multi-Purpose Room – 6:00 P.M.
NOTE: ONE-TIME MEETING LOCATION CHANGE**

PRESENT:	Bill Roschen Mike Rodriguez Joe Ingraffia Eric Meyer	Chairperson Vice-Chairperson Commissioner Commissioner
ABSENT:	Asia King	Commissioner
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/fzfHlePqPec?t=172>

Paul Donnelly, Morro Bay, spoke about the old Rec building and a dedication that happened about 35 years ago, a large bronze plaque was placed in the lobby to dedicate the building and stated that it has vanished. Mr. Donnelly is wondering what happened to it. Commented that this is part of the history of Morro Bay. Also spoke about City Hall and that there used to be portraits of the past Mayors and Councilmembers that have also vanished and would like to know what happened to those.

Bill Martony, Morro Bay, commented about the rock parking lot, he thought awhile back there were plans to beautify the area and would like to know what happened with those plans.

Cindy Meur, Morro Bay, urged the Commission to not change the Zoning Code to accommodate any kind of industrial on the Embarcadero.

Natalia Merzoyan, Morro Bay, stated that she would like to second what Ms. Meur stated.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/fzfHlePqPec?t=536>

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=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>
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/fzfHlePqPec?t=541>

- A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2 Approval of minutes from the Planning Commission meeting of February 21, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of March 7, 2023.
Staff Recommendation: Approve minutes as submitted.

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

B. PUBLIC HEARING

C. NEW BUSINESS

<https://youtu.be/fzfHlePqPec?t=616>

- C-1** **Case No.: CUP23-05 - Sea Shell Estates Concept Review**
Site Location: 301-390 Seashell Cove, Morro Bay, CA
Proposal: Conceptual Review of a potential future multi-family project with plans showing 37 three-bedroom rental units arranged as a cluster of buildings on 10 vacant lots (4.7 acres) at 301-390 Seashell Cove. Concept Review request is to receive Planning Commission feedback and input on development as a multi-family project with goal to develop potentially up to 70 units subject to future tract amendments or approvals. Future project development would also require a land use and zone change in order to accommodate multi-family residential. Project's land use designation is low density residential, and zoning is R-A/PD. A portion of the sites, lots 1-3, are located within the Coastal Commission appeal jurisdiction.
CEQA Determination: No determination is required for conceptual review.
Staff Recommendation: Hear a presentation on the project and provide comments. This is a Business Item for information gathering and discussion purposes only and **NO ACTION** will be taken at this time.
Staff Contact: Cindy Jacinth, Senior Planner, (805) 772-6577

Jacinth presented the staff report.

Commissioners presented their questions to staff.

The Applicant presented his project.

Commissioners presented their questions to the applicant.

Chairperson Roschen opened the Public Comment period.
<https://youtu.be/fzfhlePqPec?t=3515>

Betty Winholtz, Morro Bay, commented that she was on the City Council at the time that this project first came up and one of the major concerns was that this project was on the scenic highway. Ms. Winholtz summarized her letter that she submitted to the Planning Commission.

Jeff Heller, Morro Bay, asked a question about upzone. Spoke about affordable housing and said that this is very much needed, he believes 25% should be mandated for low-income housing also stated that the in-lieu fee is not enough and should be increased. Asked if it is possible for the current council to overturn the upzone.

Paul Donnelly, Morro Bay, commented that there is a subdivision map and restrictions are listed on the last page of the map, spoke about the grading plan.

Bill Martony, Morro Bay, spoke about how housing in Morro Bay is important but the location of this project is terrible.

Terry Simmons, Morro Bay, spoke against the project and stated grading plan has errors and project detail is lacking.

Nancy Bast, Morro Bay, spoke against the project agreeing with the other speakers. She stated the road is too narrow and spoke against the zone change.

Natalia Merzoyan, Morro Bay, commented that she doesn't want Morro Bay to change and spoke against the project.

Chairperson Roschen closed the Public Comment period.
<https://youtu.be/fzfHlePqPec?t=5215>

Commissioners presented their questions to staff.

The Applicant commented on some of the concerns from the public.

Planning Commission discussion included the following input and feedback:

1. Future applications should include more detail and specificity on the project proposal.
2. The architectural design shown does not reflect Morro Bay and the project should be designed to be more consistent with City design guidelines. Drawings need more articulation, upper floor step backs, inclusion of balconies and better pedestrian connections.
3. Project plans should include a section drawing running through the site, south to North, showing height differences and illustrating visual impact of building height against the ridgeline above the property.
4. Property is located at a gateway to the City. Provide photo-realistic visual simulations from viewpoints taken from both north and southbound Hwy 1 approaching the site.
5. A greater variety of unit counts should be included in the project. The mix of units proposed should be revised to include units with smaller bedroom counts.
6. PC was interested in seeing a project that includes on-site affordable units and is not supportive of paying in-lieu fees instead. Preference is for 20% to 25% of the units to be affordable.
7. Project plans should include a description of community benefits proposed such as pedestrian connections, park, or playground components for residents.
8. Address how children will get to bus stops on South Bay Blvd/Quintana

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE

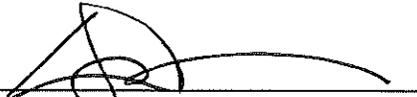
F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/fzfHlePqPec?t=6977>

Graham mentioned the Community Goal Setting process will be in the main auditorium building in the Community Center, on Wednesday, April 5th at 5:30 PM.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 18, 2023, at 6:00 p.m.

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REGULAR MEETING – APRIL 4, 2023



Bill Roschen, Chairperson

ATTEST:



Scot Graham, Secretary

