

AGENDA ITEM:     A - 2    

DATE:     6/20/2023    

ACTION:     Approved    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MAY 16, 2023  
VETERANS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/tLAixiywGuU?t=77>

Rigmor Samuelsen, Morro Bay, commented that she is for the 1175 Scott Street project.

Terry Simons, Morro Bay, spoke against the agenda process.

Jeff Heller, Morro Bay, thanked the Planning Commission for their service.

Betty Winholtz, Morro Bay, spoke about the PW Advisory meeting which will be at the High School on Wednesday, May 17<sup>th</sup> @ 5:30 PM.

Judy Setting, Morro Bay, spoke about item 30 on the Project Tracking Log, she stated that it is about the Battery Energy Storage Facility and there is some misinformation and would like to have it corrected.

**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](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=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

### A. CONSENT CALENDAR

- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of April 4, 2023.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of April 18, 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, Rodriguez, King, and Meyer voting yes.

### B. PUBLIC HEARING

- B-1** **Case No.:** CDP 21-025/ CUP21-07/PKG22-05  
**Site Location:** 1175 Scott Street, Morro Bay, CA  
**Proposal:** Application for a Conditional Use Permit, Coastal Development Permit and Parking Exception to allow a new mixed commercial/residential building proposed for the 2290 sf vacant parcel on the west side of Scott Street, just south of the intersection with Surf Street. The proposed project is a two-story 1535 sf two-story, four-bedroom hotel suite with fully ADA accessible ground floor which includes all the common area amenities. The third floor is a 1023 sf security residential dwelling with an 84-sf balcony and a 781-sf roof deck. There are no common area amenities for the hotel occupants outside of the hotel suite.

The project zoning is C-2/PD/SP, and the property is not located within the coastal appeals jurisdiction. The Coastal Land Use Designation is Community Commercial, and the property is located within the Cultural Resources overlay area.

**CEQA Determination:** Exempt under Section 15303, Class 3c for mixed-use commercial project with less than 10,000 sf of floor area in a commercial zoning district.

**Staff Recommendation:** Conditionally Approve the project pursuant to the findings and recommended conditions of approval.

**Staff Contact:** Nancy Hubbard, Contract Planner, (805) 772-6211, [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

Hubbard presented the staff report.

Commissioners presented their questions and comments to staff.

Vice- Chairperson Rodriguez opened the Public Comment period.  
<https://youtu.be/tLAixiywGuU?t=1785>

Sean Green, Morro Bay, Applicant, spoke about his project.

Christine Barrett, Morro Bay, commented that she is not against the building but is concerned about the roof top deck size and the noise that she might have to deal with.

Travis Kenney, Morro Bay, commented that he is all for the project.

Terry Simons, Morro Bay, commented about his concerns of the handicap parking space, the entire frontage dedicated to driveway, and the large roof deck without a secondary access. He is supportive of the project but believes it is overreached in so many ways.

Betty Winholtz, Morro Bay, spoke against the project.

John Mitchell, Morro Bay, commented on parking and how parking will take up a lot of the street also mentioned the noise concern but would like to see more improvement in the area.

Shirley Frazier, Morro Bay, commented about the noise concern and the large roof top deck.

Susan Stewart, Morro Bay, spoke in favor of the project.

Hubbard clarified some questions from the community.

Commissioners presented their questions and comments to staff.

Sean Green, Morro Bay, Applicant, commented about the noise concern and stated that the roof deck is not accessible to guests.

Vice- Chairperson Rodriguez closed the Public Comment period.

<https://youtu.be/tLAixiywGuU?t=3781>

Commissioners discussed the project.

**MOTION:** Commissioner King moved to approve staff recommendation and adopting the conditions of Resolution 07-23. Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, King, and Meyer voting yes.

**B-2 Case No.:** MAJ22-001

**Site Location:** 590 Morro Avenue, Morro Bay, CA

**Proposal:** Major Modification application (#MAJ22-001) to CP0-465/UP0-411 to allow modification of the existing hotel rooftop AT&T cell site for proposed removal and replacement of panel antennas, RRUs, and associated telecommunication equipment and upgrade of ground equipment room. The antennas and radio equipment would be screened by extending the existing rooftop screen on the northwest elevation by an additional 10' wide and 7' tall and constructing a second 7' tall x 12' wide rooftop screen on the northeast elevation. Project proposes to match existing 31'3" height and materials of existing screening. The project is located in the R-2/PD/S.4 zone district and is located outside of the coastal appeals jurisdiction.

**CEQA Determination:** Categorically Exempt under Section 15301

**Staff Recommendation:** Conditionally approve.

**Staff Contact:** Cindy Jacinth, Senior Planner, (805) 772-6577,  
[cjacinth@morrobayca.gov](mailto:cjacinth@morrobayca.gov)

Jacinth presented the staff report.

Commissioners presented their questions to staff.

Vice- Chairperson Rodriguez opened the Public Comment period.  
<https://youtu.be/tLAixiywGuU?t=5753>

Tom Scully, the Applicant, spoke about the project.

Commissioners presented their questions to the Applicant.

Betty Winholtz, Morro Bay, spoke about the project being bulkier, and would like to know if there will be signage letting the public know that these antennas are there.

Terry Simons, Morro Bay, commented about signage of the building and spoke about the comparison of this project and the prior church project reviewed at a previous Planning Commission meeting.

John Whitworth, Morro Bay, spoke about concern of the RF emissions coming off the antennas.

Commissioners presented their questions to staff.

Vice- Chairperson Rodriguez closed the Public Comment period.

<https://youtu.be/tLAixiywGuU?t=7082>

Commissioners discussed the project.

**MOTION:** Chairperson Ingraffia moved to approve staff recommendation with added conditions; the applicant shall relocate all antennas to the northwest corner of the building or provide evidence of why this is not possible. If relocation of all antennas to the northwest corner of the building is not possible the applicant shall relocate the antennas at the northeast corner of the building more toward the center of the roof and away from the roof edge to reduce visual impacts. The design and location of the antenna relocation shall be approved by the Community Development Director. Commissioner King seconded, and the motion passes 3-1, with Ingraffia, Rodriguez, King, voting yes and Meyer no.

**B-3 Case No.: Plan Morro Bay: Zoning Code Amendment / Objective Design Standards**

**Site Location:** Citywide

**Applicant/Project Sponsor:** City of Morro Bay

**Proposed Project:** The Zoning Code was adopted by the City Council on November 22, 2022, via Ordinance 654. Objective Design Standards (ODS) have been developed as implementation of the 2020-2028 Housing Element goals and policies. The ODS are proposed to be added as Chapter 17.31 to the 2022 Zoning Code. The consultant work to complete the Housing Element implementation policies was funded from the award to the City of Morro Bay of grant funding from CA Department of Housing and Community Development. The Objective Design Standards was created in response to recent housing bills, to provide for a streamlined approval process for eligible residential projects (2 or more units) subject to certain conditions consistent with the objective zoning and design standards. The ODS is in final draft form and upon favorable recommendation will be forwarded to City Council for amendment to the 2022 Zoning Code.

**CEQA Determination:** Environmental Impact Report (SCH #2021111026)

**Staff Recommendation:** Review Objective Design Standards, open public hearing, engage and consider public comments, and forward a favorable recommendation for approval of the Objective Design Standards as Chapter 17.49 of the 2022 Zoning Code to City Council with finding that no further environmental review is required pursuant to State CEQA Guidelines Section 15162.

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

Hubbard presented the staff report.

Kimmy Nguyen and Randy Russom from RRM were present via Zoom.

Commissioners presented their questions and comments.

Vice- Chairperson Rodriguez opened the Public Comment period.

<https://youtu.be/tLAixiywGuU?t=10049>

Terry Simons, Morro Bay, commented that he is happy that this item is ongoing and spoke about having a balance with the objective design standards.

Betty Winholtz, Morro Bay, commented that this item needs to be extended to the public. She feels that this will take away the uniqueness of the neighborhoods.

Vice- Chairperson Rodriguez closed the Public Comment period.  
<https://youtu.be/tLAixiywGuU?t=10387>

Commissioners presented their comments and questions.

**MOTION:** Vice- Chairperson Rodriguez moved to continue this item to a date certain, June 6<sup>th</sup>, 2023. Commissioner Meyer seconded, and the motion passed 4-0, with Ingraffia, Rodriguez, Meyer, and King voting yes.

C. NEW BUSINESS

<https://youtu.be/tLAixiywGuU?t=11484>

Commissioner Ingraffia mentioned the public meeting about the Hwy 1/ Hwy 41 intersection with possible round-about will be held on May 17<sup>th</sup> at 5:30 PM at the High School.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/tLAixiywGuU?t=11575>

Vice – Chairperson Rodriguez commented that Chairperson Roschen attended the Wind Farm Summit in Sacramento as well as two Councilmembers and Ted Schiafone the Harbor Director.

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 June 6, 2023, at 6:00 p.m.

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Mike Rodriguez, Vice-Chairperson

ATTEST:

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Scot Graham, Secretary