

AGENDA ITEM:	<u> A-2 </u>
DATE:	<u> 08/01/2023 </u>
ACTION:	<u> Approved </u>

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

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

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS
https://youtu.be/7k_LB8pHu0?t=124

Chairperson Roschen commented about attending the Off-Shore Wind Summit in Sacramento. He is looking forward to having public hearings to talk about it.

Chairperson Roschen also mentioned that the Planning Commission scheduled for July 4th will be moved to July 5th and will most likely be at the Morro Bay Elementary School auditorium.

PUBLIC COMMENT PERIOD
https://youtu.be/7k_LB8pHu0?t=261

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.*

Matt M., Morro Bay, commented that he is in favor of denying the appeal due to the shed does not comply with the setbacks, the shed is directly on the property line, and he believes the shed is a fire hazard.

John Wise, Morro Bay, spoke in favor of the appellant and is not in favor of denying the appeal because he believes Mr. Najjar is an honest person.

Dillan Whitaker, Morro Bay, spoke in favor of the appellant and is not in favor of denying the appeal because of the cost to move it.

Janice Peters, Morro Bay, spoke in favor of the appellant and states that Mr. Najjar did his due diligence before he built the shed. She also states that because the code was changing, and Mr. Najjar was stuck in between that shed should be grandfathered in.

Ryan Garcia, Morro Bay, commented that this is not about if a person is nice but that the rules be followed. He feels he will have issues from the water run off on his property.

Winters, Morro Bay, spoke in favor of the appellant and that she feels Mr. Najjar did all he could do to get the information to build the shed.

Mrs. Kendall, Morro Bay, commented that you can see the shed from the street and is an eye sore.

Nessa Garcia, Morro Bay, commented that this is not about Mr. Najjar's character but about the code and was never appropriate to place the shed on the side of the house. Does not want the shed to be 4 feet from her house.

Terry Simons, Morro Bay, believes the code does not properly address what he calls containment vessels.

Ryan Garcia, Morro Bay, commented that the shed in question is not plastic but is a structure that was built in a day.

Howard Lyon, Appellants Stepfather, commented that Mr. Najjar did his due diligence, and the structure shouldn't have to be moved.

Rusty Najjar, Appellants Mother, commented that she wants to reiterate what others have said, that Mr. Najjar did get the information before building the structure. Spoke about moving the shed and that there is no way.

Chairperson Roschen closed the Public Comment period.
https://youtu.be/7k_LB8pHu0?t=3027

Commissioners presented their questions and comments to staff.

MOTION: Vice-Chairperson Rodriguez moved to approve staff recommendation and adopt Resolution 10-23. Commissioner Meyer seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, Meyer voting yes.

likes going to the Planning Commission meetings where the public gets to voice their opinions and ask questions. She is not in favor of administrative review.

Chairperson Roschen closed the Public Comment period.
https://youtu.be/7k_LB8pHu0?t=12450

Commissioners presented questions and comments to staff and RRM.

Commissioners discussed the details of the ODS, specifics on the repercussions of not having objective design standards in place and clarified the options for them to make suggestions for the modifications to the applicability of the ODS in their recommendation to the City Council. Commissioners committed to providing comments to staff before June 27th, requested data from the consultant team and scheduled the continuance hearing for July 18, 2023.

C. NEW BUSINESS

https://youtu.be/7k_LB8pHu0?t=3763

C-1 Presentation of Annual Water Supply and Demand Assessment and Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2023/24

Staff recommends the Planning Commission recommend to City Council:

1. Receive and file staff findings and strategies resulting from the Annual Water Supply and Demand Assessment.
2. Allocate 50 WEUs for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY2022/23.

Damaris Hanson and Dan Heimall presented the staff report.

Commissioners presented their questions and comments.

Chairperson Roschen opened the Public Comment period.
https://youtu.be/7k_LB8pHu0?t=5489

Terry Simons, Morro Bay, spoke about creating water strategies and encourages the City of Morro Bay to maximize, and accelerate its programs to develop much greater storage of water.

Betty Winholtz, Morro Bay, commented how the water assessment only covers projects that are single family, apartments and commercial. Ms. Winholtz believes at some point it needs to be known how much use and has been used on all the un-hosted hotels, regular hotels, vacation rentals, and addition to houses.

Zara Landrum, Morro Bay, would like clarification of what the possible capacity that the City can get with the IPR and address the Chorro Valley Basin issues.

Dan Heimall addressed the clarification and issue that Ms. Landrum requested.

Commissioners presented their comments.