

AGENDA ITEM:	<u>    A-3    </u>
DATE:	<u>    08/01/2023    </u>
ACTION:	<u>    Approved    </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JUNE 20, 2023  
VETERANS MEMORIAL BUILDING – 6:00 PM

- |          |   |   |
|----------|---|---|
| PRESENT: | Bill Roschen<br>Mike Rodriguez<br>Joe Ingraffia<br>Eric Meyer | Chairperson<br>Vice-Chairperson<br>Commissioner<br>Commissioner         |
| ABSENT:  | Asia King   | Commissioner  |
| STAFF:   | Scot Graham<br>Nancy Hubbard<br>Gabby Cortez                  | Community Development Director<br>Contract Planner<br>Assistant Planner |

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

PLANNING COMMISSIONER ANNOUNCEMENTS  
<https://youtu.be/FIAeokEVMIQ?t=127>

Chairperson Roschen announced that Commissioner Asia King gave birth to her baby boy.

Vice-Chairperson Rodriguez mentioned that he was able to meet with Councilmember Landrum for the first time.

PUBLIC COMMENT PERIOD  
<https://youtu.be/FIAeokEVMIQ?t=179>

Bill Martony, Morro Bay, commented about Nadine and the little red house, would like an update of where it is in the process of saving it. Mr. Martony mentioned that he noticed an RFP went out from the Harbor Department on two lease sites and would like to know if there is a better approach to repurposing them instead of dozing them.

Terry Simons, Morro Bay, commented that it looks like there is a new staff format for evaluating residential projects and to him it looks like it is designed to follow the objective analysis approach that has been in discussion.

Chairperson Roschen closed the Public Comment period.  
<https://youtu.be/FIAeokEVMIQ?t=587>

and an interior reconfiguration. Based on the square footage of the home and the requirement to be under the new 2022 zoning code, this project requires a discretionary Conditional Use Permit approval. The site is in the RL zoning and Coastal Land Use area and is not in the coastal zone.

**CEQA Determination:** Section 15303, Class 3a new residential in a residential zoning district.

**Staff Recommendation:** Approve project subject to the findings and conditions of approval.

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

Hubbard presented the staff report.

Commissioners presented their questions and comments to staff.

Amit Patel, Applicant, spoke about his project.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/FIAeokEVMIQ?t=1482>

Betty Winholtz, Morro Bay, commented about the scale and mass of the project and said that this would be the largest home in the cul-de-sac and will dominate the area. Spoke about her concern with the soil and runoff, feels like this home is by the landslide area. Ms. Winholtz mentioned the grade and its importance and how will the Fire department reduce the grade, also mentioned the cut and fill, and that no quantity was mentioned in the report. Ms. Winholtz also asked about the trees and if there will be a 2:1 replacement requirement.

Terry Simons, Morro Bay, commented that he counterpoints Ms. Winholtz's comments. Mr. Simmons believes that because it will be so laid into the hillside, it will be relatively diminished for a house this size. He believes the project is in good hands.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/FIAeokEVMIQ?t=2049>

Commissioners presented their comments and questions.

**MOTION:** Commissioner Meyer moved to approve staff recommendation with updating the Fire recommendation. Vice- Chairperson Rodriguez seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, and Meyer voting yes.

**B-2 Case No.: CDP22-041/CUP22-12**

**Site Location:** 2285 Emerald Circle, Morro Bay, CA

**Proposal:** Application for a Coastal Development Permit (CDP22-041) and Conditional Use Permit (CUP22-12) for a new 2,368 square-foot one-story single-family home with an attached 560sf 2car garage and a 126sf covered porch. The single-family home is located in the Cloisters in an MMR/CRR/GC (PD) Zone. The property is located within the Coastal Appeals Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3.

**Staff Recommendation:** Conditionally Approve

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Adjourn to the special Planning Commission meeting at the Morro Elementary School,  
1130 Napa Avenue, on July 5, 2023, at 6:00 p.m.

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Bill Roschen, Chairperson

ATTEST:

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Scot Graham, Secretary