



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean, and healthy place for residents and visitors to live, work and play.*

**Regular Meeting -Tuesday, October 17, 2023  
Veteran's Memorial Building – 6:00 P.M.  
209 Surf Street, Morro Bay, CA**

Chairperson – William Roschen

Vice-Chairperson Mike Rodriguez  
Commissioner Asia King

Commissioner Joseph Ingraffia  
Commissioner Eric Meyer

## **Public Participation:**

*Remote public participation is allowed in the following ways:*

- *Community members may attend the meeting in person at the Morro Bay Veterans Hall*
- *Members of the public may watch the meeting and speak during the 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.*

*Please click the link below to join the webinar:*

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcxTHlRTk9xaTlmWVNWRWFUQT09>

*Password: 135692*

- *Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press \* 9 to "Raise Hand" for Public Comment*
- *Alternatively, members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) prior to the meeting. Agenda correspondence received at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) by 10 a.m. on the meeting day will be posted on the City website.*

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE/PLEDGE OF ALLEGEANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS

## **PUBLIC COMMENT**

Members of the audience wishing to address the Planning Commission on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Planning Commission at this time.

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 July 18, 2023.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of August 1, 2023.  
**Staff Recommendation:** Approve minutes as submitted.
- A-4** Approval of minutes from the Planning Commission meeting of August 15, 2023.  
**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

**None**

C. NEW BUSINESS

- C-1** **Subject:** Planning Commission Discussion of Harbor Lease Policy in the context of preserving existing community character along the waterfront  
**Staff Recommendation:** Review staff report, discuss and provide direction  
**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291, [sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)
- C-2** **Subject:** Planning Commission discussion regarding frontage improvement deferral policy and the possibility of creating an in-lieu fee policy for frontage improvements  
**Staff Recommendation:** Review staff report, discuss and provide direction  
**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291, [sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on November 7, 2023, at 6:00 p.m.

**PLANNING COMMISSION MEETING PROCEDURES**

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the Department at 805-772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the

Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

This Agenda may be found on the Internet at: [www.morrobayca.gov/planningcommission](http://www.morrobayca.gov/planningcommission) or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to [www.morrobayca.gov/notifyme](http://www.morrobayca.gov/notifyme) and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

## **APPEALS**

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



City of Morro Bay  
Community Development Department  
Current & Advanced Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions  
New Planning items or items recently updated are highlighted in yellow.  
Approved projects are deleted on next version of log.

Agenda No: A-1  
Meeting Date 10-17-2023

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
<b>Hearing or Action Ready Projects:</b>											
1	City of Morro Bay		City-wide	-	MAJ23-004	<b>Plan Morro Bay: Zoning Code / Implementation Plan (IP) Amendments and GP/LCP Land Use and Zoning Map amendment for Dog Beach parcels APN 065-022-009 and 065-022-011</b>	The City Council adopted a new Zoning Code/ Implementation Plan (IP) on November 22, 2022 (Ordinance 654). A series of Zoning Code/IP Amendments is proposed for adoption as a result of the City's LCP amendment application currently pending with the Coastal Commission. This includes additional chapters to be added to the IP per Coastal Act requirements and miscellaneous City clean-up amendments. In addition the amendments include a proposed change to correct a technical error with the land use and zoning designation for a portion of Dog Beach to change from Agriculture back to the correct designation of Open Space (OS). PC hearing 9/19/2023, and continued to 10/3. The 10/3 meeting to also include review of change to two Preston Lane properties from residential to industrial to correct previous land use/zoning error where existing on-the-ground land use is industrial. Planning Commission moved to forward recommendation for approval to City Council at its 10/3/23 public hearing. Scheduled to review adoption of Zoning Code/IP Amendments at 11/14/23 Council meeting.  Additional Zoning Map amendments to be reviewed by PC on 11/7/23 to correct inconsistencies recently discovered between Zoning Map and Land Use Map (#MAJ23-005)				cj/sg
2	California Coastal Investments, LLC	801	Embarcadero	6/28/2022	CUP22-09	<b>Concept/Precise Plan CUP for mixed-use redevelopment of the Libertine Brewing Co. building to convert existing second floor to 7 hotel units and first floor as mix of restaurant, coffee shop, outdoor dining, provision of new public access improvements including extension of Harborwalk</b>	Under review. Incomplete letter sent 7/27/22. Resubmitted 1/27. Corrections letter sent 3/17/23. Resubmittal received and corrections requested. Met with applicant 7/5/23 to discuss outstanding items. Resubmitted 8/1/23. Project deemed completed and tentatively scheduled for 11/7/23 PC hearing.	BLDG. - Disapproved 2/10/23 CO			cj
3	Wells Fargo Bank	340	Jamaica	8/1/2023	CDP23-014	<b>Admin CDP for the demolition of an existing commercial structure.</b>	Incomplete letter sent 8/17. Resubmitted 9/19. Deemed Complete 9/26. Noticing Period from 10/2-10/13. Admin Decision on or after 10/16.				st
4	Morro 94 LLC	3300	Panorama	1/18/2022	CUP 22-05/CDP22-003/TTM222-02	<b>Submittal of combined concept and precise plan review for 61 unit subdivision. Project revised to 48 total housing units.</b>	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm. City working with selected environmental consultant on contract and owner reimbursement agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on November 2, 2022. REquires resubmittal with the CUP/CDP plans in order to be processed together. Environmental review is under contract and work has commenced. Anticipate process to take 6-9 months to complete. Resubmittal information received, planning and public works comments sent. Scheduled for a conceptual review at a PC hearing November 7, 2023	BLDG. - Approved 2/14/22 CO			nh
5	Salbi	450	Marina	12/19/2022	CDP22-043 / PKG23-05	<b>Admin CDP for two story single family home with garage and Accessory Dwelling Unit</b>	Incomplete letter sent January 13th, resub on 2/7/23, under review, incomplete letter sent 3/2/23, resubmit 3/27/23, incomplete letter sent 4/10/23, Incomplete letter sent 4/12/23. Submitted for parking exception 7/24. Deemed Complete 8/11. Noticing Period from 8/15-8/28. Permit not issued due to public comments requesting changes to project. Staff in discussion with applicant.	BLDG. - Approved 3/2/23 CO			gc/st
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>											
7	Funk	2541	Nutmeg	9/14/2023	CDP23-016	<b>Remodel of existing 3,591 sf 3-story residence with attached 2 car garage and attached 1 car garage.</b>	Does not require CDP, email to applicant 10/10				st
8	Eiseman	541	Atascadero Rd	8/17/2023	MAJ23-003 (modification to CUP21-09 and CDP21-029 still processing)	<b>Major modification while processing for a 4 unit attached home project</b>	Under review. Requires environmental, updated proposal received - contracts under review.				nh
9	Wood	260	Pacific	8/3/2023	CDP 23-015	<b>CDP for a new 748 sf ADU and a new 958 sf 3-car garage to replace the existing 2-car garage</b>	Incomplete letter sent 8/31.				st
10	Brice	2555	Hemlock	7/24/2023	CDP23-013	<b>Admin CDP for a new 491 sf ADU and 292sf addition to an existing 2314sf residence.</b>	Incomplete letter sent 8/25. Resubmitted 9/19. Incomplete letter sent 10/6.				st/ao
11	Pennachio	2810	Juniper	7/21/2023	CDP23-012	<b>DIGEPLAN: Admin CDP for new 2 story 1,398 SFR w/ 812sf attached two car garage</b>	Planning disapproved 8/16/23. Awaiting resubmittal, and under review				ao
12	Champi	460	Errol	7/19/2023	TUP23-02	<b>Temporary Use Permit for fencing and outdoor storage to assist with storm cleanup</b>	Received submittal, under review. Planning disapproved August 15, 2023, requires a resubmittal.				nh
13	Gumm	735	Napa	6/15/2023	CDP23-010	<b>Convert three retail spaces into 3 residential units</b>	Planning Review completed - need PW comments. Comments provided to applicant on 7/16/23, Requires a resubmittal. Property owner may change direction and withdraw request for new housing approval.				nh

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14	Iwanicha	640	Elena	6/8/2023	CDP23-011	Remodel and addition to existing 2 bedroom/1 bath home	Planning disapproved the project on 7/27/23, requires response to comments and a resubmittal.				nh
15	Morro Rock LLC	1260	Main	5/23/2023	CDP23-009	Convert existing building into 5 new hotel rooms associates with the Masterpiece Hotel	Under review, requires new zoning code - on hold until new zoning code is certified by CCC				nh
16	Boges	640	Kings	3/30/2023	CDP23-006	New detached 908sf ADU with attached to a 720sf garage below.	Incomplete Letter sent 4/20	BLDG. - Disapproved CO			gc/st
17	Newman	961	Balboa	3/27/2023	CDP 23-005	Admin CDP for a new 2058 sf house with an attached 409 sf garage and 185 sf storage space with a 450 sf ADU .	Under review. Incomplete Letter sent 4/20.	BLDG. - Approved 4/10/23 CO			st
18	Gillen	495	Embarcadero	3/7/2023	CUP23-04	Conceptual Review (no application) of potential redevelopment of city lease site at 495 Embarcadero as a mixed use development of hotel, restaurant, and retail uses.	Under review. Project needs Consent of Landowner. Applicant requested to put application on hold.	BLDG. - COND Approved CO			cj
19	McDonald	300	Sicity St	1/31/2023	CDP23-002	New 2155 s.f. SFR w/ attached 284 s.f. garage and 409 s.f. decking on a vacant lot .	Incomplete letter sent 3/13/2023	BLDG. - Approved 2/10/23 CO			gc/st
20	Gonzalez	590	Radcliff	10/25/2022	CDP22-034	Admin CDP for a new 1,956 two story SFR with a 522sf attached garage and 640sf second story deck.	Under review. Planning disapproved and incomplete letter sent on 11/22.	BLDG. - Approved 10/27/22 CO			gc/st
21	MSA Architects	2417	Greenwood Ave.	8/24/2022	CDP22-030	Admin CDP to develop a new 562 detached ADU	Incomplete letter sent on 9/12/22, resubmittal on 10/26, under review, minor edits request on 11/17, withdrawn.	BLDG. - Approved 8/25/22 CO			gc /st
22	Shepler	2181	Sunset Ave	8/24/2022	CDP22-029	CDP Application for a new third dwelling and one ADU on a property with two existing homes	Comment letter sent on 9-5-22. Resubmittal received 10/24/22, planning requires minor changes and sent letter November 10, 2022. Requires resubmittal.	BLDG. - Approved 8/25/22 CO			nh
23	Kersten	1358	Prescott	7/27/2022	CDP22-024	Admin CDP for partial conversion of an existing (522sf) attached garage into a single story 276sf ADU.	Incomplete letter sent on 08/09/22	BLDG. - Approved 8/9/22 CO			gc/st
24	McDonald	471	Panay	6/1/2022	CDP22-019	Admin CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14	BLDG. - Approved 6/14/22 CO			gc/st
25	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Admin CDP for shed conversion into 468 sf ADU	Correction Letter send 5/12/22. Resubmittal received 7/21/22 - review comments sent on August 6, 2022, requires resubmittal. Resubmittal received and planning disapproved based on fire/life/safety issues on 10/24/22. Resubmittal required.	BLDG. - COND Approved 5/11/22 CO			nh
26	Hartman	320	Orcas St	4/14/22	CUP22-07/ CDP22-010	New SFR with attached garage to replace home destroyed in fire	Correction letter sent 5/1/22. Resubmittal received March 28, 2023. Planning comments sent on April 10, 2023, project requires resubmittal with changes. Planning Comments sent - requires a resubmittal. Resubmittal received and under review. Planning comments sent 5/17/23, requires a resubmittal. Project designed for new zoning code, so needs to wait for the code certification, or redesign to the existing code. Comments provided 7/10/23, project on hold pending decision by applicant. Applicant received clarification as to the options they have to proceed, they will get back to us and let us know if they are waiting for the new zoning code to be certified.	BLDG. - Approved 3/30/23 CO			nh
27	Morro Bay LLC (Keller)	1108	Front Steet	11/8/21	MAJ21-007	Major Modification permit for Expansion and extensive remodel of second floor short term rental unit.	Planning comments sent 11/23/21, requires resubmittal. Applicant may put this application on hold until the adoption of the new zoning code (i.e. includes street setbacks closer to the actual placement of the building) (needs the IP sections to be final via CCC approval)	BLDG. - Approved 11/17/21 CO			nh
28	Shorey	545	Atascadero Rd	3/30/21	CUP21-04/CDP21-013	Proposed 16 units of new townhomes on sloped vacant parcel	Project was reviewed and comments provided in 2021. Applicant requested to keep the project open and has been working with public works and caltrans on utility requirements and frontage improvements. Project resubmitted for review on April 19, 2023 - under review by all departments. Planning deemed project complete on 5-23-23. Requires environmental study before scheduling for PC hearing. Environmental proposals received and are under review.				nh
29	Vistra	1290	Embarcadero	12/28/20	CDP20-026 & CUP20-14	Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress. NOP released and two scoping meetings held on 6/21/22 and 6/29/22. Environmental review and analysis still in process.	BLDG. - Approved 3/11/21 CO			cj
30		1290	Embarcadero		Master Plan	Morro Bay Power Plant Master Plan	The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of the planning permit application for the Battery Energy Storage System Project. Master Plan community workshop was held 9/14/22. Survey on the Master Plan done and tabulations still in process. The survey was done to seek additional community feedback on development of the Master Plan. The survey focused on the community's land use preferences, circulation improvements, and design amenities for the overall property.				cj
<b>Projects Appealed to Planning Commission or PC Continued projects - none</b>											
<b>Projects Appealed or Forwarded to City Council - none</b>											

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31	City of Morro Bay		City-wide			<b>Objective Design Standards draft (Zoning Code/ Implementation Plan amendment) to be added as Zoning Amendment Chapter 17.31</b>	Objective Design Standards drafted as a result of 2020-2028 Housing Element Implementation grant funding. The Objective Design Standards are proposed to be added as an amendment to the Zoning Code (Chapter 17.31). Continued from 5/16/23 PC meeting. Hearing held on 6-6-23 with a continuance to 7-18-23. PC continued to August 15, 2023. PC provided recommendation to forward to CC. CC hearing scheduled for 10/10/23.				nh
<b>Environmental Review - none</b>											
<b>Final Map Under Review Projects:</b>											
32	Huber	2783	Coral Ave	8/30/22	TTM22-03	<b>5 unit residential subdivision</b>	Planning approved, forwarded to PW.	BLDG. - Approved 4/14/22 CO			nh
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing - none</b>											
<b>Grants:</b>											
33	City of Morro Bay		City-wide			<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	Staff has ongoing responsibilities for contract management in coordination with County staff administration. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. Notice of Funding Availability for 2023 Program Year released fall 2022. Council draft recommendations considered 12/22 and final funding recommendations to be on 3-28-2023 to forward to County Board of Supervisors for inclusion in their Annual Action Plan 4/18/23. cj	No review performed.	N/R		cj
34	City of Morro Bay		City-wide			<b>Climate Action Plan - Implementation</b>	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
<b>Projects in Building Plan Check:</b>											
35	Castillo	1055	Allesandro St.	6/3/2021	B21-0097	250 sf addition to rear of existing SFR, addition creates two bedrooms and one full bath.	Planning disapproved 7/2/21. Resubmittal received 7/25/22. Resubmittal disapproved 8/01/22. Planning disapproved 3/1/23	Bldg. - Disapproved 3/27/23			st
36	Castillo	1055	Allesandro St.	7/25/2022	B22-0158	Jr. Accessory Dwelling Unit (JADU) - Existing bedroom in primary dwelling will be converted to JADU.	Planning disapproved 8/1/22. Reviewed resubmittal and disapproved 3/21/23	Bldg. - Disapproved 3/27/23			gc
37	Conway	305	Arbutus	1/4/2023	B22-0269	DIGEPLAN - 390 sf addition, expanding lower level family room and 2nd level primary bedroom & bath, the remodel includes kitchen and relocating two bathrooms to accommodate the installation of new elevator. The addition creates a 2nd level 378 sf rear deck.	Planning disapproved 1/26/23. St Waiting on resubmittal	Bldg. - Approved 6/12/23			st
38	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.	Planning disapproved 11-6-20	Bldg. - Approved 11/09/20			sg
39	Carter	2035	Bayview Ave.	8/5/21	B21-0135	New SFR, 1980 sf living, with 483 sf attached garage, 96 sf covered deck, 267 sf covered rear patio and 32 sf covered front porch.	Disapproved 8-26-21. am	Bldg. Disapproved 9/21/21			cj
40	Perry	3202	Beachcomber Dr	2/9/23	B22-0264	Demo existing, new construction of 2567 sf home iwth a 2424 sf subterranean garage on lower level and 963 sf roof deck. Home to be located on newly configured parcel (requires final TM)	Planning disapproved 2/19/23. nh Disapproved 6/15/23 - minor correction on title page	Bldg. - Approved 6/20/23			nh
41	Perry	3230	Beachcomber Dr	2/9/23	B22-0265	New SFR on new parcel. Home is 1816 sf with a 471 sf garage and a roof deck.	Planning disapproved 2/19/23. nh Disapproved 6/15/23 - minor correction on title page	Bldg. - Approved 6/20/23			nh
42	Siegel	535	Bernardo	8/9/23	B23-0189	Installation of a 10' x 20' with 12" overhang detached one-car carport in front of existing residence.	Planning disapproved 8/16/23. Awaiting resubmittal	Bldg. - Disapproved 8/15/23			ao
43	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			gc
44	Dillard	1256	Bolton	3/30/22	B22-0072	Convert Unfinished Underfloor Space in 986 sf of conditioned livable space	Disapproved 4/7/22. Resubmittal approved 7/29/22.	Ready to issue			am

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45	Engvall	370	Bonita	5/22/23	B23-0110	Addition to existing SFR for a detached 554 sf ADU.	Planning approved 5/23/23	Bldg. - Disapproved 6/20/23			gc
46	Youngbauer & Harrison		Cabrillo	10/2/23	B23-0244	Remove 296sf of existing elevated decking, reconstruct approx 120sf of elevated decking/stairs, waterproof, new posts and railing of a 2nd story deck. New doors and windows (three in bedrooms), new siding on upper floor and new stucco on lower floor.	Planning Approved 10/3/23	Bldg. - Approved 10/5/23			sg
47	Berner	2750	Dogwood Ave.	12/6/22	B22-0260	Add 235 sq of conditioned space, including a new bathroom, additions to bedroom and utility room, 297 sf, roof deck, spiral stair, ground floor deck (136 sf), less than 30" above existing adjacent grade.	Planning approved 2/28/23. st	Ready to issue			st
48	Van Beurden Investments	701-715	Embarcadero	8/14/23	B23-0192	Repair and maintenance to existing wharf and pilings. Remove a 580 sf windscreen and fish processing area, install new decking and railing to create a continuous accessible harborwalk connecting to existing North and South portions. Upgrade facade with board and batten siding and corrugated metal accents.	Under Review. Corrections required 9/25/23. cj	Bldg. -Disapproved 9/6/23			cj
49	TLC Family Enterprises	833	Embarcadero	3/16/22	B22-0052	Addendum #1 to B20-0220 - Removal of parapet wall which requires removing steel post below and show railing on upper level. Revert back to cantilevered floor joists for hotel access walkway upstairs.	Disapproved 3-21-22	Bldg. - Approved 7/13/22			cj
50	TLC Family Enterprises	833	Embarcadero	9/13/23	B23-0225	Addendum #5 to B20-0220 - ADA Ramp, steps, and handrailing to meet elevation and make connection to neighboring / existing harborwalk.	Planning conditionally approved 9/21/23				cj
51	Guldenbrein	481	Estero Ave	1/5/23	B23-0003	New fencing & retaining walls, exterior electrical grading & catch basin installation w/pump in front yard. (see plans)	Disapproved 1/19/23	Bldg. - Disapproved 1/18/23			st
52	Dores	150	Gilbert St	7/20/23	B23-0167	DIGEPLAN - 110 sf addition to primary bedroom, remodel existing primary bathroom and closet, remodel kitchen, new 111 sf open air roof, replace 200 amp electrical panel with new.	Planning Approved 9/18/23	Bldg. - Approved 9/14/23			ao
53	Hakker	733	Harbor St	9/22/23	B23-0233	DIGEPLAN - Construct 810sf detached (unconditioned) garage with electrical at rear of property, relocate existing shed, replace existing electrical panel at primary dwelling to 200 amp panel.	Under Review				sg
55	Duffy	2865	Ironwood Ave	4/24/23	B23-0087	Addendum #1 to permit B22-0201 - 1. Lower floor existing 2x4 exterior walls were shown in new plan as 2x6, but were not shown as being "demo'd". 2. Additional SF has been built inside garage space. 3. Structural beans and corresponding footing in slab removed.	Disapproved 4/27/23	Bldg. - Disapproved 5/1/23			st
56	Sotelo	2990	Ironwood Ave	3/2/23	B22-0285	DIGEPLAN - New three story SFR - 3799 sf living, 926 sf attached garage, with 2nd and 3rd floor decks totaling 210 sf, 562 sf covered patios and 535 sf under floor storage area.	Disapproved 3/9/23	BLDG. - Disapproved 3/27/23			gc
57	Johnston	2781	Juniper Ave.	6/2/21	B21-0094	New 463 sf 2nd story deck at rear of existing SFR, also replace five existing windows with three new sliding glass doors.	planning disapproved 6/3/21. Planning approved resubmittal 7-20-21.	Ready to issue			sg
58	Cook	2941	Juniper	10/26/22	B22-0243	Demo unpermitted studio at lowest level of existing SFR and convert that space with additional underfloor space to create new workout area, bathroom, theatre, storage, and stairs to access upper levels adding aprox. 906 sf to SFR.	Planning approved 10/31/22	Ready to issue			sg
59	Gale	550	Kern Ave	8/29/23	B23-0209	DIGEPLAN - New 2 story single family residence, 2412sf of living, 464sf attached garage, and 398sf 2nd story deck. Attached lower level ADU under B23-0210	Under Review				st
60	Gale	550-A	Kern Ave	8/29/23	B23-0210	DIGEPLAN - Attached ADU, 925sf lower level ADU, constructed with new 2 story single family residence under B23-0209	Under Review				st
61	Tarver	671	Kern Ave	12/22/22	B22-0271	DIGEPLAN: New 255 SF attached Accessroy Dwelling Unit (ADU)	Planning resubmittal approved 4/5/23	Ready to issue			gc
62	Cia	2551	Koa Ave.	2/23/22	B22-0038	New 3 bed 2.5 bath SFR w/attached 2-car garage.	Planning Approved resubmittal 6/28	Ready to issue			gc
63	Daniels	964	Las Tunas St.	8/3/21	B21-0133	Remodel the laundry room & add a bedroom, bathroom & hallway to the back of existing home in phase 1. Phase 2, build a detached garage	Planning approved 5-12-22	Bldg. - Approved 5/16/21			sg

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
64	Kevorkian	2615	Laurel Ave.	1/10/23	B23-0005	Addendum #1 to B22-0183, Change the deck configuration to reduce square foot to below existing square foot.	Planning disapproved and sent incomplete comment letter on 1/27/23.	Bldg. - Approved 1/17/23			gc
66	Novell/Johnson	273	Main	2/23/23	B23-0038	DIGEPLAN - 73 sf stairway addition to existing home to create interior connection between the upper and lower floors.	Planning disapproved 3/6/23. Waiting on resubmittal. Cj	BLDG. - Disapproved 3/2/23			cj
67	Sonic	1840	Main St.	10/17/17	B-	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj. Requested permit extension. Awaiting resubmittal. Requested Permit Extension. Planning permit extension requested and granted to allow new permit expiration of April 2021. Emailed applicant 3-19-2021 advising them of permit expiration date and extension opportunities. No recent activity. Planning permit expired 4/18/2023.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB <b>Permit extended to 4/18/23</b>	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
68	CenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	The scope of work has changed. Applicant is now proposing to convert an existing space into an office space, and staff is awaiting the withdrawal of MIN22-005 to proceed with the Building Permit review process.	Planning approved 1/11/23	Bldg. - Disapproved 11/15/22			gc
69	Micro Property Group LLC, Brian Der Vartanian	2490	Main St	8/31/23	B23-0216	Commercial T.I. - Maintain existing restaurant use, demo drywall / all walls and ceilings, R&R walk-in freezer, R&M existing kitchen hood, install new & used kitchen fixtures, add emergency egress door in dining room, accessibility improvements, exterior ADA compliant ramps and striping.	Under Review	Under Review			st
71	Pavacich	501-C	Marina	10/3/23	B23-0248	DIGEPLAN - New 664sf single story detached ADU. ADU will be adjacent to an existing two-story, two unit apartment building designated as A & B.	Under Review				nh
72	Hauser	311	Mindoro St	1/3/23	B23-0001	Remove existing second floor cantilevered deck (615 sf), replace with (187 sf) deck.	Planning approved 2/3/23	Ready to issue			sg
73	Jennings	1195-A	Monterey	5/4/23	B23-0112	Build an attached 908 sf ADU on the west side of a SFR.	Planning approved 6/1/23	Bldg. - Disapproved 6/26/23			gc
74	Grady	400	Morro Bay Blvd.	9/20/23	B23-0230	DIGEPLAN - Commercial TI, remodel former thrift shop to 1096sf restaurant and bar with kitchen, food prep, dining area (and outside dining), office, and restrooms. MEP's, hood installation, and accessible upgrades.	Under review				sg
75	JP Morgan Chase Bank	595	Morro Bay Blvd.	3/31/22	B22-0060	Installation of one solar carport, 99' 3 1/16" X 16' 7 3/8", with 15 modules, wall mounted PV equipment and four carport mounted lights, located in the existing Chase Bank parking lot.	disapproved 4/7/22	Bldg. - Disapproved 5/17/22			am
76	Pavacich	646 & 648	Napa	10/3/23	B23-0247	DIGEPLAN - Construct new 1976sf single level duplex with 546sf attached garages, making each unit 988sf of living with a 273sf attached garage.	Under Review				nh
77	Tsutomoto	739	Napa	9/25/23	B23-0234	Commercial TI of 533sf retail space to restaurant, new vinyl flooring and installation of kitchen equipment and drain systems for Sushi Hide Japanese Restaurant. Includes small dining area with seating for three and a prep table.	Under Review				sg
78	Mollaghaffari & Hawes	427	Oahu St.	5/5/22	B22-0087	New 2nd floor single family residence, 1048 sf living, with a 258 sf 2nd story deck, and 255 sf single car garage. (The garage and an ADU make up the 1st floor level, see permit B22-0088 for attached ADU).	Planning disapproved 5-12-22. Planning approved 1/20/23	Ready to issue			nh

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
79	Mollaghaffari & Hawes	427-A	Oahu St.	5/5/22	B22-0088	Attached ADU - 702 sf Accessory Dwelling Unit.	Planning disapproved 5-12-22/ Planning approved 1/20/23	Ready to issue			nh
80	De Fazio	570-A	Olive	9/12/23	B23-0221	Addendum to permit B22-0122 - Addition of a 49sf unconditioned utility room off the back of ADU.	Planning disapproved 9/25/23.				cj
81	Dowty	580	Olive	3/7/23	B23-0049	Removal of an existing 461 sf detached garage and construction of a new 1051 sf ADU.	Planning disapproved 4/4/23. Resubmitted 6/8. Planning approved 6/13	BLDG. - Approved 6/12/23			st
82	Currey	154	Orcas St.	3/23/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22 Resubmitted 11/22. Planning approved 12/8	Bldg. - Approved 12/1/22			gc
83	Currey	154-A	Orcas St	3/23/22	B22-0063	171 sf addition as an ADU	Disapproved 4-11-22	Bldg. - Approved 12/1/22			sg
84	Lutschaunig	965	Pelican	2/27/23	B23-0044	Addition to existing bathroom for a shower, 42 sf. Also reconfiguring existing bathroom.	Planning disapproved 3/2/23	BLDG. - Approved 3/2/23			st
85	Appel	400-A	Pico St	8/18/21	B21-0149	Convert existing garage to an ADU without changing the footprint of the garage.	Approved 8/25/21	Bldg. Disapproved 9/10/21			am
86	Ion	498	Piney Way	9/20/23	B23-0059	296sf detached storage shed/workshop (no drywall), 18'6" X 16', utilizing electrical from an existing 50amp subpanel, to accomodate outlets and light switches.	Planning Disapproved 10/9/23				ao
87	Lee	684	Piney Way	9/10/20	B20-0168	Demo existing detached 416 sf work shed with bathroom & reconstruct new 416 sf garage/shop with electrical, keeping existing bathroom on existing slab/foundation.	Planning disapproved 9/15/20. Requires a Admin CDP and Parking Exception prior to review and approval of the building permit. Planning disapproved resubmittal 2/24/21.	Bldg. - Disapproved 3/1/21			nh
88	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring.	Approved 9/26/19.	Ready to issue			cj
90	Hanton	425	Shasta Ave	1/17/23	B23-0004	DIGEPLAN - Enclose the current breezeway to create a new 90 sf entry, a 350 sf addition creating a primary suite and bathroom, also create a valuted space in the existing garage by removing roof and replace with new composition roof.	Planning disapproved 2/16/23	Bldg. Disapproved 2/14/23			gc
91	Parker	580	Shasta Ave	8/31/20	B20-0159	Add new detached garage	Planning under review. Planning disapproved 9/8/20. Need resubmittal	Bldg. - Disapproved 9/14/20			nh
93	Morro Bay Ventures	201	Verdon Ct.	1/4/23	B22-0273	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Approved 7/20/23			nh
94	Morro Bay Ventures	202	Verdon Ct.	1/4/23	B22-0277	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.	Planning disapproved 2/2/23. Planning approved 7.26.23	Bldg. - Approved 7/20/23			nh

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
95	Morro Bay Ventures	205	Verdon Ct.	1/4/23	B22-0274	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0279 for attached ADU.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Conditionally Approved 7/20/23			nh
96	Morro Bay Ventures	205-A	Verdon Ct.	1/4/23	B22-0279	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU). See permit B22-0274 for new SFR.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg.- Conditionally Approved 7/20/23			nh
97	Morro Bay Ventures	206	Verdon Ct.	1/4/23	B22-0276	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Approved 7/20/23			nh
98	Morro Bay Ventures	210	Verdon Ct.	1/4/23	B22-0275	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0280 for attached ADU.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Conditionally Approved 7/20/23			nh
99	Morro Bay Ventures	210-A	Verdon Ct.	1/4/23	B22-0280	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU) - See permit B22-0275 for new SFR.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg.- Conditionally Approved 7/20/23			nh
<b>Planning Projects &amp; Permits with Final Action:</b>											
1	Khanna	2900	Alder	6/7/2023	MAJ23-002	<b>Major modification to existing permit to reduce size of project into 5 single story hotel rooms</b>	Comments sent on 7/9/23, requires resubmittal. Project was resubmitted on July 19, 2023, under review.. Project deemed complete and on the schedule for PC hearing on October 3, 2023. PC approved the project on October 3, 2023 and a permit was issued.				nh
2	Ferrin	2772	Indigo Circle	4/20/2023	CDP23-008/CUP23-08	<b>A new single story 2,491sf SFR with an attached 559sf garage, and a 192sf studio on a vacant lot located in the Cloisters subdivision.</b>	Incomplete letter sent 5/15. Resubmittal 7/24. Completeness letter sent 8/7. PC hearing 10/3.				gc/st
Staff Directory: Scot Graham - sg      Chad Ouimet - co      Cindy Jacinth - cj      Pam Newman - pn      Nancy Hubbard - nh      Susana Toner - st      Alex Ortega - ao											

AGENDA ITEM:     A-2    

DATE:   10/17/2023  

ACTION:                     

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JULY 18, 2023  
VETERANS MEMORIAL BUILDING – 6:00 PM**

PRESENT:	Bill Roschen	Chairperson
	Mike Rodriguez	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Asia King	Commissioner
	Eric Meyer	Commissioner

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/GmKG2QVQVxU?t=127>

Vice-Chairperson Rodriguez spoke about the special council meeting held on June 27<sup>th</sup> and how the housing infrastructure plan was talked about, that this is a county program to do housing and affordable housing also commented that it was a very good meeting.

Chairperson Roschen commented about the July 5<sup>th</sup> special meeting that took place at the Morro Bay Elementary School and said that it was very well attended and well received. Chairperson Roschen stated that he would like to make some recommendations to the City Council: would like to send a letter to ask the City Council to support the City Manager and Scott Collins to continue talking with the school district and maintain that relationship, and to consider a historic survey.

PUBLIC COMMENT PERIOD

<https://youtu.be/GmKG2QVQVxU?t=386>

Betty Winholtz, Morro Bay, commented on the B-1 item and what it pointed out to her was that the Commission should periodically be educated on what bills have been passed, bills they are obligated to follow.

Donald Headland, Morro Bay, spoke about item B-1 and stated that they would like to be notified of any housing developments being proposed on the island streets. He opposes giving the Community Development Director administrative control over any development in the city of two or more housing units.

Chairperson Roschen closed the Public Comment period.  
<https://youtu.be/GmKG2QVQVxU?t=624>

**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=aWZpTzcxTHIRk9xaTlMwVjNwRWFUQT09>  
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.

B. PUBLIC HEARING

<https://youtu.be/GmKG2QVQVxU?t=804>

- B-1** **Case No.:** Plan Morro Bay: Zoning Code Amendment / Objective Design Standards  
**(Continued from the May 16, 2023, and June 6, 2023, hearing)**  
**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. Upon favorable recommendation, the Objective Design Standards 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 17.31 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)

Kimmy Nguyen with RRM presented.

Commissioners presented their questions and comments to staff and RRM.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/GmKG2QVQVxU?t=3812>

Betty Winholtz, Morro Bay, commented that she is very grateful to the Commissioners for making comments and for being concerned. Ms. Winholtz would like affordable housing defined. She spoke about low-income housing and where they are located in Morro Bay. She feels what is in the draft is going to make the homes more expensive. Ms. Winholtz spoke about height guidelines.

Nicole Dorfman, Morro Bay, commented she is not familiar with a lot of this information, and she thanked the people who are doing the research to do what's best for the community. Asked if the ODS is established, could there be a trigger that would then only go in effect should the law take us out of the coastal zone and exempt us also spoke about waivers and exemptions.

Natalia Mazoy, Morro Bay, spoke about how she agreed entirely with the speaker, Mr. Headland, his comments represented everything that she feels. Commented that she feels it is ludicrous that the legislature, which was responsible for the response of the pandemic, which is also responsible for the state of emergency, that we are now facing homelessness and the need for rapid building.

Nancy Bast, Morro Bay, thanked the Commissioners for asking questions and pointing out facts. Spoke about the democracy being threatened by the state.

Judy Setting, Morro Bay, thanked the Commissioners for listening to the residents of Morro Bay. Asked if anyone knows what the formula is that the state is using to mandate how many units to have.

Morro Bay resident commented that she appreciates the Commissioners efforts. Spoke about the environmental review and if it is involved in this plan.

Mr. Wilken, Morro Bay resident asked if this was it or would there be any more discussion about the roundabout.

Erica Crawford, Morro Bay Chamber, wanted to remind the community and the Commissioners that the Chamber of Commerce is apart of the Morro Bay community, that 85% of their volunteer leaders are serving on their Board of Directors and committees are Morro Bay residents, 95% of them are Estero Bay residents, and 100% of them are County residents. Asked about appeals to the Coastal Commission. Also commented that the ODS have as much of Morro Bays fingerprints on it as possible.

Christy VanCleve, Morro Bay, commented on the consultant's presentation of the diagrams used. Ms. VanCleve recommends that diagrams not be used.

Commissioners presented their questions and comments to staff and consultants.

Item was continued to the August 15, 2023 PC meeting.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE

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 August 1, 2023, at 6:00 p.m.

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Bill Roschen, Chairperson

ATTEST:

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Scot Graham, Secretary

AGENDA ITEM:   A-3  

DATE:   10/17/2023  

ACTION:                   

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – AUGUST 1, 2023  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Bill Roschen	Chairperson
	Mike Rodriguez	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Asia King	Commissioner
	Eric Meyer	Commissioner

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/dg78EfkWrDg?t=105>

Commissioner Meyer had a comment about a construction project on 220 Beach Street, Bluff Top Inn and Suites and the market street frontage of the hotel is landscaped with plastic plants. Would like to know if this is something that the city condones.

PUBLIC COMMENT PERIOD

<https://youtu.be/dg78EfkWrDg?t=161>

Betty Winholtz, Morro Bay, commented that she had asked about a month ago about an extra high fence at the old women's club on Piney Way, the fence has been moved back on half of the lot, but the other half is still over 5 feet and solid. Asked if this was a compromise that was made or if the person is not complying with city standards.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/dg78EfkWrDg?t=269>

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  - <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/dg78EfKWrDg?t=274>

- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of June 06, 2023.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of June 20, 2023.  
**Staff Recommendation:** Approve minutes as submitted.
- A-4** Approval of minutes from the Planning Commission meeting of July 05, 2023.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Meyer moved to approve staff recommendation of the June 6<sup>th</sup> and June 20<sup>th</sup> minutes. Vice-Chairperson Rodriguez seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, Meyer, and King voting yes.

Chairperson Roschen recommended additional notes be added to the July 5<sup>th</sup> meeting minutes. Would like to add under James Papp - gave a presentation referencing the history of Morro Bay related to the elementary school campus and preservation opportunities in Morro Bay. Under Glenn Silloway – spoke of the historic preservation draft ordinance which the Planning Commission recommended be included in the City goals to City Council and was put together by the hard work of the Historical Society of Morro Bay. Glen also described the historical value of the buildings we were meeting in and the exciting consideration and exploration of the Elementary School campus for Morro Bay.

James Papp explained the applicability and adaptability of a historic ordinance, its significance and historic significance and preservation efforts.

**MOTION:** Vice-Chairperson Rodriguez moved to approve Chairperson Roschen's recommendation of the July 5<sup>th</sup> minutes. Commissioner Meyer seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, Meyer, and King voting yes.

B. PUBLIC HEARING

<https://youtu.be/dg78EfkWrDg?t=468>

**B-1 Case No.:** CDP 22-004/ CUP22-06/ TTM22-04

**Site Location:** 1140 Allesandro Ave, Morro Bay, CA

**Proposal:** Application for a Conditional Use Permit, Coastal Development Permit and Vesting Tentative Tract Map to allow new development of 5 new residential units that will be the subject of a tract map to allow separate ownership of each residential unit. The project includes two live-work units. Each dwelling will have a 2-car garage on the lower level (vehicular access from Allesandro) with a full second level and partial third level of living space above. The Live-work units also have extra space at the garage level for a shop/studio workspace. The site has an extreme elevation change on the west near Marengo, and the project is requesting reduced setbacks and a vacation of a portion of the public ROW in order to position the residential front doors at street level along Marengo Drive.

The site is zoned MCR/S.4 and is not located in the Coastal Appeals Jurisdiction  
**CEQA Determination:** Exempt under Section 15303, Class 3b for additions to urban areas creating up to 6 new dwelling units.

**Staff Recommendation:** Conditionally Approve CDP 22-004/ CUP22-06/TTM22-04

**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.

Gerry Luhr, Applicant, spoke about the project.

Commissioners presented their questions and comments to the Applicant.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/dg78EfkWrDg?t=3104>

Jonathan King, Morro Bay, spoke about how he is familiar with the traffic patterns in that area and that he is concerned about the traffic.

Cathy Ryan, Morro Bay, spoke about how she is concerned about the traffic.

Betty Winholtz, Morro Bay, asked if the tract map needs to be recorded before or after the quick claim, also asked about the west driveway, if it is long enough to fit a car.

Commented about van access and wanted to know if that refers to ADA also asked about the address, that the address for this property is Allesandro but all the doors face Marengo. Ms. Winholtz asked if this is really a condominium project. Spoke about the requirements and that they should have a deadline, she also asked about trees. She stated that she supports the residence and their concern with parking.

Paul Donnelly, Morro Bay, spoke about his concern with parking.

Terry Simons, Morro Bay, spoke about his concern for parking, commented that there should be standards.

Linda Donnelly, Morro Bay, commented that she is not in favor of paving the corner area and asked why there are no standards in place. She is also concerned about parking. Her biggest concern is that there is no curb, gutter, and sidewalk required.

Jonathan King, Morro Bay, spoke about the garden and stated that it wouldn't work.

Chairperson Roschen closed the Public Comment period.  
<https://youtu.be/dg78EfkWrDg?t=4136>

Commissioners presented questions from the public to staff.

Commissioners presented their comments and questions to staff.

The Commission requested conditions be added regarding the following items:

1. Public Works consider the need for a stop sign at the corner of Marengo and Allesandro.
2. That the CC&R's include a reference that the units are located in close proximity to a light industrial zone.
3. That any statue proposed for the temporary garden area at the corner of Marengo and Allesandro be submitted for review and approval by the Community Development Director.

**MOTION:** Vice- Chairperson Rodriguez moved to approve staff recommendation. Commissioner Ingraffia seconded, and the motion passes 4-1, with Ingraffia, Rodriguez, Roschen, King voting yes and Meyer voting no.

C. NEW BUSINESS

<https://youtu.be/dg78EfkWrDg?t=7697>

Chairperson Roschen spoke about having a discussion around street improvements and putting this item on the agenda as well as discussing the affordability level of housing, update on new housing legislation, History of the properties at the southern end of the Embarcadero and add a discussion about policy surrounding Live Work/Work Live units.

Commissioner King would like to review the housing element at that time as well.

Commissioner Meyer spoke about discussing art in public places and a possible committee.

D. UNFINISHED BUSINESS

<https://youtu.be/dg78EfkWrDg?t=8055>

Chairperson Roschen mentioned Bill Martony and his concern about a request for proposal on the waterfront.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/dg78EfkWrDg?t=8299>

Commissioner Meyer would like to discuss live/work.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/dg78EfkWrDg?t=8320>

Graham mentioned the joint meeting with the City Council in September.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 15, 2023, at 6:00 p.m.

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Bill Roschen, Chairperson

ATTEST:

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Scot Graham, Secretary

AGENDA ITEM:   A-4  

DATE:   10/17/2023  

ACTION:                   

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – AUGUST 15, 2023  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Bill Roschen	Chairperson
	Mike Rodriguez	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Asia King	Commissioner
	Eric Meyer	Commissioner

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/iht6W1BJYbU?t=156>

Glenn Silloway, Morro Bay, gave his thanks to the Commissioners for encouraging people to pay attention to the historical roots of Morro Bay. Mr. Silloway also commented that he heard there is going to be a joint meeting with the Planning Commission and City Council on September 26<sup>th</sup> and that historic preservation may be discussed and urged the Commissioners to promote it.

Alice Kolb, Morro Bay, commented about her concern of Morro Bay's landmarks and the issue of not being able to preserve or protect them. Ms. Kolb stated that having this kind of ordinance would benefit the community.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/iht6W1BJYbU?t=468>

**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=aWZpTzcwTHIRk9xaTlMwVWVNWRFUQT09>  
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/iht6W1BJYbU?t=473>

- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.

The Planning Commission received and filed.

### B. PUBLIC HEARING

<https://youtu.be/iht6W1BJYbU?t=494>

- B-1** **Case No.:** *Plan Morro Bay: Zoning Code Amendment / Objective Design Standards*  
**(Continued from the May 16, 2023, June 6, 2023, and July 18, 2023, hearing)**

**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. Upon favorable recommendation, the Objective Design Standards will be forwarded to City Council for amendment to the 2022 Zoning Code.

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

**Staff Recommendation:** Forward a favorable recommendation for approval of the updated Objective Design Standards (ODS) as Chapter 17.31 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.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/iht6W1BJYbU?t=845>

Terry Simons, Morro Bay, commented that these are objective standards intended to comply with state law, he would hope that the traditional avenues of subjective review by a body qualified to make such a subjective review will continue to be an option for an applicant. He is concerned about the creation of an objective approach with a check list, to whether projects qualify for that review will tend to steer the projects in a way that may preclude other options, other tools.

Betty Winholtz, Morro Bay, brought a printout of the ODS and what she would like deleted in red and in blue is intent. Ms. Winholtz went through and explained each section. She is not in favor of this standard but if this passes, she would like to see Senate Bill 35 projects removed.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/iht6W1BJYbU?t=1235>

Commissioners presented their comments and questions to staff and RRM consultants.

**MOTION:** Commissioner Meyer moved to approve the updated Objective Design Standards, chapter 17.31 of the 2022 Zoning Code to City Council. Ingrassia seconded, and the motion passes 4-0-1, with Ingrassia, Meyer, Roschen, King voting yes, and Rodriguez abstaining.

C. NEW BUSINESS

<https://youtu.be/iht6W1BJYbU?si=MmmzbYoTfphpOIUm&t=6972>

Chairperson spoke about placing items on the agenda, such as getting an update and having an information session about the state housing law, PW discussion about walk, curb and gutter deferment issue, a discussion about art review, discuss live/work and work/live concept and a discussion about inclusionary housing requirements.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/iht6W1BJYbU?si=RGqpwOz3U698k5MU&t=7225>

Graham commented that the next Planning Commission meeting on September 5, 2023, will be cancelled. Also mentioned, the Zoning Code edits, and expansion of a hotel are some of the items for the second meeting in September.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 19, 2023, at 6:00 p.m.

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Bill Roschen, Chairperson

ATTEST:

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Scot Graham, Secretary



AGENDA NO: C-1

MEETING DATE: October 17, 2023

# Staff Report

TO: Planning Commission

DATE: October 12, 2023

FROM: Scot Graham, Community Development Director

SUBJECT: Planning Commission discussion regarding Harbor Lease Policy in the Context of Preserving Existing Community Character Along the Waterfront

## **RECOMMENDATION**

Staff recommends the Planning Commission (PC) review the staff report and attached letter prepared by Commissioner Ingraffia introducing the subject.

## **BACKGROUND**

On October 3, 2023, Planning Commissioner, Joseph Ingraffia requested that an item be added to a future agenda to discuss current Harbor Department lease policy in the context of preserving existing community character along the waterfront. This item was raised in response to a recent Request For Proposal (RFP) that was released by the Harbor Department for redevelopment of Lease Sites 49/49W and Lease Sites 50-51/50W-51W, located at 431 Embarcadero (vacant) and 451/471 Embarcadero (contains two residential structures). The PC agreed with the request and asked that this item be placed on the next agenda for discussion.

Commissioner Ingraffia prepared a letter to introduce the subject and that letter is attached to the staff report as Exhibit A. Commissioner Ingraffia's letter makes reference to the Harbor Departments current Lease Management Policy (2020), which can be found at the following link: <https://www.morrobayca.gov/DocumentCenter/View/79/Harbor-Lease-Management-Policy?bidId=>

## **RFP Status**

The RFP referenced above closes on October 12, 2023, and can be found at the following link: <https://www.morrobayca.gov/bids.aspx?bidID=110>

## **Next Steps**

Should the PC desire to move beyond discussion of this matter to a more directed effort to create policy around this issue, Staff offers the following courses of action for consideration:

- Include in the development of the Historic Preservation Ordinance (City Goal)
- Include in the update to Waterfront Masterplan (City Goal)
- Provide a letter to Council outlining some other course of action the PC would like to take.

Prepared By: SG

Dept Review: SG

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_

**CONCLUSION**

Staff recommends the PC review the staff report, Harbor Department Lease Management Policy and the letter prepared by Commissioner Ingraffia and provide direction to staff.

**Exhibits**

- A. October 11, 2023, Letter from Planning Commissioner Joseph Ingraffia

October 11, 2023

## **Redevelopment of an Embarcadero leasehold**

This is a note about the small “cottage” duplex at the south end of the Embarcadero that recently was offered for lease and redevelopment. At our last meeting, I suggested that the Planning Commission might consider a discussion weighing the value of restoring and preserving these structures, rather than demolishing them for larger redevelopment of the site and greater revenue. I mentioned that the Morro Bay Harbor Director had authority to conduct lease negotiations and that the city council’s current harbor leasing policy might currently require maximization of rent revenue for the Tidewater Trust Lands (TTL) new leases. If this were so, we might, after a discussion, ask the council to reexamine the policy. The Planning Commission asked that I draft a brief statement outlining issues for consideration at a future planning commission meeting. To that end, Director Graham has made available a link to the MB Lease Management Policy for the TTL which I encourage you to examine in detail.

I can offer a few highlights of that policy document. While the policy is explicit in its vision statement that one of the purposes is to maintain a positive cash flow to the Harbor Fund, other values are also explicitly listed including adherence to the various community general plans in effect. These plans frequently reference protecting, preserving and enhancing the small town, fishing village appeal of MB, an appeal vanished from most of the California coast south of San Francisco. This protection for the Embarcadero embraces many efforts including trying to preserve unobstructed views of the harbor and bay above one story construction. We could advocate that for these rare Embarcadero sites which have not yet been developed to second story heights, have not yet been aggregated into larger properties and have not yet become islands surrounded by more intense development, special dispensation could be given. In addition, there is explicit inclusion in the policy document that the MB council is empowered to consider more than revenues to be generated when making tidelands redevelopment leases. At the very least, there is nothing in the policy that suggests that maximum rental revenue must be pursued to the exclusion of other values. I also note that a decision by the Harbor director with respect to a negotiated new lease requires approval by the city council and close coordination with the community development office for any redevelopment.

Rising citizen interest in the cause of preservation in Morro Bay might also suggest a refinement of policy. I note increasing interest in preserving the former middle school campus, in adopting a voluntary historical preservation ordinance and in the progress made in establishing a downtown design district. Buildings such as the duplex on the Embarcadero may not be linked to a prestigious architect or to a person or event of undisputed historical significance to Morro Bay, but they could have cultural or emotional appeal making them at least worthy of being

considered for preservation. Moreover, we shouldn't discount that quaint, iconic buildings in Morro Bay make significant contributions to Morro Bay's uniqueness on the coast and its tourism appeal. The Pacific Ocean and the bay may be breathtaking, but Morro Bay's small town vibes are an economic driver as well and, perhaps, should be part of the leasehold economic calculation.

To be clear, in 1985, in an effort to ensure efficient management and consistency, management of TTL was given to a Harbor Director with the Harbor commissioners assigned an advisory role. As a result, the Harbor Director solicits potential new leaseholders, analyzes offers and will negotiate agreements for the leases including the duplex at the south end of the Embarcadero. Given the Harbor Director's authority and given the complexity and multitude of issues involving any redevelopment on the Embarcadero, this Planning Commission would be wise to call upon the experience of the Harbor Director and the Harbor Advisory Board to inform our concerns about the Embarcadero duplex and similar properties that may arise in the future. I suggest that we offer a joint meeting of our two boards and directors to share experiences and knowledge and discuss cooperation. In the process we would gather insights about the inevitable, unintended consequences associated with managing development of those special few Embarcadero TTL lease sites broadly deemed historically and/or culturally significant.

Joe Ingraffia



length to two years from project final.

On October 3, 2023, the PC, in response to the Allesandro project frontage improvement deferral issue, requested discussion of the City's frontage improvement deferral policy be placed on the next agenda. Specifically, the PC requested that Staff research the possibility of creating an In-lieu fee that could be paid for frontage improvements as an alternative to the deferral policy.

Staff discussed the In-Lieu fee concept with both the City Engineer and City Attorney. The City Engineer, Eric Riddiough, indicated that such a concept may have merit depending on the nature of the policy. City Attorney, Chris Neumeyer, indicated that establishment of such a policy is possible, while also indicating any In-lieu fees collected would need to be spent in the area where the fees were collected. Further discussion between Staff and the City Attorney focused on the possibility of creating frontage improvement districts. Use of a district would serve to ensure that in-lieu fees collected in a certain area would only be spent in that area. Staff also conducted research on frontage improvement In-lieu fee programs but was unable to identify any such program in the limited time between the last PC meeting and the due date for staff reports for the PC meeting on October 17<sup>th</sup>.

### **Next Steps**

Should the PC desire to move beyond discussion of this matter to a more concerted effort to create an undergrounding In-Lieu fee policy, Staff recommends the PC draft a letter to Council making this request. Development of a frontage improvement In-lieu fee policy would involve significant work by the Public Works Department and likely a reprioritization of City Goals.

### **CONCLUSION**

Planning Commission should review the staff report, discuss the concept of establishing a frontage improvement in-lieu fee program and provide direction to Staff.