

AGENDA ITEM: A-1

DATE: 10/17/2023

ACTION: Approved

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 27th 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 5th 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 Graham 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 prior to the meeting.
- Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).
- Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the "raise hand" feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input. Please click the link below to join the webinar:
 - <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>
Password: 135692

Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to "Raise Hand" for Public Comment

PRESENTATIONS

A. CONSENT CALENDAR

- 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

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.

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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.



Bill Roschen, Chairperson

ATTEST:



Scot Graham, Secretary