

AGENDA ITEM: A-2

DATE: 10/17/2023

ACTION: Approved

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 former 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>

Public Participation:

Remote public participation is allowed in the following ways:

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- *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

<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 6th and June 20th 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 5th 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 5th 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

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 residents 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.

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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.



Bill Roschen, Chairperson

ATTEST:



Scot Graham, Secretary

