

AGENDA ITEM: A-4

DATE: 10/17/2023

ACTION: Approved

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 26th 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:

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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/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

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 deferral issue, a discussion about art review, discuss live/work and work/live concept and a discussion about inclusionary housing requirements.

D. UNFINISHED BUSINESS - NONE

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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.



Bill Roschen, Chairperson

ATTEST:



Scot Graham, Secretary