

AGENDA ITEM: \_\_\_\_\_ A-3 \_\_\_\_\_

DATE: \_\_\_\_\_ 12-19-2023 \_\_\_\_\_

ACTION: \_\_\_\_\_ APPROVED \_\_\_\_\_

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – OCTOBER 3, 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
	Cindy Jacinth	Planning Manager
	Nancy Hubbard	Contract Planner
	Susana Toner	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/4csUu8mMvVw?t=58>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/4csUu8mMvVw?t=94>

PUBLIC COMMENT PERIOD

<https://youtu.be/4csUu8mMvVw?t=390>

No public comment

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/4csUu8mMvVw?t=432>

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=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.

### B. PUBLIC HEARING

- B-1** **Case No:** Major Modification (MAJ23-002) to existing permits (CUP21-014/CDP21-042)  
**Site Location:** 2900 Alder Ave, Morro Bay, CA  
**Proposal:** Request for Planning Commission approval for a revision to an existing permitted project. The modified project is 5 single-story hotel rooms totaling 2140 sf with associated parking instead of the existing permitted project which is for a 6-room two story hotel totaling 4117 square feet. The new project has the parking along the northly side of the site and places the hotel rooms at the back of the sidewalk facing San Jacinto St. The project zoning is R-4/SP and is not located within the coastal appeals jurisdiction.  
**CEQA:** Exempt under Section 15303, Class 3c for commercial use buildings up to 10,000 sf on sites zoned for such uses.  
**Staff Recommendation:** Planning Commission approve MAJ23-002.  
**Staff Contact:** Nancy Hubbard, Contract Planner, [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

Hubbard presented the staff report.

Commissioners presented their questions to staff.

Gaurav Khanna, Applicant, answered questions from Commissioners.

Chairperson Roschen opened the Public Comment period.  
<https://youtu.be/4csUu8mMvVw?t=1575>

Terry Simons, Morro Bay, commented that the project was improved from previous version. He suggested to add planters on the diagonal to the parking lot. He is concerned with the flatness at the front of the building. Suggested the applicant apply for an abandonment of the green space area public right of way. This would allow the green space to be incorporated in the properties landscaping and the property owner's responsibility to maintain. Suggested a vertical sawtooth giving a better façade. This would allow units to become larger or provide onsite storage unit for supplies.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/4csUu8mMvVw?t=1783>

Commissioners presented their questions and comments to staff and Project Applicant.

Gaurav Khanna, Applicant, answered additional questions from Commissioners.

Graham answered additional questions from Commissioners.

The Commission requested conditions be added regarding the following items:

1. (2) Level Two Chargers – Electric Cars.
2. Additional windows or devices to create articulation on east and northfaçade.
3. Areas of landscaping.
4. Change from two to three children (related to maximum occupancy per room).
5. Online signing of conditions and local noise regulations.
6. No sheds

**MOTION:** Commissioner Meyer moved to approve staff's recommendation. Rodriguez seconded, and motion passes 5-0, with Ingraffia, King, Rodriguez, Meyer and Roschen voting yes.

**B-2 Case No.:** CDP 23-008/CUP23-08

**Site Location:** 2772 Indigo Circle, Morro Bay, CA

**Proposal:** Application for a Coastal Development Permit and Conditional Use Permit for a new 2,491 square-foot one-story single-family home with an attached 559 square-foot 2-car garage, 192 square-foot guest house, and 393 square-foot covered porch. The single-family home is located in the Cloisters in a CRR/GC/PD Zone and the property is located within the Coastal Appeals Jurisdiction.

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

**Staff Recommendation:** Conditionally Approve CDP 23-008/ CUP23-08

**Staff Contact:** Susana Toner, Assistant Planner, (805) 772-6270,  
[stoner@morrobayca.gov](mailto:stoner@morrobayca.gov)

Toner presented the staff report.

David Ferrin, Architect and Applicant, offered to answer questions.

Chairman Roschen opened Public Comment period.

<https://youtu.be/4csUu8mMvVw?t=3400>

Terry Simons, Morro Bay. He was unclear of front fence/wall and concerned about sea level rise.

Chairperson Roschen closed the Public Comment period.  
<https://youtu.be/4csUu8mMvVw?t=3499>

Commissioners presented comments. No questions.

**MOTION:** Vice-Chairperson Rodriguez moved to approve staff's recommendation on Ingraffia seconded, and motion passes 5-0, with Ingraffia, King, Meyer, Rodriguez and Roschen voting yes.

- B-3 Case No.:** *Plan Morro Bay: Zoning Code / Implementation Plan Amendment / General Plan Local Coastal Program (LCP) Coastal Land Use Plan Map Amendment and Zoning Map Amendment (continued from the 9/19/2023 meeting)*  
**Site Location:** Citywide and Assessor's Parcel Numbers (APN) 065-022-009 and 065-022-011 (located west of Hwy 1 near northern City limit line (more commonly known as Dog Beach), Morro Bay, CA and also APN parcels 068-291-046 and 068-183-026 located on Preston Lane  
**Applicant/Project Sponsor:** City of Morro Bay  
**Proposed Project:** Proposed project is both a General Plan/Local Coastal Program (LCP) Land Use and Zoning Map amendment as well as a series of Zoning Code/IP amendments as further described herein. In November 2022, the City Council adopted Ordinance 654 which included a comprehensive update to the City's Zoning Code/Implementation Plan (Title 17 of the Morro Bay Municipal Code) as part of the Plan Morro Bay update project. In December 2022, an application for Local Coastal Program (LCP) amendment was submitted to the California Coastal Commission (CCC) for certification which is currently pending. The proposed amendments to the IP include a series of changes requested by the CCC which are required to ensure compliance with Coastal Act compliance. The Zoning Code also includes clarifying amendments and technical edits. The chapters proposed for amendment include: all of Division 1, including Land Use Map and Zoning Map change to Dog Beach parcels from Agriculture to Open Space; Land Use Map change to APN 068-183-026 from Moderate Density Residential to General (Light) Industrial; and Zoning Map amendment to APN 068-291-046 and APN 068-183-026 from Residential Single Unit (RS-A) to Industrial General (IG) all of Division II with exception of 17.07 and 17.08 Supplemental Regulations, Chapters 17.23, 17.26, 17.27, 17.29, 17.30, 17.38, 17.39, 17.42, 17.43, 17.44, 17.53, 17.54. The proposed Zoning Code/IP Amendment also includes amendments to the Land Use Map and Zoning Map included in the City of Morro Bay's General Plan/Local Coastal Program (LCP) known as Plan Morro Bay. The proposed change in both land use map and the zoning map for parcels described above will be consistent to similarly designated adjacent properties. The proposed changes to the Land Use and Zoning Map are intended to correct technical errors made when the General Plan/LCP was adopted in 2021. The Planning Commission 2023 Zoning Code/IP Amendment Adoption Hearing Draft, proposed Land Use Map, and the City Council adopted 2022 Zoning Code are online at [www.morrobayca.gov/planmb](http://www.morrobayca.gov/planmb).  
**CEQA Determination:** Environmental Impact Report (SCH #2021111026)

**Staff Recommendation:** Review Land Use and Zoning Map changes and Amendment Adoption Hearing Draft of the Zoning Code/Implementation Plan (IP), take public comment, and forward a favorable recommendation for adoption of the 2023 Amended Zoning Code/IP and General Plan/LCP Land Use and Zoning Map change to City Council.

**Staff Contact:** Scot Graham, Community Development Director (805) 772-6291 and Cindy Jacinth, Planning Manager (805) 772-6577

Jacinth presented the staff report.

Commissioners presented their questions and comments to staff.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/4csUu8mMvVw?t=5133>

Terry Simons, Morro Bay, shared frustration with Live-Work in projects. He would like to see a district boundary for downtown. Size of parcels near Morro and Main Streets are small. In order to be developed, lots would need to be consolidated with larger parcels. If that's done the argument would be made for taller buildings. He would like to discuss his tree removal appeal when Downtown Design is discussed.

Steve Mathieu, Co-owner of APG Video, Former Planning Commissioner 1995, Morro Bay presented maps to staff and Commissioners about his property location. He is concerned that the zoning and land use are shown wrong on the map. He would like maps corrected.

Graham responded to Public Comment to clarify the Zoning Code amendments.

Council Member Landrum spoke on no host hotels. She sent out survey in all Morro Bay hotels for feedback.

Graham clarified no-host hotels vs short term rentals and zoning differences.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/4csUu8mMvVw?t=6124>

Commissioners presented their questions and comments to staff.

Commissioners asked Terry Simons to share his experience with San Luis Obispo Live Work project.

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

#### C. NEW BUSINESS

Ingraffia requested that PC send a letter to Council regarding a discussion on policy for leases or new leases on the Embarcadero in regards to the planning process

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Commission discussed placing on New Business for next meeting a discussion of frontage improvement deferral policy and creating an in-lieu fee policy  
<https://youtu.be/4csUu8mMvVw?t=7719>

D. UNFINISHED BUSINESS - NONE  
<https://youtu.be/4csUu8mMvVw?t=8543>

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
<https://youtu.be/4csUu8mMvVw?t=8550>

F. Commission discussion of future agenda items occurred during New Business item.  
COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
<https://youtu.be/4csUu8mMvVw?t=8558>

Graham announced an Offshore Wind meeting will be held at the County Government Center on November 1, 2023 at 4 p.m.

Graham and Chair Roschen announced the Downtown Design District subcommittee will hold a community forum on November 2, 2023 to solicit public input. Location is to be announced.

ADJOURNMENT

The meeting was adjourned at 8:24 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 17, 2023, at 6:00 p.m.

  
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Bill Roschen, Chairperson

ATTEST:

  
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Scot Graham, Secretary