

AGENDA ITEM: <u> A-4 </u>
DATE: <u> 12-19-2023 </u>
ACTION: <u> APPROVED </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 17, 2023
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Bill Roschen Mike Rodriguez Joe Ingraffia Asia King	Chairperson Vice-Chairperson Commissioner Commissioner
STAFF:	Scot Graham	Community Development Director

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
<https://youtu.be/olCrAT0y2OE?t=60>

PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/olCrAT0y2OE?t=121>

Chairperson Roschen announced that Downtown Design District closed meeting will be October 18, 2023.

Graham announced that the Downtown Design District public meeting November 2, 2023, 5:30 p.m. at the Veterans Memorial Building.

Graham announced the City Council Zoning Code Agenda item will be placed on November 14, 2023 meeting.

PUBLIC COMMENT PERIOD
<https://youtu.be/olCrAT0y2OE?t=394>

Jamie Irons, Morro Bay, asked for an explanation of the Downtown Design District committee and would like to know who is on the committee and what are the timelines and goals.

Terry Simons, Morro Bay, spoke regarding concern that Council Members and Commissioners would be violating the Brown Act by being members of the Downtown Design District subcommittee. Feels the public should be able to attend all meetings and have an agenda provided.

Richard Sadowski, Morro Bay, stated he was part of a project in 2019 for the Morro Bay Estuary Air Monitoring Project. The MBEAM obtained air quality data with help of a city grant. They collaborated with Carbon Lab from Cal Poly University studying ocean acidification and received a \$15,000 grant from San Luis Obispo Community Foundation. They are seeking matching funds to have an air monitor on the Embarcadero.

Chair Roschen closed Public Comment
<https://youtu.be/olCrAT0y2OE?t=842>

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=aWZpTzcxTHlRTk9xaTlmWVNWRFUQT09>
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.

A-2 Approval of minutes from the Planning Commission meeting of July 18, 2023.
Staff Recommendation: Approve minutes as submitted.

Chairperson Roschen asked to correct the July 18, 2023 minutes to change the name Collins to Graham.

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

Chairperson Roschen opened the Public Comment period.
<https://youtu.be/olCrAT0y2OE?t=895>

Betty Winholtz, Morro Bay, requested corrections to the August 1, 2023 minutes. Her request was to change Old Women's Center to Former Women's Center and change the word residence to residents.

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

MOTION: Vice-Chairperson Rodriguez moved to approve minutes as corrected and receive and file the Current and Advanced Planning Processing List. Commissioner Ingraffia seconded, and the motion passes 4-0, with King, Ingraffia, Rodriguez, Roschen, voting yes.

- B. PUBLIC HEARING
<https://youtu.be/olCrAT0y2OE?t=983>

Terry Simons, Morro Bay, spoke to state Item B is conspicuous in its absence of no issues.

None.

- C. NEW BUSINESS
<https://youtu.be/olCrAT0y2OE?t=1023>

- 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

Graham presented the staff report.

Commissioners presented their questions and comments to staff.

Chairperson Roschen opened the Public Comment period.
<https://youtu.be/olCrAT0y2OE?t=2692>

Terry Simons, Morro Bay, asked why was the presentation not in the staff report? He shared concerns with the Downtown Plan. He feels that downtown should not be expanded. Mr. Simons also feels that Planning Commission should have more input on the waterfront.

Bill Martony, Morro Bay, stated he is concerned with previous RFP bringing another hotel to the south end of the Embarcadero. He would like to see the working waterfront character stay. Mr. Martony supports rethinking the project and suggests a Harbor office annex in that area. He shared concerns with parking on the Embarcadero and Morro Rock parking. The Rock parking visually looks bad. He stated there should be more effort in the Rock area parking such as landscaping and stairs.

Sean Green, Morro Bay, stated he is disappointed when there are expired leases and master lease holders without an RFP issued. He read key objectives of RFP. The Harbor Advisory Board is part of a joint ad hoc committee with CFAC to look at lease policies in general. He stated historic preservation needs to be a part of the equation. An annual joint Advisory Board Committee meeting could be a good start for next year.

Zara Landrum, Morro Bay, discussed with Graham about future Council and Planning Commission meetings.

Betty Winholtz, Morro Bay, spoke in support of having Planning involved on waterfront. She appreciates the sensitivity with historical areas. Planning needs to take into context with what is around those properties. Ms. Winholtz stated parking continues to be a problem.

Kristy VanCleve, Morro Bay, stated it is irresponsible of the City to issue RFP for a potentially historic project. She feels it is important to assess historic buildings.

Terry Simons, Morro Bay, encouraged the Planning Commission to be involved with the Walker study.

Graham said the Planning Commission will look into it. It is not finalized yet, needs direction from Council.

Chairperson Roschen closed the Public Comment period.
<https://youtu.be/olCrAT0y2OE?t=3970>

Commissioners presented additional questions and comments to staff.

Graham answered questions.

MOTION: Chairperson Roschen made a motion for Commissioner Ingraffia to write letter to City Council and agendaize item, Vice-Chairperson Rodriguez second, and the motion passes 4-0, with King, Ingraffia, Rodriguez, Roschen, voting yes.

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

Graham presented the staff report.

Commissioners presented their questions and comments to staff.

Chairperson Roschen opened the Public Comment period.
<https://youtu.be/olCrAT0y2OE?t=6679>

Terry Simons, Morro Bay, spoke to summarize the concepts of deferral and in lieu fees. The idea of in lieu fee for relocatable private property owner improvements are not

appropriate for solving curb, gutter, sidewalk around the community. The mechanisms already exist.

Betty Winholtz, Morro Bay, spoke historically about old General Plan. She dislikes, "liked in lieu fees." She feels money gets lost. Ms. Winholtz encouraged a look into assessment districts.

Jamie Irons, Morro Bay, played a power point presentation to open a discussion to understand frontage improvements. The presentation showed examples of properties that need frontage improvements. Jamie Irons would like to see deferrals good for only a certain amount of time.

Commissioner Roschen asked Graham about city requirements for frontage improvements.

Graham responded that some areas of the city do not have requirements.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/olCrAT0y2OE?t=8019>

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/olCrAT0y2OE?t=8667>

Commissioner Rodriguez shared concerns with safety at the newly planned roundabout 41 and Main Street.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/olCrAT0y2OE?t=8783>

Graham announced the City will be starting an update to the City's Climate Action Plan. The first community meeting will be held at the Community Center on October 25, 2023, 5:00-6:30 p.m.

G. ADJOURNMENT

The meeting was adjourned at 8:28 p.m. 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.



Bill Roschen, Chairperson

ATTEST:



Scot Graham, Secretary

