

AGENDA ITEM:     A-3    

DATE:   01-16-2024  

ACTION:     APPROVED    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 7, 2023  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Bill Roschen Mike Rodriguez Joe Ingraffia Asia King Eric Meyer	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Nancy Hubbard	Community Development Director Planning Manager Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/DnkkPpMxrZE?t=81>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/DnkkPpMxrZE?t=126>

Chairperson Roschen announced last week on November 2, 2023 the Downtown Design District met for their first meeting. He was pleased with attendance, participation, and ideas.

PUBLIC COMMENT PERIOD

<https://youtu.be/DnkkPpMxrZE?t=280>

An unnamed resident is unclear of actual number of proposed units. He is concerned with fire protection, public safety, construction routes, traffic water & sewer availability.

Sean Green, Morro Bay, encourages discussion on community and public benefits of the Panorama Project. Mr. Green spoke about the waterfront lease site RFP process. He questioned how it became published in June. He would like to see this topic become an agenda item between the Harbor Advisory Board and Planning Commission.

Bill Martony, Morro Bay, shared the idea of bridge at Morro Creek to relieve traffic congestion to the Rock. He would like to see landscaping with Morro Rock parking.

Jamie Irons, Morro Bay, stated he finds the Planning Commission meetings confusing and hard to follow. Mr. Irons shared resource workshops are available to Commissioners.

Chairperson Roschen closes public comment period.

<https://youtu.be/DnkkPpMxrZE?t=999>

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=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

<https://youtu.be/DnkkPpMxrZE?t=1005>

Dr. Michael Boswell, Professor of City and Regional Planning at Cal Poly. His graduate students will serve the community by updating the city’s Climate Action Plan through their community planning lab. The plan has not been updated since 2014. This group will be working with City Council, the Planning Commission, city staff, and residents. Dr. Boswell described the community outreach conducted so far including a public meeting two weeks prior at the Community Center and community outreach at the Farmers Market on December 2, 2023. They will produce a background report and deliver a climate action framework to the City by late March 2024.

A. CONSENT CALENDAR

- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.

- B. There was Planning Commission concurrence to move the Public Hearing after New Business.

C. NEW BUSINESS

**C-1 Case No.:** CUP22-05/CDP22-003/VTTM22-02

**Site Location:** 3300 Panorama Drive, Morro Bay, CA

**Request:** Conceptual Review of a proposed 48-unit subdivision located on 10.06 acres with the address of 3300 Panorama Drive. The project includes public walking trails, open spaces, protection of the ESHA in the north west portion of the site and a private roadway system providing access to the proposed homes. The lot sizes range from 2267 sf to 5344 sf. The property is zoned R-1/PD/ESH (RS-A in the proposed 2022 zoning code) and is partially located within the Coastal Appeals Jurisdiction.

**CEQA Determination:** No CEQA determination is required for a Conceptual Review.

**Staff Recommendation:** Hear a presentation on the project and provide comments. This is a Business item for information gathering and discussion purposes only and NO ACTION will be taken at this time.

**Project Contact:** Nancy Hubbard, [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov), 805-772-6211

Planner Hubbard presented the staff report.

Commissioners presented their questions to Planner Hubbard and staff responded to questions.

Commissioners presented questions to Public Works Director Kwolek and City Engineer Riddiough and staff responded to questions.

Ed Gallegos, Owner representative, presented the positive aspects of the project.

Debbie Rudd of RRM Design Group, representative for the Applicant gave a presentation on the project.

Commissioners presented questions to Ms. Rudd.

Tim Walters, Project Engineer for the project answered questions from the Commissioners.

Kraig Crozier, GeoSolutions Consultants, answered questions from Commissioners.

**PUBLIC COMMENT PERIOD**

<https://youtu.be/DnkkPpMxrZE?t=7445>

Betty Winholtz, Morro Bay, requested clarification regarding Regional Water Quality Control Board approval. She feels that 28 units is more manageable for the project. Ms. Winholtz shared her concerns regarding parking, landfill, trails, the smaller homes and building clean up.

Ed Griggs, Morro Bay, shared his concerns with current infrastructure and number of proposed units.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 7, 2023

Betsy Gaudette-Cross, Morro Bay, agrees with Betty Winholtz comments. She stated affordable housing is not possible. Ms. Godette-Cross shared concerns of trucks on narrow streets and fleeing wildlife.

Susan Hammond, Morro Bay, agrees with all shared public comments. She stated her concerns with public safety, landslide area, and traffic flow.

Mitch Dallas, Morro Bay, is concerned with traffic, community character, hazardous waste, fill and grading. Mr. Dallas asked about the timeframe and noticing of the EIR.

An unnamed resident expressed concerns with truck traffic and moving soil for the project.

Helene Finger, Morro Bay, is concerned with traffic and infrastructure and discussed traffic mitigation strategies. She shared suggestions for walking paths and bike routes.

Bill Martony, Morro Bay, he shared his concerns with fill dirt and road size.

Patrick Clary, Morro Bay, expressed concern about the landslide area.

Jacob Nashkey, Morro Bay, is hoping to see realistic affordable housing in this project. He expressed importance of an evacuation route.

Jordan Algo, Morro Bay, is concerned about neighborhood character and parking.

Kevin Hadley, Morro Bay shared concerns with proposed circulation of roads and spoke in favor of extending the existing streets.

Jean Marie Colby, Morro Bay, would like to have seen studies done ahead of time. She expressed her concern about public safety and the landslide area.

Richard Dorflinger, Morro Bay, expressed his concerns with traffic and roads.

Michelle Lestercatier, Morro Bay, shared her concerns with drainage, parking, and traffic.

Terry Simons, Morro Bay, spoke against the project. He expressed his concerns with the amount of fill dirt and stated the grading plan should be redone with no soil import. He also stated there are too many houses proposed and it is too dense.

Chairperson Roschen stated Public Comment will remain open to allow additional comment in response to Commission discussion.

Commissioners shared comments and suggestions of the project.

Commissioners addressed questions to Planner Hubbard.

Debbie Rudd of RRM Design Group responded to Commissioner comments.

Chairperson Roschen concluded the Conceptual Review item providing feedback to applicant regarding reducing the amount of proposed grading and design revision. He would like to see alternatives to the narrow center street and provide more information regarding smaller lot benefits. Items to consider include timeliness of construction, density

and traffic issues, bikeways and sidewalks, and additional items to the community benefit package.

<https://youtu.be/DnkkPpMxrZE?t=11101>

An unnamed resident asked how the city sewer infrastructure is going to handle the project.

Terry Simons, Morro Bay, stated extended existing streets would work for the project.

Betsy Gaudette-Cross, Morro Bay, spoke in favor of one-way streets as a different circulation option.

An unnamed resident stated the project does not need open space, as there is enough nearby open space.

An unnamed resident expressed concern with public safety.

Commissioner Meyer inquired about the possibility of extending streets up into the subdivision and realign homes along the streets. Less fill. Expressed interest in no net import and concern with narrow streets. Consider possibly lowering density.

Vice-Chairperson Rodriguez indicated the EIR will be important and emphasized the project is in a planned development overlay.

Commissioner Ingraffia expressed concern regarding damage to roads from truck traffic, amount of fill, narrow roads, number of parking spaces and manner in which public spaces remain available for the public, number of lots and amount of public benefit provided.

Commissioner King indicated conceptual review was a benefit for community and commission to hear from the community. Project needs to address drainage, reduce amount of fill. Project includes public open space areas that are a public benefit. Inclusion of a local preference program for sale of units would be an additional benefit that could be provided.

Chairperson Roschen expressed concern related to traffic, circulation, amount of fill, density, drainage, narrow center street, how development fits with the surrounding neighborhood character.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/DnkkPpMxrZE?t=12445>

- C-2 Site Location:** 451 & 471 Embarcadero  
**Request:** Review of Planning Commission letter to City Council regarding small cottages on the waterfront located at 451 and 471 Embarcadero  
**Staff Recommendation:** PC review the draft letter and forward to City Council  
**Staff Contact:** Scot Graham, sgraham@morrobayca.gov, (805) 772-6291

Commissioners discussed letter to City Council.

Chairperson Roschen opened the Public Comment Period

<https://youtu.be/DnkkPpMxrZE?t=13006>

Bill, Morro Bay, would like to see the residences at southern end of the Embarcadero repurposed. However, he does not want to lose the last commercial industrial site for maintaining the bay.

Terry Simons, Morro Bay, stated Planning Commission should make a stronger statement to City Council.

Jamie Irons, Morro Bay, stated there was already a City Council action that was made. Irons spoke in favor of joint Planning Commission and City Council meeting to have these discussions.

Betty Winholtz, Morro Bay, agrees with the Planning Commission letter to Council.

## B. PUBLIC HEARING

### **B-1 Case No.:** *Plan Morro Bay: Zoning Code / Coastal Implementation Plan (IP) Map Amendments (MAJ23-004)*

**Site Location:** Citywide and APN parcels specified below

**Applicant/Project Sponsor:** City of Morro Bay

**Proposed Project:** Proposed project is a General Plan/Local Coastal Program (LCP) Zoning Map amendment to correct technical errors and inconsistencies with the 2021 adopted Plan Morro Bay Land Use Map. Proposed Zoning Map amendments are available online at [www.morrobayca.gov/planmb](http://www.morrobayca.gov/planmb). The proposed Map amendments would be included with the Zoning/IP Amendments recommended for approval by Planning Commission on 10/3/2023.

Cerrito Peak/Eagle Rock, APN 066-221-001 change from RS-A zoning to OS zoning; 2. Police Station, 850 Morro Bay Blvd/870 Morro Bay Blvd, APN #066-075-021/066-075-007 change from CC zoning to PF zoning; 3. Fire Station, 715 Harbor St, APN 066-071-035 change from CC zoning to PF zoning; 4. Library, 625 Harbor St, APN 066-280-024 change CC zoning to PF zoning; 5. Comm Dev/Public Works/City Hall, 595 Harbor St/955 Shasta Ave APN 066-280-025, change CC zoning to PF zoning; 6. Community Center/Rec Dept, 1001 Kennedy Way, APN 066-280-023; change CC zoning to PF zoning; 7. 2830 Alder Ave, APN 068-212-014, change from RM zoning to NC zoning; 8. 393 Zanzibar St, APN 065-081-056, change from NC zoning to RM zoning

**CEQA Determination:** Environmental Impact Report (SCH#2017111026)

**Staff Recommendation:** Review Zoning Map Amendments and forward a favorable recommendation to City Council for adoption of the Zoning Map as amended.

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

Planning Manager Jacinth presented the staff report.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/DnkkPpMxrZE?t=14019>

Terry Simons, Morro Bay, asked the question how other property owners can request rezoning.

Betty Winholtz, Morro Bay, requested clarification on Morro Street property and the Island Street zoning.

Chairperson Roschen closed the comment period.

<https://youtu.be/DnkkPpMxrZE?t=14520>

Commissioners presented questions and comments to Planning Manager Jacinth.

Vice-Chairperson Rodriguez opened the Public Comment period.

<https://youtu.be/DnkkPpMxrZE?t=14722>

Commissioners provided comments to staff.

<https://youtu.be/DnkkPpMxrZE?t=14524>

Chairperson Roschen and Commissioner Meyer recused themselves for the proposed Zoning Map amendment of property at Cerrito Peak.

Planning Manager Jacinth presented the staff report to include property at Cerrito Peak.

Vice-Chairperson Rodriguez opened the Public Comment period.

<https://youtu.be/DnkkPpMxrZE?t=14722>

Terry Simons, Morro Bay, asked for further clarification of Cerrito Peak zoning.

Vice-Chairperson Rodriguez closed the Public Comment period.

<https://youtu.be/DnkkPpMxrZE?t=14846>

**MOTION:** Commissioner Ingraffia moved to approve staff recommendation. Commissioner King seconded, and the motion passes 3-0-2, with Ingraffia, Rodriguez, King voting yes. <https://youtu.be/DnkkPpMxrZE?t=14901>

Chairperson Roschen and Commissioner Meyer rejoined the meeting.

<https://youtu.be/DnkkPpMxrZE?t=14932>

D. UNFINISHED BUSINESS

None.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

None.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

None.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 7, 2023

G. ADJOURNMENT

The meeting was adjourned at 10:12 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 5, 2023, at 6:00 p.m.



---

Bill Roschen, Chairperson

ATTEST:



---

Scot Graham, Secretary