

AGENDA ITEM: <u>    A-3    </u>
DATE: <u>    02/06/2024    </u>
ACTION: <u>    APPROVED    </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 19, 2023  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Bill Roschen Mike Rodriguez Joe Ingraffia Eric Meyer	Chairperson Vice-Chairperson Commissioner Commissioner
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STAFF:	Scot Graham Cindy Jacinth	Community Development Director Planning Manager
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ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
[https://youtu.be/xCj64x\\_atn0?t=50](https://youtu.be/xCj64x_atn0?t=50)

PLANNING COMMISSIONER ANNOUNCEMENTS  
[https://youtu.be/xCj64x\\_atn0?t=93](https://youtu.be/xCj64x_atn0?t=93)

PUBLIC COMMENT PERIOD  
[https://youtu.be/xCj64x\\_atn0?t=100](https://youtu.be/xCj64x_atn0?t=100)

Terry Simmons, Morro Bay, shared concerns with the Tesla charging station project that is listed on A-1 Current and Advanced Planning Processing List. He does not agree the charging spaces be counted as regular parking spaces.

Betty Winholtz, Morro Bay, agreed with Terry Simmons comments. She commented on the tree trimming and light installation completion. She is concerned for lack of future bird nesting sites.

Chairperson Roschen closed the public comment period.  
[https://youtu.be/xCj64x\\_atn0?t=406](https://youtu.be/xCj64x_atn0?t=406)

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.
- A-2** Approval of minutes from Planning Commission meeting of September 19, 2023.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from Planning Commission meeting of October 3, 2023.  
**Staff Recommendation:** Approve minutes as submitted.
- A-4** Approval of minutes from Planning Commission meeting of October 17, 2023.  
**Staff Recommendation:** Approve minutes as submitted.

Commissioner Meyer would like to see Planning Commission comments asked of the applicant added in section B-1 on the September 19, 2023, minutes.

**MOTION:** Vice-Chairperson Rodriguez moved to approve October 3, 2023, minutes with two corrections Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, Meyer voting yes.

**MOTION:** Vice-Chairperson Rodriguez moved to approve October 17, 2023, minutes Commissioner Ingraffia seconded, and the motion passes 3-0-1 with Ingraffia, Rodriguez, Roschen, voting yes and Meyer abstaining.

### B. PUBLIC HEARING

**B-1 Case No.:** CUP 22-09

**Site Location:** 801 Embarcadero, Morro Bay, CA

**Proposal:** Conditional Use Permit request (Concept/Precise Plan) for demolition/reconstruction of Libertine Building. The project proposes demolition of a majority of 4,677sf two story building & basement as 5,206sf mixed-use building adding an additional 529sf. Proposed new 7-unit hotel on the second floor with public viewing deck, restaurant, coffee shop and upgraded basement for Libertine Brewing. Site improvements include public coastal access improvements including new 15' wide Harborwalk gap extension, new pilings, reconstruction of existing side-tie dock with ramp, master sign program approval, and public access improvements to the adjacent street end by removing public parking in the street end to create a public plaza and related site improvements. The lease site property is in the WF/PD/S.4 zone & located within Coastal Commission original jurisdiction.

**CEQA Determination:** Exempt under Section 15302, Class 2.

**Staff Recommendation:** Forward recommendation to City Council to conditionally approve CUP22-09.

**Staff Contact:** Cindy Jacinth, Planning Manager, (805) 772-6577, [cjacinth@morrobayca.gov](mailto:cjacinth@morrobayca.gov)

Planning Manager Jacinth presented the staff report.

Commissioners presented questions and comments to staff.

Planning Manager Jacinth and Community Development Director Graham answered questions.

Commissioners presented questions to the Applicant.

Applicant Eric Newton answered questions to Commissioners.

Chairperson Roschen opened the Public Comment period.

[https://youtu.be/xCj64x\\_atn0?t=3933](https://youtu.be/xCj64x_atn0?t=3933)

Terry Simons, Morro Bay, asked for clarification on historic parking. He stated that it is a great project.

Planning Manager Jacinth provided clarification.

Betty Winholtz, Morro Bay, stated that the parking should remain accessible with this project. She asked for clarification the 7400-foot public space, signage, 500 feet extra room, public access area and elevator and elevator use. She states that there is not enough public benefit to allow the building to be 25 feet tall.

Chairperson Roschen closed the Public Comment period.

[https://youtu.be/xCj64x\\_atn0?t=4411](https://youtu.be/xCj64x_atn0?t=4411)

Commissioners presented comments and additional questions to Staff and the Applicant. Two Planning Commission conditions were added: 1. adjust the exterior stairway so there is clear 10-foot-wide vertical access with a minimum of 8 foot in height, 2. The alternate

second floor plan with two hotel rooms facing the bay as presented shall be incorporated into the revised plan set for City Council review.

**MOTION:** Vice-Chairperson Rodriguez moved to approve staff recommendation. Commissioner Meyer seconded, and the motion passes 3-0, Rodriguez, Meyer, Roschen voting yes.

C. NEW BUSINESS  
None.

D. UNFINISHED BUSINESS  
None.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
[https://youtu.be/xCj64x\\_atn0?t=7170](https://youtu.be/xCj64x_atn0?t=7170)  
Vice-Chairperson Rodriguez asked Director Graham to bring to PC a follow up on the status of the Public Benefits subcommittee.

Commissioner Roschen requested an agenda discussion at the 01-16-24 meeting of second story development on Embarcadero city lease sites as it relates to Waterfront Master Plan policies and development standards.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
None.

G. ADJOURNMENT  
The meeting was adjourned at 8:04 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 16, 2024, at 6:00 p.m.