

AGENDA ITEM:     A-4    

DATE:     02/06/2024    

ACTION:     APPROVED    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JANUARY 16, 2024  
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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/XljQ9mXx4uc?t=56>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/XljQ9mXx4uc?t=94>

Vice-Chairperson announced several Housing State Assembly Bills effective January 1, 2024. Planning Commission will need to review new laws.

Commissioner Meyer spoke about Cal Poly landscape design project.

Chairperson Roschen announced at the next meeting will do the election of officers

PUBLIC COMMENT PERIOD

<https://youtu.be/XljQ9mXx4uc?t=299>

Mayor Carla Wixom, Morro Bay, thanked Commissioners for their service.

Gene Doughty, Morro Bay, spoke about the challenges of developing the Embarcadero.

Jeff Heller, Morro Bay, thanked the Commissioners for their service. He made comments of restroom availability at south end of the Embarcadero. He suggested the tenant build restrooms and have city maintain them.

Chairperson Roschen closed the Public Comment Period.

<https://youtu.be/XljQ9mXx4uc?t=757>

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=aWZpTzcwTHlRTk9xaTlWVjVNWRFUQT09>  
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 November 7, 2023.  
**Staff Recommendation:** Approve minutes as submitted.

Commissioner Meyer requested corrections to the 12/19/2023 minutes.

**MOTION:** Vice-Chairperson Rodriguez moved to approve item A-3 November 7, 2023 minutes, and receive and file item A-1 current and advanced planning processing list. Commissioner Meyer seconded, and the motion passes 5-0, with King, Roschen, Rodriguez, Ingraffia, Meyer voting yes.

B. PUBLIC HEARING – None

C. NEW BUSINESS

**C-1 Case No.:** CR23-010

**Site Location:** 551 Embarcadero / City lease site 62/62W

**Proposal:** Conceptual Review (CR23-010) of a potential redevelopment of City lease site 62/62W at 551 Embarcadero to include demolition of existing two story Morro Bay Paddlesports building and new construction of a two story 3-room hotel with private decks, first floor street-facing 425sf retail shop, proposed dock and gangway and kayak float and rental shed for kayak rental business, public access improvements including 10 foot Harborwalk, public gazebo, public restroom, and lease site boundary adjustment at adjacent street end, and removal of major vegetation. Proposed project is in the H, WF/PD/S.4 zoning district and within the Coastal Commission original jurisdiction.

**Staff Recommendation:** Review and provide comments

**Staff Contact:** Cindy Jacinth, Planning Manager, (805) 772-6577

Planning Manager Jacinth presented the staff report.

Commissioners presented their questions and comments to staff.

Tamara Baston, Applicant presented her project to Commissioners.

Commissioners presented their questions and comments to the Applicant.

Gene Doughty, Architect presented to Commissioners.

Commissioners presented their questions and comments to the Architect.

Chairperson Roschen opened the Public Comment Period.

<https://youtu.be/XljQ9mXx4uc?t=4384>

Betty Winholtz, Morro Bay, suggested joining the two lease sites and that would eliminate the need for exceptions.

Commissioners discussed the project.

Chairperson Roschen summarized comments requesting the Applicant to evaluate feasibility of merging the lease site with the Grays Inn site to the north, emphasized the Harborwalk entrance at this location, discussed views, requested the applicant consider revising plans to reduce the scale of the project to see what it would look like for a project that complies with the standards noting the public responsibility to get public benefit for the exceptions requested. The Planning Commission agreed to form a subcommittee consisting of Chairperson Roschen and Commissioner King along with staff to provide further comments and direction to the Applicant.

Betty Winholtz, Morro Bay provided additional public comment stating she disagrees with comments and suggests putting two lease sites together.

Chairperson Roschen closed public comment.

- C-2** Discussion of second story development on Embarcadero city lease sites as it relates to Waterfront Master Plan policies and development standards  
**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291

Chairperson Roschen opened the Public Comment Period.  
<https://youtu.be/XljQ9mXx4uc?t=8121>

General discussion with Commissioners and Staff.

Gene Doughty, Morro Bay encouraged the Planning Commission to view the Embarcadero from the Harbor side.

Director Graham presented the staff report.  
Commissioners presented general questions and comments to staff.

- D. UNFINISHED BUSINESS  
Vice-Chairperson Rodriguez would like to continue discussion of Public Benefits committee.
- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
Commissioner King suggested restarting book club.
- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
None.
- G. ADJOURNMENT  
The meeting was adjourned at 8:52 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 6, 2024, at 6:00 p.m.