

AGENDA ITEM: A-2

DATE: 02-20-2024

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 6, 2024
VETERANS MEMORIAL BUILDING – 5:30 PM

PRESENT:	Bill Roschen	Chairperson
	Mike Rodriguez	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Asia King	Commissioner
	Eric Meyer	Commissioner

STAFF:	Scot Graham	Community Development Director
	Susana Toner	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER

RECEPTION AND RECOGNITION FOR OUTGOING COMMUNITY DEVELOPMENT
DIRECTOR SCOT GRAHAM

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
<https://youtu.be/WVlSrBzY4Rw?t=2623>

PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/WVlSrBzY4Rw?t=2659>

PLANNING COMMISSIONER ANNOUNCEMENTS
ELECTION OF CHAIR AND VICE-CHAIR
<https://youtu.be/WVlSrBzY4Rw?t=2671>

Commissioner Ingraffia nominates William Roschen as Chairperson and Mike Rodriguez as Vice-Chairperson. Commissioner Meyer seconds.

MOTION: Commissioner Ingraffia moved to nominate Commissioner William Roschen as Chairperson and Mike Rodriguez as Vice-Chairperson. Meyer, seconded, and the motion passes 5-0 Ingraffia, King, Meyer, Rodriguez, Roschen voting yes.

PUBLIC COMMENT PERIOD
<https://youtu.be/WVlSrBzY4Rw?t=2726>

Barry Brandon, Morro Bay, wanted to know what to expect and how to prepare 1260 Embarcadero Master Plan meeting on February 20, 2024.

Jamie Irons, Morro Bay, thanked Director Scot Graham for his accomplishments and years of service.

Terry Simmons, Morro Bay, announced his return to attending public meetings.

Betty Winholtz, Morro Bay, reminded the community February 1st is the beginning of nesting season. She also reminded trees are not to be trimmed or cut down unless a hazard.

Chairperson closed the Public Comment Period.

<https://youtu.be/WVlSrBzY4Rw?t=3055>

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=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 the Planning Commission Meeting of September 19, 2023.
Staff Recommendation: Approve minutes as submitted.

Chairperson Roschen asked to postpone approval of the September 19, 2024, Planning Commission Meeting Minutes to make previously requested corrections.

Commission approved Consent to receive and file A-1.

B. PUBLIC HEARINGS

B-1 Case No: Coastal Development Permit CDP23-024 and Conditional Use Permit CUP23-11

Site Location: 1141 Main St, Morro Bay, CA

Proposal: Request for Coastal Development Permit and Conditional Use Permit and design review approval for an interior remodel of the existing 4,183 sqft Quonset Hut building into a 10-room hotel. The project is providing 11 parking spaces, including a Van Accessible space, 2 EV charging spaces, and an additional loading space at the front of the facility. Project also includes removal of major vegetation. The site has split zoning with the east side of the site in the C-1 Commercial Zoning District (new zoning designation will be Community Commercial) and the west half in the R-2 Residential Zoning District (new zoning designation will be Medium Density Residential). The property is not located within the coastal appeals jurisdiction.

CEQA Determination: Exempt under Section 15301, Class 1a and 1e for interior alterations to existing buildings.

Staff Recommendation: Conditionally Approve

Staff Contact: Susana Toner, Assistant Planner, stoner@morrobayca.gov

Susana Toner, Assistant Planner, presented the staff report.

Commissioners presented questions to staff.

Chris Allen, Architect, spoke about the project and answered questions from the Commissioners.

Joan Solu, Owner, spoke about the uniqueness of the project.

Chairperson Roschen opened the Public Comment Period.

<https://youtu.be/WVIsrBzY4Rw?t=4284>

Terry Simons, Morro Bay, spoke in favor of the project. He would like to see a community guideline for non-hosted hotels.

Andy Hemp, Morro Bay, is concerned frontage improvements would cause problems with egress and ingress to the Cypress RV and Mobile Home Park.

Sean Green, Morro Bay, spoke in favor of the project. He would like to know if this project is meeting the normal sidewalk requirements.

Garry Johnson, Morro Bay, spoke in favor of the project. He is pleased to see this project preserve a part of Morro Bay history. Mr. Johnson is hopeful the eleven spaces for parking is sufficient.

Homer Alexander, Morro Bay, feels this project will be a significant improvement for downtown. He is in favor of repurposing the 70-year-old building. This would be another source of revenue for the city. Mr. Alexander stated the Solos are successful multi-

business owners. He hopes this project will encourage other business owners to invest in the downtown.

Betty Winholtz, Morro Bay, stated the Solus do great projects and the Hamps have a good reputation. She encourages the City to come up with an amended requirement and work with two property owners. Ms. Winholtz disagrees with the removal of the existing tree.

Susan Stewart, Morro Bay, happy the Solus are doing the project. She feels that this project would encourage other properties to make improvements.

Vice-Chairperson Rodriguez asked John Solu if he had a driveway plan with the neighboring property. Mr. Solu responded they will be moving the drive approach approximately 3 feet to the north.

Chairperson Roschen closed the Public Comment Period.

<https://youtu.be/WVIsrBzY4Rw?t=5630>

Chris Allen, Architect, addressed the interior ceiling exposure.

Commissioners discussed the drive approach condition with Director Graham. The applicant and neighbor will work with the Public Works Department to revise the frontage improvements moving approximately three feet to the north.

MOTION: Vice-Chairperson Rodriguez moved to approve staff recommendation with the condition the applicant and neighbor work with the Public Works Department on a revision to frontage improvements. Commissioner Meyer seconded, and the motion passes 5-0, with Ingraffia, King, Meyer, Rodriguez, Roschen, voting yes.

C. NEW BUSINESS

<https://youtu.be/WVIsrBzY4Rw?t=6593>

None.

D. UNFINISHED BUSINESS

<https://youtu.be/WVIsrBzY4Rw?t=6605>

Director Graham shared the Public Benefits discussion will continue once the Interim Director is in place.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/WVIsrBzY4Rw?t=6627>

Commissioners discussed agenizing unmanned hotel discussion after a new Community Development Director is hired.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/WVIsrBzY4Rw?t=6938>

Director Graham thanked the Planning Commission and the community for allowing him to serve as Director for the last decade.

G. ADJOURNMENT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 6, 2024

The meeting was adjourned at 7:28 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 20, 2024, at 6:00 p.m.