

AGENDA ITEM: A-2

DATE: 04-16-2024

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 20, 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:	Michael Codron	Interim Community Development Director
	Cindy Jacinth	Planning Manager
	Lona Laymon	Assistant City Attorney

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/o7CZ9jz2Xqg?t=49>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/o7CZ9jz2Xqg?t=85>

PUBLIC COMMENT PERIOD

<https://youtu.be/o7CZ9jz2Xqg?t=200>

Terry Simmons, Morro Bay, spoke about Central Coast Coalition and REACH. Does not like the virtual attendance.

Jeff, Morro Bay, wanted clarification when the Local Coastal Plan will be certified by the Coastal Commission.

Chair Roschen closed the Public Comment period.

<https://youtu.be/o7CZ9jz2Xqg?t=448>

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.
- A-3** Approval of minutes from the Planning Commission Meeting of December 19, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-4** Approval of minutes from the Planning Commission Meeting of January 16, 2024.
Staff Recommendation: Approve minutes as submitted.

Terry Simmons, Morro Bay shares concern of incomplete applications.

MOTION: Commissioner Meyer moved to approve all minutes and receive and file current and advanced planning processing list. Commissioner Rodriguez seconded, and the motion passes 5-0, with Meyer, Rodriguez, King, Ingraffia, Roschen, voting yes.

B. PUBLIC HEARING None.

C. NEW BUSINESS

C-1 *This is not a public hearing – study session agenda item only.*

Case No.: MAJ23-001

Site Location: 1290 Embarcadero

Proposal: Power Plant Master Plan – Study Session Discussion of proposed Master Plan for the Morro Bay Power Plant 107-acre property. Purpose of study session is to solicit additional input to assist with development of the draft Master Plan. The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of the planning permit application for the Battery Energy Storage System Project.

Staff Recommendation: Review and provide comments.

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

Lona, Assistant City Attorney addressed questions of the Commissioners. She stated that any application for the Power Plant site would trigger the need for a Master Plan.

Ryan Russell, Rincon Consultants gave the presentation.

Commissioners presented their questions and comments to Rincon and Staff.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/o7CZ9jz2Xqg?t=3397>

Terry Simmons, Morro Bay, shared his concern EIR and Masterplan being done by the same entity.

Tom Ross, Morro Bay, suggested to hold any further discussions until after the election.

Jeff Heller, Morro Bay, would like to see educational institutes or university added to the land use.

Unannounced, Morro Bay, suggested 90-day review of EIR. He asked several B.E.S.S. questions.

Barry Branin, Morro Bay, recommended further discussion after the November election.

Jean Marie Colby, Morro Bay, recommended further discussion after the election. She shared her concerns of biological impact.

Nicole Dorfman, Morro Bay, recommended further discussion after the election. She shared her concerns building essential infrastructure in a flood zone. She welcomes the clean up to the area.

Kelsey, Morro Bay, agrees with some of other resident comments. She shared concerns of walking dunes, history, and culture. This needs to be discussed. She supports the community involvement of planning. She does not want to see infrastructure at this site.

Judy Ann Cross, Morro Bay, she is not in favor of B.E.S.S.

Karen Aguilera, Morro Bay, would like to city to think of long term affects of B.E.S.S. Will we be stuck with BESS in 30 years when it's outdated?

Linda Donnley, Morro Bay, spoke against the B.E.S.S. project.

Jeff Eckles, Morro Bay, states B.E.S.S. plants are not coastal dependent. He agrees with other citizens to further discuss after the election.

Jeff Heller, Morro Bay, would like to see the Morro Creek Bridge expansion be linked into the site plan for vehicle connections.

Rachel Wilson, Morro Bay, spoke against the B.E.S.S. project.

Gary Johnson, Morro Bay, stated the site is not the best place for B.E.S.S.

Betsy Gaudette Cross, Morro Bay, spoke against B.E.S.S.

Natalia Merzoyan., Morro Bay, spoke on modern green movement.

Betty Windoltz, Morro Bay, wanted clarification on breakdown of 107 acres. She agrees with community to revisit discussion after the election.

Johnathan Duran, Western States Regional Council of Carpenters - Zoom, opposes development of B.E.S.S. project. If the project to go forward, hopes to have language added to have local credited apprentice program and contractors.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/o7CZ9jz2Xqg?t=6068>

Commissioners presented their questions, comments and discussions to Staff and Rincon Consultant.

Chair Roschen announced Commissioner Meyers and Commissioner King will form a subcommittee to meet with City Staff and Rincon to continue discussions.

D. UNFINISHED BUSINESS

None.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/o7CZ9jz2Xqg?t=11031>

Chair Roschen, Commissioner Meyer and members of the public hold a study session understanding waterfront permitting.

Vice-Chair Rodriguez requested that the Director bring back the community benefits item soon.

Chair Roschen announced the Cal Poly landscape architects will be at the next Planning Commission meeting March 5, 2024.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 20, 2024

Power Point Master Plan Community Workshop. March 27, 2024, 6-8 p.m. Veterans Hall.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
None.

G. ADJOURNMENT
The meeting was adjourned at 9:10 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 5, 2024, at 6:00 p.m.