

AGENDA ITEM: A-2

DATE: 02/06/2024

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 19, 2023
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
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
<https://youtu.be/x9kzOs0xms4?t=73>

PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/x9kzOs0xms4?t=112>

PUBLIC COMMENT PERIOD
<https://youtu.be/x9kzOs0xms4?t=159>

Sean Green, Morro Bay, commented on bid posting on an RFP on the waterfront's lease sites 40, 50 & 51 aka 431 and 451 Embarcadero, near Tidelands Park. He encouraged businesses to apply. His second comment was on City Staff, thanking everyone for their hard work, especially Police, Public Works and Fire Departments. Including Scot Graham and the Planning Department.

Commissioner Meyer responded to Mr. Green's comments.

Terry Simons, Morro Bay, commented on an item not on the agenda, received a notice from Public Works for a tree removal on Quintana. The tree has met the requirements to be cut down and he thinks it's a bit inverse. He thinks we would have a benchmark in place to preserve a tree. He has spoken to City Staff and unless he appeals it, it's scheduled to be cut down. He disagrees with it being removed. Stated that MB Blvd is lined with the same type of tree. Discussed protocol for tree removal with Greg Kwolek.

Chairperson Roschen responded to Mr. Simons comments.

Bill Martony, Morro Bay, commented on the downtown area zoning, he asked if the height limit was going up to 37' and possibly 40' with the new zoning code and would it allow 3-4 story structures in the downtown area? If it is happening, is there any last-minute ways to bring that size limit down because that's huge and would make it look like areas of San Luis Obispo?

Chairperson Roschen responded to Mr. Martony's questions.

Betty Winholtz, Morro Bay, commented on the No Ballot garbage rate increase. CAL (Citizens for Affordable Living) is sponsoring the ballot. The garbage company proposes another 38% fee increase, including retro fees, due to the garbage company's not getting their paperwork done. She thinks it's unfair for the retro fee to be charged. Wanted to remind the public that forms are due to Dana Swanson at City Hall by October 10th.

Vice-Chairperson Rodriguez responded to Ms. Winholtz concerns.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/x9kzOs0xms4?t=917>

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.

MOTION: Chairperson Roschen addressed the Commissioners and noted that there was no need to vote, Graham recommended to receive and file and Chairperson Roschen agreed.

B. PUBLIC HEARING

B-1 Case No.: CDP 22-039/CUP22-10

Site Location: 1050 Morro Ave, Morro Bay, CA

Proposal: Application for a Conditional Use Permit and Coastal Development Permit to allow the expansion of an existing 16 room single story hotel. The proposed development includes an addition of 11 hotel rooms by adding a second floor over the existing rooms. The project also includes an elevated second floor level hotel kitchen/dining area, several common area amenities for hotel guests and a residential unit for the hotel manager. The project will provide 25 parking spaces, including 2 ADA parking spaces and 4 EV charging spaces, plus one motorcycle parking space and bicycle parking. The land use designation is Community Commercial, and the current zoning is CVS./R-3/PD/S.4/S.6. The project is not in the Coastal Appeals Jurisdiction.

CEQA Determination: Exempt under Section 15303, Class 3c. This exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 total sf, located in urban areas zoned for the specific use.

Staff Recommendation: Conditionally Approve CDP 22-039/ CUP22-10

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211,
nhubbard@morrobayca.gov

Hubbard presented the staff report.

Commissioners presented their questions and comments to staff.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/x9kzOs0xms4?t=1898>

Steve Puglisi, Architect with Pegasus Architect, commented they have no comments or issues with the staff report, answered the Commissioners' comments and questions.

Commissioners presented their questions and comments to the Architect.

Steve Puglisi, Architect, answered questions from Commissioners.

Terry Simons, Morro Bay, commented on the proposed 49-seat restaurant on the 2nd floor of the hotel, he was upset that no one asked anything about it. He feels staff assumes it's strictly for hotel guests' complimentary breakfast. He believes it's intended to be a restaurant from his point of view.

Sean Green, Morro Bay, commented that he is a commercial property owner within 500' ft of the project. He gave the owners of the hotel high praise for their online ratings and their landscaping is excellent. He supports the project; he feels the owners know and value the neighborhood.

Betty Winholtz, Morro Bay, commented she's concerned about the palm trees on the property, and the fountain give the property it's Bungalow feel. The proposed height and 2nd floor hangover is a concern to her. Concerned the rates will go up for their rooms and how this will affect other hotels and visitors. She feels each room should have it's own parking spot and the proposed project there's less parking.

Bill Martony, Morro Bay, commented that the Beach Bungalows are beautiful and so is the new design, concerned with the parking issue and what Mr. Simons addressed about the onsite restaurant. If it's just for guests, then the parking wouldn't be too much of an issue unless the facility is open to the public.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/x9kzOs0xms4>

Commissioners presented their questions and comments to staff and Architect.

<https://youtu.be/x9kzOs0xms4?t=4971>

Chairperson Roschen summarized the following adjustments:

- Architectural adjustments in height-further articulation along east façade and beach street facade
- Lighting Plan
- Signage Plan
- Conceptual Structural Plan and analysis for existing foundation
- Lower façade along Morro

Hubbard and Graham answered questions from Commissioners.

Steve Puglisi, Architect, answered questions from Commissioners.

There was discussion that two Commissioners meet with staff if the applicant would submit a plan revision addressing the adjustments above.

MOTION: Commissioner Myer moved to approve staff recommendation. Vice-Chairperson Rodriguez seconded, and the motion passed 5-0, with Ingraffia, Rodriguez, Roschen, Meyer and King voting yes.

B-2 Case No.: *Plan Morro Bay: Zoning Code / Implementation Plan Amendment / General Plan / Local Coastal Program (LCP) Coastal Land Use Plan Map Amendment and Zoning Map Amendment*

Site Location: Citywide and Assessor's Parcel Numbers (APN) 065-022-009 and 065-022-011 (located west of Hwy 1 near northern City limit line (more commonly known as Dog Beach), Morro Bay, CA

Applicant/Project Sponsor: City of Morro Bay

Proposed Project:

CEQA Determination: Environmental Impact Report (SCH #2021111026)

Staff Recommendation: Forward favorable recommendation to City Council for approval of Zoning Code/ Coastal Implementation Plan (IP) Amendments and for approval of change in the Land Use and Zoning Map included in the General Plan / Local Coastal Program (LCP) Land Use Plan for APN parcel #065-022-009 and 065-022-011 with finding that no further environmental review is required pursuant to State CEQA Guidelines Section 15162.

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291
sgraham@morrobayca.gov

Jacinth presented the staff report.

Commissioners presented their questions and comments to staff.

Graham and Jacinth answered questions from Commissioners.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/x9kzOs0xms4?t=7475>

Bill Martony, Morro Bay, commented again on the downtown height limit, thinks there may be opportunity for future discussions with the downtown design review regarding the limits.

Terry Simons, Morro Bay, commented on the zoning code. He had concerns about future projects being an issue with the code and going through the Coastal Commission.

Chairperson Roschen and Graham addressed the issue, that we are required to comply with state laws and the Coastal Act. Not everything needs to go before the Coastal Commission.

Betty Winholtz, Morro Bay, commented that pg 367 of the zoning code was blocked out and would like it back in, will Coastal staff or Commission allow it put back in. She thinks there are things that need to be put in the code that the city is doing, such as the definition of a no-host hotel.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/x9kzOs0xms4?t=8031>

Commissioners presented their questions and comments to staff regarding the zoning code and definitions listed in the code.

Graham and Jacinth answered questions from Commissioners and Commissioners discussed downtown heights and proposed Zoning Code amendments.

MOTION: Vice-Chairperson Rodriguez moved to continue staff recommendation. Commissioner Meyer seconded, and the motion to continue passed 5-0, with Ingraffia, Rodriguez, Roschen, Meyer, and King voting yes.

Graham asked for a re-motion on the zoning code continuance, to continue to a date certain, October 3, 2023.

MOTION: Vice-Chairperson Rodriguez moved to approve staff recommendation. Commissioner Meyer seconded, and the motion to continue the hearing to the October 3, 2023 meeting, passed 5-0, with Ingraffia, Rodriguez, Roschen, Meyer, and King voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/x9kzOs0xms4?t=12463>

Chairperson Roschen brought up the tree policy process in the public right away, it would be on a future agenda.

Commissioners presented their questions to staff regarding projects with community benefits.

Graham answered questions from Commissioners.

Chairperson Roschen stated the Planning Commission will be meeting with City Council the following week for a joint meeting, September 26th, 2023.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/x9kzOs0xms4?t=12561>

Graham commented that he already made his comments about the joint meeting during the Future Agenda Items.

G. ADJOURNMENT

The meeting was adjourned at 9:29 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 3, 2023, at 6:00 p.m.

Bill Roschen, Chairperson

ATTEST:

Scot Graham, Secretary