

AGENDA ITEM: A-2

DATE: 10/15/2024

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 4, 2024
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT:	Mike Rodriguez Joe Ingraffia Asia King	Vice-Chairperson Commissioner Commissioner
ABSENT:	Bill Roschen Eric Meyer	Chairperson Commissioner
STAFF:	Michael Codron Kim Fowler	Interim Community Development Director Interim Planning Manager

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/nLZeUmOVByY?t=41>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/nLZeUmOVByY?t=73>

Vice-Chairperson Rodriguez announced that Chairperson Roschen was absent due to being in Washington D.C. fundraising for a historical site there.

Vice-Chairperson also stated that he and council members Barton and Ford attended a tour of the BESS facility at Moss Landing on May 30, 2024. He then thanked Michael Codron, Interim Community Development Director for helping the City.

Commissioner Ingraffia mentioned the Friends of the Library will be losing their storage room at the library, it is used for their donations to sell, and if anyone can help, to reach out to elected officials.

PUBLIC COMMENT PERIOD

<https://youtu.be/nLZeUmOVByY?t=287>

Rachel Wilson, Cayucos, presented a PowerPoint presentation on tourism and how it helps Morro Bay, versus having a BESS located on the waterfront possibly catching on fire like the Otay Mesa BESS in San Diego County.

Norm Williams, Morro Bay, commented on the fire at Otay Mesa BESS, and the risk of lithium batteries.

Jeanne Marie Colby, Morro Bay, commented on the Otay Mesa BESS fire, and the threat to life that was announced there.

Steve Ray, Morro Bay, commented on Assembly Bill AB205, California Energy Commission and how Morro Bay is exempt, and the California Coastal Commission has jurisdiction on decisions.

Sechelle Cann, commented on the storage room at the library, and which elected officials to contact.

Commissioner Ingraffia addressed the library concern again and recommended contacting county supervisors, assemblymen, etc.

Betty Winholtz, Morro Bay, commented on the bike path connecting Morro Bay and Cayucos. She didn't recall the project coming before the Planning Commission, since part of it will be within the city's jurisdiction.

Staff reminded the commissioners that the bike path project lead is Public Works, and not aware if it had been on a planning commission agenda. Staff will look into it.

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=aWZpTzcxTHlRTk9xaTlmWVNWRFUQT09>

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 the minutes from the Planning Commission Meeting of May 7, 2024.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner King moved to approve minutes and receive and file current and advanced planning processing list. Commissioner Ingraffia seconded, and the motion passes 3-0, with King, Ingraffia, and Rodriguez voting yes.

B. PUBLIC HEARING
None.

C. NEW BUSINESS

C-1 Case No.: CUP23-04

Site Location: 431, 451 and 495 Embarcadero / City lease sites 49 L 49 W, 50 L 50 W, 51 L 51 W and 52 L 52 W

Proposal: Conceptual Review of a potential new development and redevelopment of City lease sites 49 L 49 W, 50 L 50 W, 51 L 51 W and 52 L 52 W at 431, 451 and 495 Embarcadero to include the renovation of the Associated Pacific Constructors, Inc. (APC) building to remove existing stairs, relocate the front entry, include a public restroom, two retail units on the east and west sides, delicatessen, food service, takeout window, and new observation/view deck. The existing vacation rental buildings will be demolished, and a new two-story building with eight (8) vacation rentals will be constructed. A new water area will include one (1) new floating dock, (3) new finger slips, and one (1) finger dock space with a low floating dock for a kayak rental business. A new Harborwalk connection is proposed to connect pedestrians along the Embarcadero to Tidelands Park.

Staff Recommendation: Review and provide comments.

Staff Contact: Kim Fowler, Planning Manager, (805) 772-6577

Kim Fowler, Interim Planning Manager, presented the staff report.

Commissioners presented questions to staff.

Vice-Chairperson Rodriguez opened the Public Comment Period.

<https://youtu.be/nLZeUmOVByY?t=2057>

Paul Gillen, Leaseholder of 495 Embarcadero, spoke about the time he took with the project, including the public benefits, economic feasibility, and architecture of the development being over the water.

Gene Doughty, Architect, spoke about the project.

Ted Schiafone, Harbor Director, addressed that the harbor's revenue comes from rents, and this project will generate more revenue for their department.

Sean Green, Morro Bay, commented on the applicant and how he's been on the waterfront many years, and stated some suggestions he would like to see implemented.

Terry Simons, Morro Bay, spoke in favor of the project, and hoped the waterfront master plan would be updated.

Betty Winholtz, Morro Bay, stated she objected to the categorical exempt status of the CEQA since the project is going over the water, the proposed building height and how it could affect the hotel across the street.

Vice-Chairperson Rodriguez closed the Public Comment Period.
<https://youtu.be/nLZeUmOVByY?t=3594>

Commissioners discussed concerns and provided comments.

Paul Gillen, Leaseholder, answered questions to the commissioners.

Staff answered questions to the commissioners and recommended the commissioners to direct staff to obtain a finalized copy of the public benefits report to bring back to the Planning Commission at a future date.

Gene Doughty, Architect, asked if another Conceptual Review or CUP (Conditional Use Permit) was needed.

Staff answered concerns and questions.

MOTION: Commissioner Ingraffia moved to approve staff recommendation to bring back the public benefits report and conceptual review if the applicant was willing, to a future meeting. **Commissioner Ingraffia's motion is based on needing adequate time to review the historical report and would like to request a joint meeting with the Harbor Advisory Board to learn about the complexities involved in a new lease or renewal, and the report, regarding restoring the two apartments at the end of the Embarcadero, stated it was not economically feasible and he would like to see convincing facts regarding the infeasibility claim.**

Vice-Chairperson Rodriguez seconded the motion, and the motion passes 3-0, with Ingraffia, Rodriguez and King voting yes.

Mayor Wixom thanked Michael Codron for being our Interim Community Development Director.

D. UNFINISHED BUSINESS
None.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/nLZeUmOVByY?t=6216>

Vice-Chairperson Rodriguez mentioned the Community Benefits coming the first meeting of July.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/nLZeUmOVByY?t=6232>

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Interim Director reminded everyone that the new Community Development Director will be starting June 24th.

G. ADJOURNMENT

The meeting was adjourned at 7:46 pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 18, 2024, at 6:00 p.m.