

AGENDA ITEM: A-3

DATE: 10-15-2024

ACTION: APPROVED

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

PRESENT:	Bill Roschen Mike Rodriguez Joe Ingraffia Eric Meyer	Chairperson Vice-Chairperson Commissioner Commissioner
ABSENT:	Asia King	Commissioner
STAFF:	Airlin Singewald Kim Fowler Susana Toner	Community Development Director Interim Planning Manager Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/NfvnlpLhNqI?t=103>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/NfvnlpLhNqI?t=138>

Chairperson Roschen introduced and welcomed the new Community Development Director, Airlin Singewald.

Director Singewald gave a summary of his previous career with the County of San Luis Obispo.

Commissioners Ingraffia and Rodriguez showed appreciation for Director Singewald's experience here on the coast.

Mayor Wixom welcomed Director Singewald to the City, and then reminded those present of the City's 60th anniversary this year and celebrations will take place the first week of September.

PUBLIC COMMENT PERIOD

<https://youtu.be/NfvnlpLhNqI?t=592>

Betty Winholtz, Morro Bay, mentioned a letter the City received from the Coastal Commission and would like someone to comment on the content of it.

Jeff Eckles, Morro Bay, formally announced his candidacy for City Council, his platform; Respecting our Past and Protecting our Future.

Chair Roschen closed Public Comment Period
<https://youtu.be/NfvnlpLhNqI?t=732>

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=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>
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 21, 2024.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of the minutes from the Planning Commission meeting of June 4, 2024.
Staff Recommendation: Approve minutes as submitted.
- A-4** Approval of excused absences request for Chairman William (Bill) Roschen.
Staff Recommendation: Staff recommends the Planning Commission approve the request submitted by Chairman Bill Roschen to excuse his absence from the June 4, 2024, Regular Planning Commission meetings.

Commissioner Ingraffia requested corrections to the 6/04/24 minutes, he would like his comments clarified more.

MOTION: Commissioner Meyer moved to approve A-2 May 21, 2024 minutes and A-1 receive and file current and advanced planning processing list. Commissioner Rodriguez

seconded, and the motion passes 5-0, with King, Roschen, Rodriguez, Ingraffia, Meyer voting yes.

Interim Planning Manager, Fowler, polled the commissioners to approve item A-4. Motion passes 3-1, with Rodriguez, Ingraffia, Meyer voting yes, Roschen abstained

B. PUBLIC HEARING

B-1 Case No: Coastal Development Permit CDP24-018 and Conditional Use Permit CUP24-01

Site Location: 1108 Front St, Morro Bay, CA

Proposal: Coastal Development Permit and Conditional Use Permit for the expansion of an existing second floor short-term rental unit from 970 sf to 1285 sf with an 86 sf west-facing deck. The increase represents a 32% increase in the size of the conditioned space in this unit. Total retail on the lower level is 2500 sf and following completion of this addition, the short-term rental units will be 2681 sf of interior living space. The site is located in a VSC/RM zone zoning district, the portion of the property that the project is located on is in the VSC zone. The property is within the Coastal Appeals Jurisdiction.

CEQA: Exempt under Section 15301, Class 1e for small additions 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.

Staff answered the Commissioners questions.

Dick Kelter, Property owner of 1108 Front St, spoke briefly on the project.

Chairperson Roschen opened the Public Comment Period.

<https://youtu.be/NfvnlpLhNqI?t=2469>

Jeff Eckles, Morro Bay, commented on the project and how the Kelters have been improving the corner of that property, and supports the project.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/NfvnlpLhNqI?t=2585>

MOTION: Vice-Chairperson Rodriguez moved to approve staff recommendation to conditionally approve the project. Commissioner Meyer seconded the motion, and the motion passes 4-0, with Ingraffia, Rodriguez, Meyer and Roschen voting yes

C. NEW BUSINESS

<https://youtu.be/NfvnlpLhNqI?t=2808>

None.

D. UNFINISHED BUSINESS

<https://youtu.be/NfvnlpLhNqI?t=2826>

Vice-Chairperson Rodriguez addressed Director Singewald about Community Benefits Memo coming back to the Commission for a formal presentation and final approval by Council, and state housing legislation

Director Singewald stated the Community Benefits is on his list of things to address and he is aware of the housing legislation issue.

Chairperson Roschen asked Director Singewald about the Downtown Design District, City Council has reviewed it, and they would like to initiate a final meeting.

Director Singewald answered Chairperson Roschen's question.

Commissioner Ingraffia asked about the stair access at Surf Street.

Director Singewald informed the Commissioners that he has set up a monthly meeting with the Coastal Commission and will address the coastal access at Surf Street.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/NfvnlpLhNqI?t=3311>

Commissioners Meyer and Ingraffia mentioned having a joint meeting with the Harbor Advisory Board and Planning Commission, to better educate the commissioners on how the harbor leases work, when it affects the Planning Commission.

Director Singewald commented on the possibility of planning that meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/NfvnlpLhNqI?t=3636>

Director Singewald spoke about the letter received from Coastal Commission addressing the BESS project. He informed the commission and public that Public Hearing notices had been issued in The Tribune and will now be posted in the New Times.

Touched briefly on the Libertine, 801 Embarcadero project, and is planning to cancel the next two planning commission meetings, August 20th and September 3rd due to nothing needing to be presented.

Planning Department has a new Planning Intern, Lee Ackerman, and a new Assistant Planner, name withheld, and currently seeking a new Building Inspector since Eric Vincent has left the City.

G. ADJOURNMENT

The meeting was adjourned at 7:12 pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 17, 2024, at 6:00 p.m.