

AGENDA ITEM: A-1

DATE: 2-18-2025

ACTION: APPROVED

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION
SPECIAL MEETING – OCTOBER 29, 2024
VETERANS MEMORIAL HALL – 6:00 PM**

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/uhxrJf8ptEs?t=55>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/uhxrJf8ptEs?t=94>

Chairperson Roschen invited Director Singewald to comment on Vistra.

Director Singewald commented on the letter received from Vistra, the application with the city will be put on hold and Vistra will apply to the state.

Commissioners presented concerns and questions to staff.

Director Singewald answered their questions.

PUBLIC COMMENT PERIOD

<https://youtu.be/uhxrJf8ptEs?t=427>

Betty Winholtz, Morro Bay, mentioned Measure A-24 and the CEC website, for those that are interested.

Mayor Wixom, commented that city staff will be engaging at the state level process and the council will keep the community informed of any decisions. She also thanked the Harbor and Recreation Departments for their help with the recent community events.

Chairperson Roschen closed the public comment.
<https://youtu.be/uhxrJf8ptEs?t=588>

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
None

B. PUBLIC HEARING

B-1 Case No.: CUP24-04

Site Location: 431, 451, and 495 Embarcadero Road, Morro Bay, CA

Project Description: Request for Planning Commission approval for a development and redevelopment of City lease sites 49 L 49 W, 50 L 50 W, 51 L 51 W, and 52 L 52 W to include the renovation of an existing office building, demolition of existing vacation rental buildings, and construction of a new two-story building with eight (8) vacation rentals. 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. This property is in the Waterfront (WF) zoning district and is within the California Coastal Commission original permit jurisdiction.

CEQA Determination: Exempt under Section 15332, Class 32 for In-Fill Development Projects.

Staff Recommendation: Recommendation to Planning Commission for approval with attached conditions.

Staff Contact: Kim Fowler, Planning Manager, 805-772-6577, kfowler@morrobayca.gov

Director Singewald addressed some of the high-level questions that have been received regarding the project and process including the roles of the City Council, Planning Commission, and Community Development Department when soliciting and reviewing development projects on tidelands grant lease sites.

Kim Fowler, Planning Manager, presented the Staff Report.

Commissioners presented questions and comments to staff.

Staff, including Lori Thompson, Harbor Business Coordinator, answered questions.

Paul Gillen, Leaseholder, commented he has spent the last 5 years on how to develop the property, including public benefits.

Commissioners presented questions to Mr. Gillen, and he responded with clarifications.

Gene Doughty, project architect, spoke about the process of the project.

Chairperson Roschen opened the Public Comment Period.

<https://youtu.be/uhxrJf8ptEs?t=3873>

Chairperson Roschen mentioned comment letters received for public comment.

Linda Donnelly, Morro Bay, commented on Reg Whibley the original architect of the project's location.

Betsy Godet-Cross, Morro Bay, read a letter from a former Morro Bay City Manager, Andrea Lueker, commenting on the project.

Betty Winholtz, Morro Bay, asked questions about parking spaces, and the height of the proposed project.

Justin Larabie, owner of 456 Embarcadero Inn, commented on zoning codes, the 17' height rule and could there be a compromise, building a one-story hotel instead.

Christi VanCleve, Morro Bay, commented on preserving history and the character of the buildings, and mentioned the hotel across the street, 456 Embarcadero Inn, would lose some room views.

Judy Lynn, commented on the current buildings on the site, and how property owners have rights, likes the created plan and is in favor of it, though concerned with height.

Chairperson Roschen closed the Public Comment Period.

<https://youtu.be/uhxrJf8ptEs?t=5015>

Staff addressed the public questions.

Commissioners presented questions and comments to staff.

Chairperson Roschen suggested a brief break and will reconvene at 7:45 pm.

Meeting reconvened with general discussion with Commissioners and Staff.

Commissioners asked for applicants' input.

Paul Gillen, Leaseholder, suggested denying the project and taking it to City Council. Felt the planning commission didn't provide comments when he originally brought it to them.

General discussion with Commissioners, moving to continue to a date certain, and Mr. Gillen agreed.

Staff confirmed the next date certain would-be the November 19th meeting, or December 3rd.

MOTION: Chairperson Roschen moved to continue to a date certain, November 19, 2024. Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, Meyer and voting yes.

C. NEW BUSINESS
None

D. UNFINISHED BUSINESS
None

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/uhxrJf8ptEs>

Vice-Chairperson Rodriguez would like to see a historical ordinance and guidelines for defining public benefits.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/uhxrJf8ptEs?t=10255>

Director Singewald reiterated that the historic preservation ordinance is a council goal, as is the community public benefit memo. Reminded the commissioners and public that the November 5th meeting was cancelled, and tonight's Special Meeting was replacing that.

The meeting on November 19th will have two items, Bayside Landing continuance, and 900 Ridgeway. The Community Development Department has 3 items going to City Council on November 12th, and he is working with Coastal Commission staff on finalizing the grant agreement and forming a Waterfront Master Plan advisory committee.

G. ADJOURNMENT

The meeting was adjourned at 8:56 pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on November 19, 2024, at 6:00 p.m.