

AGENDA ITEM: A-2

DATE: 2-18-2025

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 19, 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 Susana Toner | Community Development Director Planning Manager Assistant Planner |

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/OJywMPiowr4?t=66>

PLANNING COMMISSIONER ANNOUNCEMENTS

None

PUBLIC COMMENT PERIOD

<https://youtu.be/OJywMPiowr4?t=110>

Martin Lomeli, Morro Bay, spoke about Reg Wibley, he supports the project before the commission tonight, and agreed the cottages on-site aren't worth saving. He also supports the project at 900 Ridgeway.

Judy Stewart, Morro Bay, commented on the house at 900 Ridgeway, she's concerned about asbestos if the house is moved and that it's not on any historical register being that it's 100 years old.

Betty Winholtz, Morro Bay, presented a slide show on Public Street Trees for Morro Bay, highlighting the Trimming Height Criteria.

Richard Stewart, Morro Bay, commented on the parcel map and number of lots at 900 Ridgeway, he is concerned about the potential of having more than one neighbor at the location.

Chairperson Roschen closed the public comment.
<https://youtu.be/OJywMPiowr4?t=788>

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** Approval of the minutes from the Planning Commission meeting of October 15, 2024.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Meyer moved to approve minutes. Commissioner Rodriguez seconded, and the motion passes 5-0, with King, Roschen, Ingraffia, Meyer and Rodriguez voting yes.

B. PUBLIC HEARING

- B-2** **Case No:** Coastal Development Permit CDP24-001 and Parcel Map PAR23-02
Site Location: 900 Ridgeway, Morro Bay, CA
Proposal: Coastal Development Permit (CDP24-001) and Parcel Map (PAR23-02) for a three-lot subdivision. The project will include moving the existing residence to the same proposed lot as the existing art studio. This project is located in the Single Family Residential (RS-A) zoning district and is outside of the coastal appeals jurisdiction.
CEQA: Exempt under Section 15315, Class 15 for Minor Land Subdivisions.
Staff Recommendation: Recommendation to Planning Commission for approval with attached conditions

Staff Contact: Susana Toner, Assistant Planner, 805-772-6270,
stoner@morrobayca.gov

Susana Toner, Assistant Planner, presented the staff report.

Commissioners presented questions and comments to staff.

Staff, including Cindy Cecil, City Engineer, answered questions to the commissioners.

Andrew Darrell, MBS Land Surveys, agent to the applicant, answered questions to the commissioners.

Randy Ramsay, Applicant, commented on the buildings and how they intend to preserve what they can.

Chairperson Roschen opened the Public Comment Period.
<https://youtu.be/OJywMPiowr4?t=2564>

Betty Winholtz, Morro Bay, commented on the uniqueness of the buildings and is concerned with the staircase.

Richard Stewart, Morro Bay, asked if a T.E.M test had been done regarding asbestos.

Michelle Leicester-Cadaret, Morro Bay, appreciates the preservation of the buildings, wondered if the proposed 3 lots could be 2 instead.

Staff addressed the public questions.

Chairperson Roschen closed the public comment.
<https://youtu.be/OJywMPiowr4?t=2785>

MOTION: Commissioner Meyer moved to approve staff recommendation for approval with attached conditions. Vice-Chairperson Rodriguez seconded the motion, and the motion passes 5-0, with Ingraffia, Rodriguez, Meyer, King and Roschen voting yes.

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

Kim Fowler, Planning Manager, presented the Staff Report.

Commissioners presented questions and comments to staff.

Staff answered comments and questions to the commissioners.

Paul Gillen, Leaseholder, commented on meeting the requirements that were required and requested.

Gene Doughty, project architect, thanked Betty Winholtz for her letters, and commented on what was required on the plans.

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

Chairperson Roschen opened the Public Comment Period.

<https://youtu.be/OJywMPiowr4?t=4745>

Michelle Leicester-Cadaret, Morro Bay, mentioned she would like the Planning Commission and Council to rethink the economics of this proposal as designed.

June Swall, Morro Bay, commented on the proposed 8 units and redesigning them, and how hotel rooms bring in more revenue plus TOT, than food and beverage services.

Margaret Carmen, commented on the proposed height restrictions of the project, and we should preserve the ambiance of our town.

Daniel McCall, owner of 456 Embarcadero Inn & Suites, commented on the proposed height and how his guests will lose their view, unsure of pocket park and observation area being of use.

Betty Winholtz, Morro Bay, commented on Tidelands Park being an attraction already, also feels the existing buildings are worth saving, feels parking is a huge issue and that the planning commission needs to listen to the public since the permit is discretionary.

Shirley Fraser, Morro Bay, stated that she agrees with others about the height restrictions, and it seems to be continuously disregarded.

Christi VanCleave, Morro Bay, commented that the existing two-story building is worth preserving and maintaining the existing windows.

Chairperson Roschen closed the Public Comment Period.

<https://youtu.be/OJywMPiowr4?t=5876>

Chairperson Roschen suggested a brief break.

Meeting reconvened with general discussion, including clarifications regarding denying the project with Commissioners and Staff.

MOTION: Commissioner Ingraffia moved to deny staff recommendation for approval with attached conditions, and directing the Chairperson to review and sign a revised resolution with findings for denial. Chairperson Roschen seconded, and the motion passes 4-1, with Ingraffia, Roschen, Meyer and King voting yes, and Rodriguez voting no.

Motion was denied based on the following criteria, per Commissioner:

- Commissioner Ingraffia, no adequate community benefits, wanted to see 7 hotel rooms, and 1 preserved or reproduced to resemble Reggie Whibley's original structure.
- Commissioner King, had issues with height & mass as it's currently presented, would like to see with additional modifications.
- Chairperson Roschen, would like to see fewer units on the second floor, and couldn't approve the deck at the proposed scale.
- Commissioner Meyer, wanted the elevator hidden, and preferred 5 units on the first floor and two units on the second floor.

C. NEW BUSINESS
None

D. UNFINISHED BUSINESS
None

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/OJywMPiowr4?t=9575>

Commissioner Meyer suggested having a meeting regarding Public Benefits.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/OJywMPiowr4?t=9606>

Director Singewald mentioned the December 3rd Planning Commission meeting will be cancelled, there are no items for that meeting. December 17th will have two items, and the January 7, 2025 meeting will be cancelled, and one item is scheduled for the January 21, 2025 meeting.

Chairperson Roschen mentioned he and Commissioner King would like to put together a series of housing information sessions that can be ready for the new year.

G. ADJOURNMENT

The meeting was adjourned at 8:43 pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 3, 2024, at 6:00 p.m.