



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

**Regular Meeting -Tuesday, February 15, 2022 - 6:00 P.M.
Held Via Teleconference**

Chairperson – Susan Stewart

Vice-Chairperson William Roschen
Commissioner Asia King

Commissioner Joseph Ingraffia
Commissioner Mike Rodriguez

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE
PLANNING COMMISSIONER ANNOUNCEMENTS
PUBLIC COMMENT PERIOD

PRESENTATIONS

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 Planning Commission at planningcommission@morrobayca.gov prior to the meeting.*
- *Agenda correspondence received by 10 a.m. Tuesday, February 15, 2022 will be posted on the City website.*
- *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=aWZpTzdwTHlRTk9xaTlmWVNWRWFUQT09>

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*

A. CONSENT CALENDAR

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

- A-2** Approval of minutes from the Planning Commission meeting of November 16, 2021.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of December 7, 2021.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

- B-1 Case No.:** CDP21-044
Site Location: 2995 Beachcomber Drive, Morro Bay, CA
Proposal: Request for Planning Commission approval of a Coastal Development Permit for the addition of small spaces totaling 354 square feet, plus an extensive interior remodel to the existing home. The completed project will result in a 2590 sf conditioned living space and a 648-sf garage. The scope of work includes roof line changes to accommodate the additions. The home is conforming to the zoning district development standards. *The project also includes a new 570 sf detached ADU. In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.*
CEQA Determination: Exempt under 15301, Class 1a, for alterations to existing facilities
Staff Recommendation: Continue the project to a date uncertain.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

C. NEW BUSINESS

D. UNFINISHED BUSINESS

- D-1** Public Benefits Subcommittee Discussion of a Case Study on How a Public Benefits List Could Be Used in Relation to Redevelopment of the Vistra Power Plant Site.
Staff Recommendation: Review the report and provide direction to staff on next steps
Staff Contact: Scot Graham, Community Development Director, sgraham@morrobayca.gov

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

- G. ADJOURNMENT**
Adjourn to the next regular Planning Commission meeting on March 1, 2022 at 6:00 p.m. via teleconference.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the Department at 805-772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to

fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

This Agenda may be found on the Internet at: www.morrobayca.gov/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morrobayca.gov/notifyme and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



City of Morro Bay
 Community Development Department
 Current & Advanced Project Tracking Sheet
 This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
 New Planning items or items recently updated are highlighted in yellow.
 Approved projects are deleted on next version of log.

Agenda No: A-1
 Meeting Date February 15, 2022

#	Applicant/ Property Owner	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner			
Hearing or Action Ready Projects:											
1	McGonagill/Mathias	690	Olive Street	10/14/21	LLA21-001	Move lot line between two parcels	Planning review complete 11/2/21, need PW comments. Project deemed complete, LLA certificated provided to applicant for signature on November 6, 2021. Requires city signature, then applicant recording.				nh
2	Candrell	2995	Beachcomber	11/1/21	CDP21-044	New 354 sf addition to existing home, addition of 572 sf attached ADU	Planning comments sent on 11/23/21, requires resubmittal. Project resubmittal received January 4, 2022, under review. Project deemed complete, scheduled for Planning Commission on February 15, 2022				nh
3	Phelps	490	Piney	12/23/21	MIN21-016 (to CUP20-10)	Project is a modification of previously approved project - eliminating the second floor addition to the original proposed project.	Planning comments sent 1/10/22, requires written response. Written comments received, project deemed complete and scheduled for public notice Jan 26, 2022 for 10 days. Admin decision 2/9/22.				nh
4	Tabrizi	998	Quintana Road	11/15/21	CDP21-046/ MUP21-05	Change in use for commercial property that did not have any prior permits.	Planning comments provided 12/2/21, requires resubmittal. Fire Dept comments provided 12/8/21. Resubmittal received 1/20/22, project deemed complete- admin public notice from 2/3/22 to 2/14/22, Admin decision on permit on 2/15/22.				nh
5	Dorfman	570	Olive	7/28/21	CDP21-031	Admin CDP for 1150sf new detached ADU	Project deemed incomplete and letter sent 8/27/21. Resubmittal received 1-4-22 and under review. Project deemed complete and noticed for administrative action after 2/8/22.				cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:											
6	Luhr	1140	Allesandro Ave	1/20/22	CUP22-06 / CDP22-004	Live/work mixed use, new construction of 5 residential units and 2 commercial units	Under review.				nh
7	MacDonald	311	Tahiti	1/26/22	CDP22-005	Convert Existing 638sf garage into a 638sf ADU	Under review				gc
8	DeSimone	755	Kern	1/18/22	COC22-001	Request for Cert of Compliance for 5 contiguous parcels with APN number 066-075-017	Under review.				nh
9	Morro 94 LLC	3300	Panorama	1/18/22	CUP 22-05/CDP22-003/TTM22-02	Submittal of combined concept and precise plan review for 61 unit subdivision.	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled				nh

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10	Garcia	341	Jamaica	1/12/22	CDP22-001	558 sf addition to existing 865 sf residence. Convert upper floor to ADU (468 sf), lower floor main residence (953 sf).	Correction letter sent 2/3/22.	Bldg. - 1/20/22			gc
11	Novell & Johnston	273	Main St.	1/9/22	MUP22-01/PKG22-02	Addition of 73 sf to the front of existing SFR to provide interior staircase access to the second floor and parking exception.	Under review. Correction letter sent 2/4/22.				cj
12	Daniel	964	Las Tunas	1/6/22	CUP22-01/ PKG22-01	Remodel of existing SFR	Planning Comments sent 1/21/22. Requires reponse and resubmittal				am
13	Flood	176	Sicity	12/21/21	CDP21-051	Admin CDP for addition to single family home and major remodel	Comment letter from planning sent on January 6, 2022. Requires response and resubmittal.				nh
14	Meisterlin	315	Morro Bay Blvd (Previously submitted as 842 Main)	12/16/21	CDP21-050	Admin CDP to convert/remodel existing office & storage space into 2 studio apts.	Planning comments sent on January 6, 2022. Requires a resubmittal with single set of plans that include both residential units. Owner is changing the scope of the project, will resubmit new scope and plans. Resubmittal received Feb 3, 2022, under review.				nh
15	Baker	1288	Berwick Drive	12/16/21	CUP21-19	Two small additions to an existing non-conforming home. The one-time addition had previously been used, requiring a CUP.	Planning comment letter sent 1/6/22, requires resubmittal. Resubmittal received Feb 1, 2022, under review.				nh
16	Kennedy	500	Napa	12/7/21	CDP21-049	Admin CDP for new 588 sf 2nd story 1 bd 1bath ADU w/ 1262sf deck and convert existing 326sf portion of garage to ADU for a total ADU size of 914sf	Under review. Reviewing resubmittal				gc
17	Romero	563	Zanzibar	12/6/21	CDP21-048	Admin CDP for new 1978sf 2 story SFR with 533 sf garage and 2nd level 128sf deck	Under review. Incomplete letter sent 12/22/2021.				gc
18	Reyneveld	1060	Quintana	11/22/21	MUP21-06	Create 3 office/retail units and 1 residential security unit, and 1 warehouse/storage unit from existing commercial building with existing residential security unit.	Incomplete letter sent 12-16-21. Requires resubmittal				cj
19	Tallman	610	Fresno Street	11/9/21	CDP21-045	Admin CDP for New 960 sf detached ADU	Planning Comments sent 11/30/21, requires resubmittal				am
20	Morro Bay LLC (Keller)	1108	Front Steet	11/8/21	MAJ21-007	Expansion and extensive remodel of second floor short term rental unit.	Planning comments sent 11/23/21, requires resubmittal. Applicant may put this application on hold until the adoption of the new zoning code (i.e. includes street setbacks closer to the actual placement of the building).				nh
21	Castillo	1055	Allesandero	11/1/21	CUP21-17	CUP to add 2 bedroom & 1 bathroom to existing single family residence.	Planning Comments sent 11/30/21, requires resubmittal. Resubmittal under review.				am
22	T-Mobile/ Siegel	545	Shasta	10/12/21	CUP21-13/ CDP21-039	T-Mobile modification to existing facility approved under UP0-162/CP0-229. T-Mobile proposes to remove/replace and relocate existing wireless facility screened within existing church steeple and request height exception to construct new 29'0" faux bell tower for relocated wireless facility.	Under review. Project deemed incomplete 11-8-21.				cj

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23	2900 Alder LLC/Knanna	2900	Alder Ave	10/7/21	CUP21-14/ CDP21-042	Proposed 4200 sf, 6 unit hotel	Planning comment letter sent 11/6/21. Requires resubmittal. Resubmittal received 12/8/21, planning approved, building disapproved. Applicant is working with building to resolve issues. Requires resubmittal				nh
24	Allen Property Group	1260	Main St.	10/4/21	MAJ21-006	Land Use & Zoning Map Amendment to change C2 zoning to C1 zoning	Application received. October 28, 2021, applicant approved moving forward with consultant contract for environmental review. Environmental Consultant engaged with notice to proceed 12/1/21. Consultant provided review documents for GP/CLUP amendment. Under review.				nh
25	Guesno	220	Atascadero Rd	10/4/21	MIN21-012	Minor Amendment - Change temporary outdoor dining area to permanent outdoor dining	Application will apply for a TUP for outdoor dining. This application is on hold until 2022.				nh
26	Nagy	646	Sequoia	9/27/21	MUP21-03	Minor Use Permit for development of new upper level 2,328sf, lower level 1,030sf, and garage level 1,220sf SFR on vacant lot in area outside the coastal zone.	Application received, under review. Project incomplete, comments sent on October 18, 2021. Applicant working with Fire Dept and City Engineer on driveway design (slope).				nh
27	Thai Bounty	560	Embarcadero	9/22/21	MIN21-010	Minor mod to UP0-200/UP0-244 for music.	Under review.				sg
28	McDowell	650	Sequoia Ct	9/15/21	MUP21-04	Minor Use Permit for new SFR (outside the coastal zone). 3 bedroom 3 bath, 2776sf plus 507sf garage	Incomplete letter sent 10/13/21. Supplemental information provided to applicant related to City Engineer and Fire Department review of driveway design/slope.				nh
29	Ogle	337	Main St	9/13/21	COC21-002	Request for Cert of Compliance for 3 underlying adjacent lots within the Cerrito addition.	Comment letter sent to applicant 10/21/21. Resubmittal received 2/1/22.				cj
30	Morgan	101	Fig St	8/9/21	CDP21-035/CUP21-12/ VAR21-003	New construction of 1676sf single family home, 465sf garage, roof deck and patio area and request for variance to front setback for property subject to bluff development standards	Under review and incomplete letter sent 9/7/21. Resubmittal received 1/19/22.				cj
31	Eisemann	541	Atascadero Road (at Hill St.)	7/9/21	CUP21-09/ CDP21-029	Four unit apartment complex with attached garages	Review comments provided on July 31, 2021. Project requires resubmittal and environmental analysis. Provided applicant estimate for environmental report on September 24, 2021. January 2022 - project is for sale.				nh
32	Luhr	1140	Allesandero Ave	6/28/21	CDP21-026/ CUP21-08	Multiple residential units with live-work options (i.e. a portion of home designated for business usage). Two scenarios submitted for PC conceptual review and feedback.	Provided review comments July 26, 2021. Requires additional information from applicant - once received, will schedule for PC conceptual review. Scheduled for conceptual review at Planning Commission on October 19, 2021. PC provided comments about the project. REsubmittal received January 20, 2022 - under review.				nh
33	Green	1175	Scott Street	6/28/21	CDP21-025 CUP21-07	New construction of 3 hotel units including one ADA unit and a residential security unit	Review comments provided on July 21, 2021. Requires a resubmittal for review. Discussed project with applicant, expected to have resubmittal ready in November 2021.				nh
34	Perry	3230	Beachcomber	6/24/21	CDP21-024/ CUP/ VAR21-002	New 1537 sf sfh with attached 380 sf garage. VAR request for roof top deck railing height. Application approval is dependent on completion of LTM21-01	Review comments sent 7/20/21, requires resubmittal. Resubmittal received 11/24/21, under review. Planning disapproved, comments sent 12/10/21. Resubmittal received 12/20/21, under review. Planning comment letter sent 1/6/22, requires resubmittal. Resubmittal received Feb 1, 2022 - under review.				nh

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35	Perry	3202	Beachcomber	4/1/21	LTM21-01	Merge 3 non-conforming parcels into 2 parcels, move lot line to equalize new parcel sizes	Incomplete letter comments sent for LTM on 4/30/21 and for CDP on 5/4/21. Resubmittal received 12/20/21, disapproved, requires resubmittal.				nh
36	Steiner	301-390	Seashell Cove	4/19/21	MAJ21-02	General Plan / LCP Land Use & Zoning Map Amendment application to change land use and zoning from R-A to R-4 designation / low density to high density	Under review. Response letter/ incomplete letter sent 5-6-21. Resubmittal received. Environmental review in process.				cj
37	SR Development	545	Atascadero	Initial partial submittal on 3/31/2021. Submittal complete on 4/26/21	CDP21-013 / CUP21-04	New construction of 15 unit townhomes project	Comment letter sent 5/14/21, requires resubmittal with responses.				nh
38	Perry	3202	Beachcomber	4/14/21	CDP21-014/ CUP/ VAR21-001	Demo existing home, build new 2063 sf home with subterranean garage and storage area of 2267 sf. Application approval is dependent on completion of LTM21-01. VAR request for height variance on roof top deck railing.	Submittal received, but not complete. Balance of submittal received 4/14/21, under review. Incomplete letter comments sent for CDP on 5/4/21. Resubmittal received 6/24/21 with VAR request, under review. Review comments sent 7/20/21. Resubmittal received 11/24/21, under review. Planning disapproved, comments sent 12/14/21, requires resubmittal. Resubmittal received 12/20/21, under review. Planning comments sent 1/11/22, requires resubmittal.				nh
39	Tullis	404	Estero	3/17/21	CDP21-011	CDP to demo existing improvements & construct new SFR and site improvements.	Under review. Deemed incomplete, comment letter sent to applicant April 2, 2021				nh
40	Vistra	1290	Embarcadero	12/28/20	CDP20-026 & CUP20-14	Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress.				cj
41	Vazquez	590	Morro Ave	10/22/20	MAJ20-002	CDP/CUP Major Modification to propose equipment upgrade to an existing rooftop telecom wireless site.	Under review. Incomplete letter sent 11/19/20. Discussed with Applicant visual simulation requirements via phone on 7/27/21				cj
42	Bean	197	Main Street (formerly known as 199 Sandpiper)	12/19/19	CUP19-20, CDP19-04, VAR20-001	CUP/CDP for new home on triangular small parcel on the bluff. Proposed home is 526 sf 2-stories with access easement to Main Street	Project deemed incomplete, comment letter sent January 7, 2020. Resubmittal received 10/26/20 adding a variance request, under review. Incomplete, need resubmittal. Resubmittal received September 14, 2021, under review. Incomplete letter sent on Oct 4, 2021. Resubmittal received 10/29/21. Planning comment letter sent November 10, 2021, requires resubmittal				nh
Projects Appealed to Planning Commission or PC Continued projects - none											
Projects Appealed or Forwarded to City Council - none											
Environmental Review:											

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41	City of Morro Bay		N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects: - none											
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:											
42	City of Morro Bay		Citywide			Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. Public draft of combined General Plan/ LCP released May 2018 for review. Worked with Coastal staff on CCC input received during 2019. Adoption Draft to be reviewed by Planning Commission at 10/20/20 hearing. Admin Draft of EIR received and to be circulated. Reviewed by PC at the 11/4/2020 & 11/17/20, 12/1/20, & 12/15/20 PC meetings. 3-16-2021 meeting is for review of the EIR and make recommendations to City Council for adoption. Council review of adoption draft held on 4/27/21. Hearing continued to the 5/11 and then 5/25/21 Council meetings. Plan adopted by Council on 5/25/21. LCP Amendment application submitted to Coastal Commission for certification. Coastal Commission LCP certified Coastal Land Use Plan (LUP) on August 12, 2021. Zoning Code Update in progress - to be completed approximately winter 2021.				
43	City of Morro Bay		Citywide	10/16/13	A00-013. A00-029: Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. Change recommended by PC after Council direction which led to Adoption of Ord. 585 by City Council on 5/13/14. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation in effect 1-1-20 which supersedes previous adopted ordinances. To be incorporated into Plan Morro Bay.	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:											
44	Verizon / Knight		184 Main new location, corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg

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Grants											
45	California Coastal Commission, California Ocean Protection Council		City-wide	4/6/16		\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation. Round 6 funding of \$65,000 received Mar 2020.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17. Additional LCP grant funding received in 2020 under Round 6 for \$65,000 to complete LCP update.	No review performed.	N/A		sg
46	City of Morro Bay		City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. Notice of Funding Availability for 20222 Program Year released 9/27/21. Needs Workshops to be held virtually on 10/5/21 from 6-7pm. Application funding deadline is 11/1/2021. Council public hearing to consider draft funding recommendations to be on 12-14-2021. cj	No review performed.	N/R		cj
47	City of Morro Bay		City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
48	Mellon	455	Acacia St.	1/19/2022	B22-0010	Demo existing interior wall for interior remodel. Demo existing windows and exterior doors for new. Demo South wall for new roof extension. Demo existing 190sf balcony for new 355sf balcony (+165sf new) Construct a new 340sf deck off master bedroom. 33 ft new retaining wall over 30" high. New electrical and plumbing.		Bldg. - Plancheck			sg
49	Castillo	1055	Allesandro St.	6/3/2021	B21-0097	250 sf addition to rear of existing SFR, addition creates two bedrooms and one full bath.		Bldg. - Disapproved 6/10/21			sg
50	Escape Hospitality LLC	295	Atascadero Rd.	1/5/2022	B22-0001	New indoor pool.	Plng approved	Bldg. - Disapproved 1/14/22			cj
51	Eisemann	535-A	Atascadero Rd.	11/22/2021	B21-0209	New construction of an attached ADU	Planning disapproved with comments on 11/24/21	Bldg. - Disapproved 12/15/21			nh
52	Cunha	199	Azure St.	11/8/2021	B21-0200	New first story addition to master suite.		Bldg. - Approved 11/23/21			sg
53	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20			sg
54	Carter	2035	Bayview Ave.	8/5/21	B21-0135	New SFR, 1980 sf living, with 483 sf attached garage, 96 sf covered deck, 267 sf covered rear patio and 32 sf covered front porch.		Bldg. Disapproved 9/21/21			cj

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55	LaPlante	3093	Beachcomber	4/29/17	B-31487	New SFR: 3,495 sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Permit extended to 9-22-22	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	cj
56	Acebedo	520	Blanca St.	2/3/22	B22-0023	Elevator install in an existing residence.	Under Review	Bldg. - Plancheck			am
57	Borchard	548	Blanca St.	12/9/21	B21-0217	New SFR - 1774 sf living, 454 sf attached garage and 206 sf 2nd story deck. See permit B21-0218 for attached ADU.	Disapprove 12/10/21	Bldg. - Disapproved 1/20/22			am
58	Borchard	548=A	Blanca St.	12/9/12	B21-0218	ATTACHED ADU - 692 sf attached Accessory Dwelling Unit (ADU) on lower level of SFR on downslope lot. See permit B21-0217 for new SFR.	Disapprove 12/10/22	Bldg. - Disapproved 1/20/22			am
59	Borchard	556	Blanca St.	12/9/21	B21-0219	New SFR - 1890 sf living, 426 sf attached garage and 159 sf upper level deck. See permit B21-0220 for attached ADU.	Disapprove 12/10/23	Bldg. - Disapproved 1/20/22			am
60	Borchard	556-A	Blanca St.	12/9/21	B21-0220	ATTACHED ADU - 583 sf attached Accessory Dwelling Unit (ADU) on lower level of SFR on downslope lot. See permit B21-0219 for new SFR.	Disapprove 12/10/24	Bldg. - Disapproved 1/20/22			am
61	Diaz	365	Driftwood	1/6/20	B19-0280	328 sq ft addition to master bedroom and bath on second flr. Convert covered patio to living space 50 sq ft enclosed covered porch 30 sq ft interior remodel.	Planning disapproved 1/31/20. Project requires a Conditional Use permit. Planning cannot approve building permit until Conditional Use Permit is final and permit issued. CUP20-13 scheduled for PC hearing 11/16/21. CUP approved, applicant can proceed with building permit. Permit received 12/8/21, Planning approved.	Bldg. - Approved 12/29/20			nh
62	Gambrill	571	Embarcadero	11/30/21	B21-0211	Floating Docks, gangway & Harbor walk addition.	approved.	Bldg. - Approved 12/15/21			cj
63	Cox	555	Estero	4/22/21	B21-0073	Remove existing detached single car garage. Rebuild single car garage as attached with office space above. Update kitchen.	Planning approved 7/27/21. sg	Ready to issue	Public works approved.		sg
64	Hurlless	2290-A	Greenwood Ave	1/12/22	B22-0006	Conversion of 440 sq ft storage building into a JADU.	Planning approved 1-18-22	Bldg. - Approved 1/20/22			nh
65	Hurlless	2265	Hemlock Ave.	1/12/22	B22-0007	Conversion of 480 sq ft garage into an ADU.		Bldg. - Approved 02/07/22			gc
66	Wilkie	476-A	Hill St.	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Correction letter sent 4/30/20.	Bldg. - Approved 4/8/22			nh
67	Errea	602	Ironwood Ct	1/10/22	B22-0003	New single family home	Planning comments sent 1/19/22	Bldg. - Plancheck			gc
68	Johnston	2781	Juniper Ave.	6/2/21	B21-0094	New 463 sf 2nd story deck at rear of existing SFR, also replace five existing windows with three new sliding glass doors.		Ready to issue			sg
69	Daniels	964	Las Tunas St.	8/3/21	B21-0133	Remodel the laundry room & add a bedroom, bathroom & hallway to the back of existing home in phase 1. Phase 2, build a detached garage		Bldg. - Disapproved 8/18/21			sg

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
70	Drenick	2530	Laurel Ave.	9/22/21	B21-0174	Reconstruction of 560 sf two-car garage, garage foundation and 560 sf rooftop deck over garage. See permit B21-0141 for separate demolition permit for these structures.	Disapproved and Correction Letter sent 10/5/21	Bldg. - Approved 9/28/21			am
71	Peter	890	Main St.	2/13/19	B19-0026	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Approved on 3/1/19 - sg	Bldg. - Approved 2/27/19	Disapproved on 4/15/19		sg
72	Sonic	1840	Main St.	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj. Requested permit extension. Awaiting resubmittal. Requested Permit Extension. Planning permit extension requested and granted to allow new permit expiration of April 2021. Emailed applicant 3-19-2021 advising them of permit expiration date and extension opportunities.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB Permit extended to 4/18/23	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
73	LJC Enterprises LLC., Dorn's Cafe	801	Market Ave.	11/8/21	B21-0199	Tenant improvement to existing space to update restrooms to meet accessibility standards which will require modifications to the existing dining & bar spaces.	Planning Approved 11/19/21	Bldg. - Approved 1/5/22			am
74	Rose		Mesa St.	1/25/22	B22-0016	ADU - 508 sf 2 story ADU addition and 42.5 sf bathroom remodel in existing garage.		Bldg. - Plancheck			gc
75	Valerie	490	Mindoro St.	12/3/21	B21-0213	Existing 912 SF garage to be converted into 369 SF, one car garage and storage. And 543 SF 1st flr. single family residence and new 912 2nd flr addition.	Planning conditionally approved - required addition of plan sheet with MIN conditions of approval.	Bldg. Disapproved 12/23/21			nh
76	LifePoint Church	615	Monterey Ave.	1/6/20	B19-0279	Remodel/upgrade current building	Planning disapproved 1/27/20. Awaiting resubmittal.	Bldg - Diapproved 1/30/20			nh
77	Markarian	750	Monterey Ave.	9/3/21	B21-0157	Interior/exterior remodel of an existing 1337 sf SFR, new electrical plumbing and mechanical, enlarge existing bathroom, convert existing laundry room to new mud room & 2nd bathroom, replace windows & doors, new comp shingle roof, new decking & stairs at entry. Cellar & barn/garage not in scope of work.	Planning approved 9/9/21	Bldg. - Approved 9/10/21			nh
78	Kolb	685	Morro Ave.	10/4/21	B21-0180	Installation of 6' x 8' single sided, non-illuminated, monument sign with one 5' deep concrete footing (center of sign). Sign installed on parcel 066-301-058 (at corner).		Bldg - Approved 10/13/21			mm
79	Peterson	390	Morro Bay Blvd	2/2/22	B22-0022	ADDENDUM TO B21-0151 - Adding to scope of work - Demo existing exterior mansard roof, exterior drive thru structure (including structural columns) and demo of interior concrete.		Bldg. Plancheck			sg
80	Gumm	480	Morro Bay Blvd	1/27/22	B22-0020	Interior tenant improvement for sandwich shop.		Bldg. - Plancheck			sg
81	Erb	2630	Nutmeg Ave	2/14/19	B19-0029	Demo 195 sf third story deck at front of home and rebuild with 80 sf extension to allow for deck beam and column support. Remove 152 sf deck on south side of home, misc. construction to repair water damage.	Dissapproved 3/6/19. Disapproved 4/9. Variance application approved. Awaiting building permit resubmittal.	Bldg. - Approved 3/27/19			wu

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
82	HS, Nutmeg, LLC	2681 & 2681-A	Nutmeg Ave	6/22/21	B21-0106(SFH) B21-0107 (JADU)	2585 sf sfh stair stepped down slop with 748 sf garage and 254 sf deck. JADU is on the lower level and is 500 sf.	Planning approved 6/30/21	Bldg. - Disapproved 8/3/21			nh
83	Westbrook	939	Pacific St.	8/9/21	B21-0138	ADDITION to SFR - 374 sf ground floor addition, 470 sf second story addition, 255 sf second floor deck and 100 sf first floor deck area.	Approved 8/16/21	Ready to issue			am
84	Appel	400-A	Pico St	8/18/21	B21-0149	Convert existing garage to an ADU without changing the footprint of the garage.	Approved 8/25/21	Bldg. Disapproved 9/10/21			am
85	Barakatt	315	Piney Ln.	12/22/21	B21-0224	Remodel 3718 sf SFR and solarium. Interior remodel of kitchen, living room, bathroom and solarium (1461 sf) Proposed replacement of existing solarium roof (465 sf). Removal of 279 sf carport. Proposed addition of 279 sf carport. Proposed addition of 279 sf deck. Proposed expansion of existing deck (133 sf).		Bldg. -Approved 1/20/22			sg
86	Phelps	684	Piney Way	1/27/22	B22-0017	816 sf addition to existing 763 sf residence. Add 477 sf decks.		Bldg. - Plancheck			nh
87	Phelps	490	Piney Way	1/27/22	B22-0018	Create New ADU from existing sheds. New 469 sf.		Bldg. - Plancheck			gc
88	Phelps	490	Piney Way	1/27/22	B22-0019	Convert existing 434 sf garage to a 434 sf JADU.		Bldg. - Plancheck			gc
89	Lee	684	Piney Way	9/10/20	B20-0168	Demo existing detached 416 sf work shed with bathroom & reconstruct new 416 sf garage/shop with electrical, keeping existing bathroom on existing slab/foundation.	Planning disapproved 9/15/20. Requires a Admin CDP and Parking Exception prior to review and approval of the building permit. Waiting for submittal.	Bldg. - Disapproved 3/1/21			nh
90	Tabrizi	998	Quintana Rd.	8/12/21	B21-0142	640 sf Addition (Approx.) - Enclosed area under existing open roof structure (former Napa Autocare Center Bldg).	Under review.	Bldg. - Disapproved 8/18/21			sg
91	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring.	Approved 9/26/19.	Ready to issue			cj
92	Stanford	3041	Sandalwood Ave.	9/2/21	B21-0191	Conversion of existing space 336 sf bedroom to JADU and building renovations for kitchen, laundry, and bathroom.	Planning Approved 1/14/22	Bldg. - Disapproved 1/12/22	Public Works disapproved.		am

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
93	Eisemann	599	San Jacinto Street	1/20/22	B22-0014	Demolish of an existing 522 sf one story single family home. Building a new 1498 sf primary residence with 522sf garage and covered 125sf porche.	Under review	Bldg. - Plancheck			gc
94	Battaglia & Winfield	1280	Scott St.	11/9/21	B21-0171	Addition and remodel - 179 sf 2nd level addition to an existing SFR creating a 809 sf primary dwelling with an existing 380 sf deck.	Planning approved. Expanded landscape detail received and approved 2/5/22.	Bldg. - Plancheck			nh
95	Battaglia & Winfield	1280-A	Scott St.	11/9/21	B21-0172	Detached ADU - 2nd story, 780 sf ADU with front and rear decks totaling 240 sf, over a new 780 sf storage area.	Planning approved	Bldg. - Plancheck			nh
96	Battaglia & Winfield	1280-B	Scott St.	11/9/21	B21-0173	Attached JADU - Create 404 sf JADU from existing lower level of SFR. Also new 128 sf storage area.	Planning approved	Bldg. - Plancheck			nh
97	Chaney	508	Shasta Ave	12/21/21	B21-0223	Demolish an existing 163 sf failing deck & rebuild with a 213 sf deck. All exterior & located at the front of the residence.		Bldg. - Approved 12/21/21			sg
98	Parker	580	Shasta Ave	8/31/20	B20-0159	Add new detached garage	Planning under review. Planning disapproved 9/8/20. Need resubmittal	Bldg. - Disapproved 9/14/20			nh
99	Stanton	351	Trinidad	3/26/19	B19-0054	Repairs to existing 200 sf rooftop deck. Replace all dry-rot structural members, install new waterproof membrane,, new copper drip edge flashing, replace plaster, replace guardrail if needed.	Disapproved 4/11/19. Awaiting resubmittal. Permit application expired	Bldg. - Approved 3/27/19			wu
100	Davis	459	Trinidad St.	1/6/22	B22-0002	Repair fire damaged portion of field framed roof and ceiling. Replace damaged interior gypsum board walls and ceiling as required.		Bldg. - Approved 1/12/22			sg
101	Herbert Rose	929	Mesa St.	2/8/22	B22-0016	New ADU 280sf addition, second level loft (180sf) and convert existiing gargage	Planning under review	Under Review			gc
102	Leonard	550	Zanzibar St.	1/12/22	B22-0008	New 1855 SFR w/482 sf garage and 144 sf balcony deck.	Disapproved	Bldg. - Plancheck			nh
Planning Projects & Permits with Final Action:											
103	California Coastal Investments LLC	801	Embarcadero	1/13/22	CUP 22-03 (Conceptual Reviewonly)	Conceptual Review only: Proposal review of redevelopment of Libertine Brewing Co building at 801 Embarcadero to create mixed use building: 9 hotel rooms on second floor, and restaurant, bar, coffee shop on first floor with outdoor dining, new 15 foot Harborwalk bayside access.	To be discussed at 2-1-2022 Planning Commission review for review and input/feedback to Applicant of the proposed redevelopment plan and design.				cj
104	Phillips	454	Tulare	9/27/21	CDP21-040	Admin CDP for 380sf ADU and 220sf roof deck as second floor to existing 440sf attached garage and remodel of existing 220sf carport.	Spoke with arch & client 10/22/21 - There may be changes the plans. Waiting for response. Resubmittal received 12-7-21. Deemed complete. Noticing to start 12/23/2021. Permit issued 1-5-22.	Approved 1/9/22			am/cj

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
105	Fischer / Vachon	3093	Beachcomber	11/22/21	MIN21-14	Minor Mod to CP0-365 approved for new single family residence for primarily exterior architectural changes and reduction to building height, floor plan layout., add 52sf habitable & 102sf non-habitable square footage	Under review. Project deemed incomplete and to be noticed on 12-16-21 for pending action. Permit issued 12-29-21.				cj
106	Gambrill	571	Embarcadero	12/15/21	MIN21-015	Minor Amendment to MAJ21-006 for 2nd floor changes to bathroom, deck access door, changes to windows & door	Under review. Project noticed 12-23-21 for admin approval. Permit issued 1-6-22.				cj
Staff Directory: Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Gabby Cortez - gc Alison MacCarley - am											

AGENDA ITEM: A-2

DATE: FEBRUARY 15, 2022

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 16, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
	Asia King	Commissioner

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD - NONE

Public Participation:

In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-08-21, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. 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 and will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after 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 – NONE

A. CONSENT CALENDAR

<https://youtu.be/KPKSvrcMJNs?t=113>

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

Received and filed by the Planning Commission.

B. PUBLIC HEARING

<https://youtu.be/KPKSvrcMJNs?t=126>

- B-1** **Case No.:** CUP20-13, CDP21-002 and PKG 21-09
Site Location: 365 Driftwood Street, Morro Bay, CA
Proposal: Request for Planning Commission approval of a CUP to allow an addition of more than 25% to an existing non-conforming home, a CDP to acknowledge the additional dwelling on the second floor and a parking exception to allow 2 uncovered parking spaces to meet the parking requirement for the second unit. The new addition on the second floor was permitted in 2013, but there was a delay in completing the work and the permit expired. The site zoning and the land area requirement per unit allows for a second unit on the site. The site is zoned R-2 and is not in the coastal appeals jurisdiction
CEQA Determination: Exempt under 15301, Class 1a, for alterations to existing facilities.
Staff Recommendation: Approval of a Conditional Use permit, Coastal Development permit and Parking Exception to allow the expansion of a second unit to an existing non-conforming single-family home.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

Hubbard presented the staff report.

Questions and comments from the Commissioners.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/KPKSvrcMJNs?t=1379>

MOTION: Commissioner Rodriguez moved to approve the conditional use permit, coastal development permit, and parking exception. Vice-Chairperson Roschen

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

<https://youtu.be/KPKSvrcMJNs?t=1424>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

<https://youtu.be/KPKSvrcMJNs?t=1499>

Vice-Chairperson Roschen asked for an update on the Harbor Walk memorandum.

Graham responded with an update.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/KPKSvrcMJNs?t=1550>

Chairperson Stewart commented on the email from the City Clerk's office regarding the suspension of staff distribution of public documents or posting of agenda related correspondence within 72 hours of a meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/KPKSvrcMJNs?t=1735>

Graham stated there were five (5) Tuesdays in November and reminded the Commissioners the next meeting will be on December 7th. Graham noted he will bring forward the zoning code and will try to post the documents a week early so the Commissioners will have time to review it.

Graham gave an update on the Vistra battery energy storage system.

G. ADJOURNMENT

The meeting adjourned at 6:31 p.m. to the next scheduled Planning Commission meeting via teleconference, on December 7, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: A-3

DATE: FEBRUARY 15, 2022

ACTION: DRAFT

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – DECEMBER 7, 2021
HELD VIA TELECONFERENCE – 6:00 PM**

PRESENT:	Susan Stewart Bill Roschen Joe Ingraffia Mike Rodriguez Asia King	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Alison MacCarley	Community Development Director Senior Planner Planning Intern
CONSULTANT:	Martha Miller	Miller Planning Associates

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/NtAmGjSMTCl?t=72>

Ryan Garcia, Morro Bay, stated his public correspondence was not going to be made public due to a change in policy per City Clerk staff. Garcia found it inappropriate for city staff to make a policy change a day before a scheduled board meeting.

Garcia voiced his concerns on the zoning update regarding city wide allowance for the encroachment of sheds and assessor structures to lateral in front lot lines of a residential property. Garcia stated the current city zoning does not allow for this and limits the distance structures could be placed on adjacent properties.

Sean Green, Morro Bay, agreed with Mr. Garcia regarding the handling of public correspondence. Green commented on the draft Plan Morro Bay Zoning Code update. Green also voiced his concerns regarding short term rentals.

Betty Winholtz, Morro Bay, asked staff for clarification on the new process for public correspondence. Winholtz, read her concerns regarding the changes made from the current zoning ordinance to the draft zoning ordinance.

Cindy Betonte, Morro Bay, voiced her concerns regarding the height requirement for street to street lots. Betonte requests rear interior and corner side fences have the same requirement of six and half feet. Betonte also asked for clarification of where the measurements would start.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/NtAmGjSMTCl?t=970>

The Commissioners discussed and agreed to review Item C-1 before Item B-1

Public Participation:

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PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/NtAmGjSMTCl?t=1029>

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of August 3, 2021.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of September 7, 2021.

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Rodriguez moved to approve the Consent Calendar. Commissioner Ingraffia seconded, and the motion passes 4-0, with Stewart, Roschen, Ingraffia, and Rodriguez voting yes. Commissioner King abstained.

<https://youtu.be/NtAmGjSMTCl?t=1059>

B. PUBLIC HEARING

B-1 Case No.: *Plan Morro Bay: Zoning Code Update / Coastal Implementation Plan (IP)*

Site Location: Citywide

Applicant/Project Sponsor City of Morro Bay

Proposed Project: The Plan Morro Bay update project includes a comprehensive update to the City's Zoning Code/Implementation Plan. The draft Zoning Code was released for public review in 2018 and was reviewed by the General Plan Advisory Committee (GPAC) and Planning Commission. The Public Hearing Draft of the Zoning Code has been updated to reflect Planning Commission input and state law changes from the 2018 Public Review Draft.

CEQA Determination: Environmental Impact Report

Staff Recommendation: Review staff report and draft Zoning Code as updated from PC direction, hear presentation by consultant, open public hearing and take public comment, discuss, and provide feedback to staff.

Staff Contact: Scot Graham, Community Development Director (805) 772-6291

<https://youtu.be/NtAmGjSMTCl?t=3142>

Graham provided an update for the review of the zoning code.

Martha Miller provided an update on where the Planning Commission left off from the last review.

Graham added his comments to Miller's review.

Discussion and comments from the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/NtAmGjSMTCl?t=7130>

Winholtz, Morro Bay, wants to know how the Planning Commissioners will be noticing the public on the changes they've made to the zoning code.

Graham responded to Winholtz's question.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/NtAmGjSMTCl?t=7277>

Miller provided an overview of what she does, the work she provides other cities, and how her experience helps with Morro Bay's General Plan/LCP.

C. NEW BUSINESS

C-1 Case No.: CUP19-15

Site Location: 1001 Front Street, Morro Bay, CA

Project Description: Review of Special Use Permit for the annual Waterfront Market event between Giovanni's Fish Market and Stax Wine bar to take place fifteen days of the year, on specified weekends approved ahead of time. Review of permit pursuant to Planning Commission condition 13 of CUP19-15 as approved on January 7, 2020.

Staff Recommendation: Review and provide feedback to staff

Staff Contact: Alison MacCarley, Planning Intern (805) 772-6213

<https://youtu.be/NtAmGjSMTCI?t=1098>

MacCarley presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Stewart commented on the correspondence from Mr. Green.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/NtAmGjSMTCI?t=1676>

Casey Tench, applicant, stated he would be available to answer questions.

Commissioner Rodriguez presented his questions to the applicant.

Tench responded to Commissioner Rodriguez questions.

Sean Green, Morro Bay, would like the Commission to consider parking availability on the days of the scheduled events and to evaluate the application for non-compliant issues at the parcel.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/NtAmGjSMTCI?t=2059>

Discussion and comments from the Commissioners and staff.

MOTION: Vice-Chairperson Roschen moved to approve staff recommendation with the adjustment to not accept the additional five (5) days through administrative approval, but to bring it back to the Planning Commission. The Planning Commission will review request in order to improve the Harborwalk and other areas of concern. The Commission would like the applicant to provide a reason for the requested additional five (5) days. Commissioner Rodriguez seconded, and the motion passes 5-0, with King, Ingraffia, Roschen, Rodriguez and Stewart voting yes.

<https://youtu.be/NtAmGjSMTCI?t=3027>

D. UNFINISHED BUSINESS

<https://youtu.be/NtAmGjSMTCI?t=7530>

Graham provided information on the new procedure for public comments received for the Planning Commission.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS – NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/NtAmGjSMTCl?t=7825>

Graham announced the City Council placed a presentation for the new housing legislation on the December 14th meeting agenda. Graham noted the legislative update memo will be in the staff report.

Graham provided an update on what will be presented at the next Planning Commission meeting.

G. ADJOURNMENT

The meeting adjourned at 8:12 p.m. to the next scheduled Planning Commission meeting via teleconference, on December 21, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: February 15, 2022

Staff Report

TO: Planning Commissioners

DATE: February 10, 2022

FROM: Nancy Hubbard, Contract Planner

SUBJECT: 2995 Beachcomber Drive, Morro Bay, CA. Request for Planning Commission approval of a Coastal Development Permit for the addition of small spaces totaling 354 square feet, plus an extensive interior remodel to the existing home. The completed project will result in a 2590 sf conditioned living space and a 648-sf garage. The scope of work includes roof line changes to accommodate the additions. The home is conforming to the zoning district development standards. *The project also includes a new 570 sf detached ADU. In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.*

RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, receive testimony on the proposed project and continue the project to a date uncertain.

REASON FOR CONTINUANCE:

The project is located in an area potentially subject to coastal hazards, including wave run-up and sea level rise risks. The recently adopted General Plan includes requirements for studies and reports that are necessary to identify and measure these risks and recent correspondence received from California Coastal Commission clarifies that these studies are required for all 'new development' including projects that include minor changes to existing structures. Staff will work with the applicant to identify the studies required and once they are available, the Planning Commission hearing will be rescheduled. Therefore, staff is requesting that the Planning Commission continue the project to a date uncertain to allow the applicant time to prepare the requisite studies.

Prepared By: NH Department Review: SG



AGENDA NO: D-1

MEETING DATE: February 15, 2022

Staff Report

TO: Planning Commissioners **DATE:** February 10, 2022

FROM: Scot Graham, Community Development Director

SUBJECT: Public Benefits Subcommittee Discussion of a Case Study on How a Public Benefits List Could Be Used in Relation to Redevelopment of the Vistra Power Plant Site

RECOMMENDATION

Review the Public Benefits Subcommittee report, discuss public benefit case study and provide direction to Staff on desired next steps.

BACKGROUND

The Planning Commission formed the Public Benefits subcommittee in 2021 to look at developing a list of possible public benefits that could be used in review of projects that require extra or significant public benefit in relation to desired project related development standards exceptions requested under the City's Planned Development Overlay. The subcommittee consists of Commissioners Rodriguez and Ingraffia as well as Morro Bay resident Sean Green. The subcommittee is in the process of developing a public benefits list that could be used citywide and said list will be coming before the Planning Commission in the near future.

The item before the Commission tonight is a case study on how a public benefits list could be developed and used in relation to a significant project, specifically the Vistra Battery Energy Storage System (BESS) project.

VISTRA SUBCOMMITTEE REPORT

Sub-Committee Members

Joseph Ingraffia (PC)
Mike Rodriguez (PC)
Sean Green (at large)

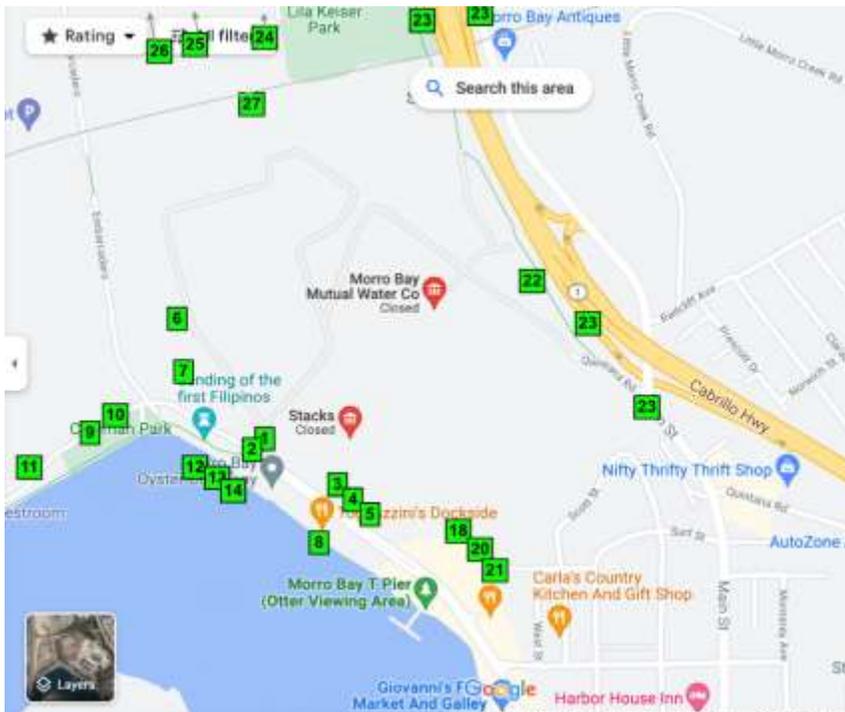
Process/Meetings

Meeting 1: July 15, 2021
Meeting 2: October 13, 2021
Meeting 3: February 7, 2022

Introduction to “Significant Public Benefits” Discussion: Vistra Example

Using the potential Vistra battery plant redevelopment as a hypothetical case study and obvious example of large-scale planned development (PD) that will certainly require “significant public benefits” as part of its planning application and drawings in order to be considered for approval, the subcommittee identified an extensive list of city wants and needs, each of which may help partially or wholly offset the public burdens that Morro Bay residents, visitors, and businesses may expect to endure.

As a starting point for discussion, it was suggested that development applicants (such as Vistra in this case) who are required to provide “significant public benefits” may appreciate if those public benefits were to also add potential value to their own private project (secondarily to the public value added to the city and its businesses, residents, and visitors). Thus, the public benefits subcommittee, in its discussion of Vistra’s proposed battery plant, generally confined their brainstorm and resulting public benefits suggestions to lands and spaces adjacent to, or within the vicinity of, Vistra’s power plant property.



Numbers above correspond to recommended public benefits below.

Below is a list of potential “significant public benefits” that feel specifically appropriate to Vistra’s proposed battery storage facility and may serve as a useful starting point for discussions between Vistra and staff before and during the planning review process.

Potential “significant public benefits” specific to Vistra development:

1. Beautify Vistra entrance at Embarcadero
2. Add east-west pedestrian crosswalk(s) at Vistra entrance
3. Construct 10’ wide pedestrian pathway from Vistra entrance to Maritime Museum to supplement north-south pedestrian access along Embarcadero

4. Contribute to right-of-way improvements from Vistra entrance to Maritime Museum, including angled parking, landscaping, and pedestrian pathway
5. Install historical, scientific, artistic, or other cultural signage or murals on Vistra's west-facing perimeter wall (ex. salvaged control panels from old power plant)
6. Trim and replant Monterey Cypress trees along Vistra's west property line from Vistra entrance to Morro Creek in order to tastefully screen new buildings
7. Develop useful public space on Tidelands Trust land northwest of Vistra entrance, south of Morro Creek (ex. public parking, sport courts, public bathroom, dog park, playground, etc)
8. Add or upgrade public bathrooms at Morro Rock and/or North T-Pier
9. Replace Coleman Park bathroom
10. Replace Coleman Park playground equipment
11. Redevelop unused basketball court at Coleman Park into useful public space
12. Contribute to potential Boatyard Lift Station within or adjacent to Vistra waterfront property
13. Demolish, beautify, or repurpose existing Vistra waterfront building in any way
14. Create a "Morro Bay Green Energy Museum" (sponsored by Vistra) within the existing Vistra waterfront building
15. Convert all city bathrooms to full solar (sponsored by Vistra)
16. Donate solar, battery, and/or other green energy infrastructure to city-owned properties (ex. waterfront lease sites, parking structures, city hall, etc.)
17. Develop solar or other green energy parking meters/pay stations in conjunction with future pay parking along the waterfront
18. Construct (or financially contribute to the construction of) a public parking structure at the dirt parking lot at Vistra's south property line
19. Provide free public Wi-Fi along Embarcadero from Morro Rock to Tidelands Park (network: MBVistra)
20. Add or upgrade public bathrooms at Triangle Lot
21. Replace the abandoned Surf Street Stairs
22. Add safety lighting, security cameras, and 911 call booth to Vistra's east perimeter bike path, from Atascadero Road to Main Street
23. Install "Welcome to Morro Bay" signage east of Vistra along Highway 1 (north/southbound exits at Highway 41, Main; 4 logical signs w/in Vistra vicinity)
24. Complete pedestrian ADA sidewalk improvements on Atascadero Road between Motel 6 and Morro Creek (north of Vistra property)
25. Complete bike pathway gap from Morro Creek Bridge to MBHS (north of Vistra)
26. Complete pedestrian/bike pathway gap from Sewer Plant to Cloisters (west of MBHS)
27. Add east-west pedestrian/bike pathway along Morro Creek, from Morro Creek Bridge to Lila Kaiser Park (along Vistra's north property line)

Important to note, the creation and presentation to the Planning Commission of the above list of potential "significant public benefits" by the subcommittee is in no way an endorsement of any Vistra project proposed or anticipated. Rather, the above list simply serves as a starting point for future discussion.

Vistra Case Study Findings

The subcommittee believes the above list includes many "significant public benefits" and could reasonably serve as a "menu" from which Vistra may select, if and when they choose to move

forward with a battery storage and/or power plant redevelopment application. Additionally, even if the specifically listed public benefit items above were not to be selected by Vistra development applicants but instead used as reference points to brainstorm their own original “significant public benefits” (subject to Planning Commission and staff approval), Morro Bay still wins. After all, we would like to encourage conscientious development from all applicants that proactively factors in the wants and needs of Morro Bay residents and businesses alongside applicants’ own private interests. This sentiment has been expressed in the recent past by the Planning Commission and Community Development staff, and is consistent with the Planning Review Subcommittee’s concurrent study on ways to improve or streamline the overall development process.