

AGENDA ITEM:     A-3    

DATE:   DECEMBER 7, 2021  

ACTION:     APPROVED    

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

PRESENT:	Susan Stewart Bill Roschen Jennifer Ford Joe Ingraffia Mike Rodriguez	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/B4jznr-N-Ro?t=84>

Chairperson Stewart made the following announcements:

- Wednesday, September 8th there will be a community forum regarding the power plant stacks via Zoom. Information is posted on the City of Morro Bay website [www.morrobayca.gov](http://www.morrobayca.gov)
- Wednesday, September 29<sup>th</sup>, the City Council will be looking for community input on goals and priorities. The information is on the City of Morro Bay website at [www.morrobayca.gov](http://www.morrobayca.gov)

Chairperson Stewart also reminded everyone to vote on Tuesday.

Commissioner Rodriguez commented on the agenda regarding the chairperson. Rodriguez stated he was confused as to who he should've have directed his comments to.

Chairperson Ford made the following announcements:

- September 11<sup>th</sup>, 12 noon, at 715 Harbor Street. The Fire, Police and Harbor departments will be hosting Patriots Day in honor of the lives lost on 9/11.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – SEPTEMBER 7, 2021

- September 11<sup>th</sup>, 2 p.m. to 4 p.m., at the Morro Bay Community Center. Morro Bay Beautiful will be hosting the 150<sup>th</sup> funding birthday for Morro Bay. There will be a \$1 dollar entrance fee, and an auction the following day for the original artwork used for the puzzle which was used to commemorate the celebration.
- September 15<sup>th</sup>, the Friends of Morro Bay Harbor department will hold a wine auction online. Visit <https://friendsofthembhd.org> for more information.
- September 15<sup>th</sup>, the Morro Bay Rotary Club will host a drive through BB-Q fundraiser. Tickets available to purchase at <https://www.morrobayrotary.org>

ELECTION OF CHAIR/VICE CHAIR (IF MADE NECESSARY BY ELECTION OF CHAIR)  
<https://youtu.be/B4jznr-N-Ro?t=672>

Commissioner Ingraffia nominated Susan Stewart for chairperson, Commissioner Ford seconded, and the motion passes 4-0, with Ingraffia, Ford, Rodriguez and Roschen voting yes, and Stewart abstaining.

Roschen remains as Vice-Chairperson and turned the meeting over to Chairperson Stewart.

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](mailto: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/B4jznr-N-Ro?t=854>

- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of April 20, 2021.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of May 4, 2021.  
**Staff Recommendation:** Approve minutes as submitted.

Commissioner Rodriguez will abstain from approving the Planning Commission minutes for April 20<sup>th</sup> and May 4<sup>th</sup> due to not being a Planning Commissioner on those dates.

Chairperson Stewart opened the Public Comment period, and seeing none, closed the Public Comment period

<https://youtu.be/B4jznr-N-Ro?t=910>

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

B. PUBLIC HEARING

<https://youtu.be/B4jznr-N-Ro?t=974>

- B-1** **Case No.:** CUP 21-05 and CDP21-019  
**Site Location:** 205 Harbor St, Morro Bay, CA  
**Request:** Coastal Development Permit and Conditional Use Permit request for approval of new 6-room 5,042sf hotel on a .40 acre lot including the merger of six underlying lots located on Harbor Street between Market and Front Streets. The project includes demolition of three existing single-story residential structures on site, related accessory structures, and removal of major vegetation along Market Street at the northeast area of the property. The hotel includes the construction of two detached buildings with a view courtyard in the center of the property. The project is proposed as single story on the west elevation and designed to step up the bluff with two-story on the east elevation. Seven parking spaces are proposed with hotel driveway access to be from Market Street. The property is subject to bluff development standards found in MBMC 17.45, is located in the CVS/PD/SP zoning district and is located in the Coastal appeals jurisdiction.  
**CEQA Determination:** Categorically Exempt, Section 15303, Class 3c  
**Staff Recommendation:** Conditionally approve  
**Staff Contact:** Cindy Jacinth, Senior Planner, (805) 772-6577,  
[cjacinth@morrobayca.gov](mailto:cjacinth@morrobayca.gov)

Jacinth presented the staff report.

The Commissioners presented their questions to staff.  
Chairperson Stewart opened the Public Comment period.

<https://youtu.be/B4jznr-N-Ro?t=3316>

Cathy Novak, agent for the Applicant, stated she was satisfied with the staff report and responded to the Planning Commissioners questions.

Thom Jess, Architect, spoke about the changes made to the project and answered questions from the Planning Commissioners.

Sean Green, Morro Bay, spoke of his concerns regarding street trees.

Peter Beman, Morro Bay, stated his concerns regarding parking on Pelican Place.

Betty Winholtz, Morro Bay, stated her list of concerns regarding the project.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/B4jznr-N-Ro?t=4107>

Staff responded to questions from the Public Comment period.

The Planning Commissioners presented their questions to the applicant and staff.

Jess, Novak, and Graham responded to the Planning Commissioners questions.

Comments and discussion between the Planning Commissioners and staff.

**MOTION:** Commissioner Rodriguez moved to approve the staff recommendation with a condition that the retaining wall be modified to reflect the original conceptual plan shown to the Planning Commission at the March 2, 2021 meeting. Vice-Chairperson Roschen seconded, and the motion passes 5-0, with Rodriguez, Roschen, Ingraffia, Ford, and Stewart voting yes.

<https://youtu.be/B4jznr-N-Ro?t=7058>

***Condition shown below was added by the Planning Commission:***

*The project plans dated 8/25/2021 shall be revised to remove the proposed spa area and associated retaining wall along Harbor Street. The plans, just in the area of spa, shall be modified to reflect the original conceptual plan shown to the Planning Commission at their 3/2/2021 meeting. Revised plans shall be submitted for review and approval to the satisfaction of the Community Development Director.*

C. NEW BUSINESS

D. UNFINISHED BUSINESS

<https://youtu.be/B4jznr-N-Ro?t=7701>

**D-1 Planning Commission development review subcommittee update.** Item provides an opportunity for the subcommittee to update the full Planning Commission on status related to evaluation and improvement of the City's development review process. This is a discussion item and does not include a staff report.

**Staff contact:** Scot Graham, Community Development Director; (805) 772-6291, [sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)

Graham gave an update on the subcommittee.

**D-2 Planning Commission Public Benefit subcommittee update.** Item provides an opportunity for the subcommittee to update the full Planning Commission on the status related to evaluation and development of a public benefits master list for the City. This is a discussion item and does not include a staff report.

**Staff contact:** Scot Graham, Community Development Director; (805) 772-6291, [sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)

Commissioner Rodriguez gave an update on the subcommittee.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
<https://youtu.be/B4jznr-N-Ro?t=8006>

Future agenda item – Discussion on EV charger installation.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
<https://youtu.be/B4jznr-N-Ro?t=8126>

Graham reminded the Planning Commissioners of the meeting for the power plant stacks, and the meeting for the City Council goal setting on September 29<sup>th</sup>.

Graham gave an update on what items were listed for the next Planning Commission meeting.

G. ADJOURNMENT  
The meeting adjourned at 8:20 p.m. to the next scheduled Planning Commission meeting via teleconference, on September 21, 2021, at 6:00 p.m.

---

Susan Stewart, Chairperson

ATTEST:

---

Scot Graham, Secretary