

AGENDA ITEM: A-2

DATE: APRIL 5, 2022

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 1, 2022
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	Community Development Director Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/zzET55TrZNM?t=98>

Commissioner Rodriguez spoke about the email from Council member Jeff Heller regarding public benefits which were in review for the battery storage project. Rodriguez mentioned he was in favor of placing it on the agenda for discussion.

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=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 - NONE

A. CONSENT CALENDAR

<https://youtu.be/zzET55TrZNM?t=222>

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of October 19, 2021.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of November 2, 2021.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Rodriguez moved to approve the consent calendar. Commissioner Ingraffia seconded and the motion passes 5-0. The motion received and filed by the Commission.

B. PUBLIC HEARING - NONE

C. NEW BUSINESS

<https://youtu.be/zzET55TrZNM?t=284>

- C-1** **Case No.:** CUP22-03
Site Location: 801 Embarcadero
Proposal: Conceptual Review of a potential redevelopment of the Libertine Building to include conversion of second floor to 9 hotel rooms, and first floor to restaurant/bar with outdoor dining, coffee shop, brewing area, new Harborwalk coastal public access, and off-lease public plaza improvements to adjacent street end. Existing building is 10,044sf and building alterations would include addition of 1,001sf for building total of 11,045 sf located at 801 Embarcadero (Lease site 86/86W) in the WF/PD/S.4 zoning district. This property is also located in the Coastal Commission original jurisdiction.

Staff Recommendation: Review staff report, attachments, and provide comment and feedback. The Planning Commission is not reviewing the project for discretionary review.

Staff Contact: Cindy Jacinth, Senior Planner, 805-772-6577, cjacinth@morrobayca.gov

Jacinth presented the staff report.

The Commissioners presented their questions to staff.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Chairperson Stewart and Commissioner's Ingraffia and Rodriguez met with Sean Green on separate occasions.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/zzET55TrZNM?t=3362>

Eric Newton, California Coastal Investments, and owner of Libertine Brewing provided an overview of the project.

Betty Winholtz, Morro Bay, asked if the Planning Commission was going to publish public comment. Winholtz stated her concerns and questions for 801 Embarcadero.

Sean Green, Morro Bay, provided a site history for 801 Embarcadero, and stated he would be submitting a concept plan to City Council for review.

Commissioner Rodriguez presented his question to Green.

Green responded to Commissioner Rodriguez's question.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/zzET55TrZNM?t=4309>

Discussion and comments from the Commissioner's.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/zzET55TrZNM?t=6838>

Newton answered questions from the Commissioners and received feedback.

Trevor Miller, the applicant's architect asked for clarification regarding the view corridor.

Graham responded.

Chairperson Stewart closed the Public Comment period and discussion.

<https://youtu.be/zzET55TrZNM?t=7851>

D. UNFINISHED BUSINESS

<https://youtu.be/zzET55TrZNM?t=7861>

Chairperson Stewart discussed the community benefits with the Commissioners and suggested the Commissioners start working on their list.

Graham responded.

Discussion between the Commissioner's and staff.

Graham explained to the Commissioner's the process for public comment.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/zzET55TrZNM?t=8286>

Chairperson Stewart spoke about public benefits and suggested the Commissioners could communicate with other board members to collect information on issues they may have which relate to planning.

Commissioners Ingraffia suggested the Commissioner's do something similar as to what the City Council does with Jeff Heller as the liaison between Planning Commission and City Council.

Vice-Chairperson Roschen proposed the suggestions be placed on the agenda for the next meeting.

Commissioner Rodriguez asked Graham for an update on membership for the American Planning Association (APA).

Graham responded.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS – NONE

<https://youtu.be/zzET55TrZNM?t=8558>

G. ADJOURNMENT

The meeting adjourned at 8:23 p.m. to the next scheduled Planning Commission meeting via teleconference, on February 15, 2022, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary