

AGENDA ITEM:     A-3    

DATE:   2/21/2023  

ACTION:   Approved  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JANUARY 3, 2023  
VETERENS MEMORIAL BUILDING – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

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 / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

<https://youtu.be/fSxPWzkBMg?t=109>

Betty Winholtz, Morro Bay, commented on the orange cones that are lining South Main Street for the last two weeks and doesn't know why they are there. Ms. Winholtz would like to know why they are out there and why for so long. Also mentioned 2996 Alder, and that it was approved to be apartments and is now a vacation rental, would like to know how residents can get it back to long term housing. Ms. Winholtz commented about low-income housing on Hwy 41 and has friend who has been trying to find out how to apply. Ms. Winholtz asked what the process looks like and how will it work.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/fSxPWzkBMg?t=294>

Staff responded to Ms. Winholtz's questions.

Public Participation:

*Remote public participation is allowed in the following ways:*

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- *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.*
- *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=aWZpTzcwTHIRTK9xaTlmWVNWRFUQT09>  
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** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.

**A-2** Approval of minutes from the Planning Commission meeting of November 15, 2022.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Ingraffia moved to approve minutes and receive and file current and advanced planning processing list. Vice Chairperson Roschen seconded, and the motion passes 5-0, with King, Roschen, Rodriguez, Ingraffia, and Stewart voting yes.

B. PUBLIC HEARING

**B-1** **Case No.:** CDP 21-014/VAR21-001/PAR22-02  
**Site Location:** 3202 Beachcomber Drive, Morro Bay, CA  
**Proposal:** Application for a Coastal Development Permit, Variance Request and Parcel Map for property located at 3202 Beachcomber Drive. The project consists of a reallocation of the three existing non-conforming parcels into two conforming sized parcels. This project is located on the southernmost parcel. The land action requires the demo of the existing single-family home since it crosses over the proposed property line. Following the land action and demo, the project proposes new construction of a 2567 sf home with a 963-sf roof deck and a 2412 sf subterranean garage. The applicant has requested a variance to allow a 12-inch windscreen on top of the required deck railing that exceeds the height

limit of 14 feet. The zoning is R-1/S.2A (RS-B new zoning designation) and the site is in the Coastal Appeals Jurisdiction.

**CEQA Determination:** Exempt under Section 15301, Class 1j(1) for demo of a single family home and Section 15303, Class 3a for a new single family home on a residentially zoned parcel.

**Staff Recommendation:** Deny the Variance Request and Conditionally Approve the CDP allowing the home without the variance and provide a positive recommendation to City Council related to approval of the PAR

**Staff Contact:** Nancy Hubbard, Contract Planner, (805) 772-6211, [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

Hubbard presented the staff report.

Commissioners presented their questions and comments to staff.

Chairperson Stewart opened the Public Comment period.  
<https://youtu.be/fSxPWzkBMg?t=1075>

Steve Perry, Project Manager, explained the project and how they will be second homes.

Jim Duffey, Architect with Taylor Studios, commented that he is there as a resource and asked to consider the request of the wind screen.

Betty Winholtz, Morro Bay, commented about the landscaping right up to the street and into the right of way. She is concerned about planting in the right of way. Commented about the variance and is not in favor of it.

Chairperson Stewart commented that an email was received from Tim Galley, who was concerned with the variance request and urged the commission to deny the request.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/fSxPWzkBMg?t=1374>

Commissioners presented their questions and comments and questions to staff and Project Manager.

Jim Duffey, Architect, answered questions from Commissioners.

**MOTION:** Vice Chairperson Roschen moved to approve staff's recommendation. King seconded, and the motion passes 5-0, with King, Roschen, Rodriguez, Ingraffia, and Stewart voting yes.

**B-2 Case No.: CDP21-024 / VAR21-002**

**Site Location:** 3230 Beachcomber Drive, Morro Bay, CA

**Proposal:** Application for a Coastal Development Permit and Variance Request for new construction of a 1684 sf home with an attached 403 sf garage and an 801-sf roof deck. The home has been assigned the address 3230 Beachcomber Drive and will be on a newly created 5118 sf parcel on the corner of Panay St and Beachcomber Drive. This project is contingent on the approval of PAR22-02 for the land action and CDP21-014 for the demo of the existing home, both of which are being processed with the 3202 Beachcomber Drive project. The applicant is also requesting a variance for roof deck height to allow deck railing 6 ½ inches

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above the 14-foot height requirement (VAR21-002). The zoning is R-2/S.2A and the site is in the Coastal Appeals Jurisdiction.

**CEQA Determination:** Exempt under Section 15303, Class 3a for a new single-family home on a residentially zoned parcel.

**Staff Recommendation:** Deny the Variance Request and Conditionally Approve the CDP approving the home without the variance.

**Staff Contact:** Nancy Hubbard, Contract Planner, (805) 772-6211, nhubbard@morrobayca.gov

Hubbard presented the staff report.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/fSxPWzkBMg?t=2333>

Steve Perry, Project Manager, commented how the height of the trees at the Morro Strand State Park block about 40% of the ocean. Expressed that this is why they are putting whale watching decks on frontage property because most of their view is blocked.

Betty Winholtz, Morro Bay, commented that they have a full 14 feet, and they can't get it to 6 inches under is surprising.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/fSxPWzkBMg?t=2505>

Hubbard clarified the variance.

Commissioners presented their questions and comments to staff and Project Manager.

**MOTION:** Vice- Chairperson Roschen moved to approve staff recommendation. Commissioner Ingraffia seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, King, and Stewart voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/fSxPWzkBMg?t=2752>

Vice Chairperson Roschen thanked the City Council Liaison for attending the meeting. Commented about the past two months that there has been some urgency with historic preservation. There is a need to move forward with a Historic Preservation Ordinance. Roschen asked the Commission to consider recommending that staff takes it to Council to see if it can be raised.

Chairperson Stewart commented that this might be her last Planning Commission meeting on the podium. It was corrected that she will have one last meeting on January

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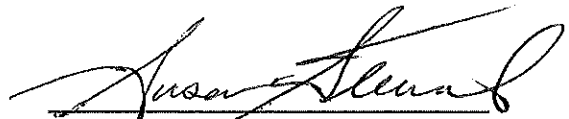
17<sup>th</sup>. The new Commissioners will begin in February. Expressed her gratitude for being on the Planning Commission the last 8 years.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
<https://youtu.be/fSxPWzkBMg?t=3414>


Graham commented that City Council is interviewing Planning Commission candidates at their next meeting, January 10<sup>th</sup>, 2023.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 17, 2023, at 6:00 p.m.

  
Susan Stewart, Chairperson

ATTEST:

  
Scot Graham, Secretary

