

AGENDA ITEM: A - 3

DATE: 5/16/2023

ACTION: Approved

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 18, 2023
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Bill Roschen	Chairperson
	Mike Rodriguez	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Asia King	Commissioner
	Eric Meyer	Commissioner

STAFF:	Scot Graham	Community Development Director
	Cindy Jacinth	Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/ila1Hxt-Myg?t=96>

Commissioner Rodriguez announced that the Council has been engaged in their annual goal setting sessions and their first meeting was on April 4th, their second meeting was on April 11th and the final meeting will be on April 25th.

Commissioner King spoke about having a Planning Commission Book Club and at the next meeting they will be starting 30 minutes earlier to have a casual discussion of what they have read and invited anyone from the public to join.

PUBLIC COMMENT PERIOD

<https://youtu.be/ila1Hxt-Myg?t=217>

Richard Sadowski, Morro Bay, spoke about Homefront Environmental Justice, a volunteer non-profit group. They received a grant for the Morro Bay Estuary Air Monitoring in 2019. This group is seeking funding for a new air quality meter that stopped working.

Betty Winholtz, Morro Bay, noticed that there were two trees cut on Shasta Street across the street from Chase Bank during bird nesting season and would like to know why.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/ila1Hxt-Myg?t=568>

Public Participation:

Remote public participation is allowed in the following ways:

- Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at planningcommission@morrobayca.gov prior to the meeting.
- Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City website.
- Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the "raise hand" feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.

Please click the link below to join the webinar:

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>
Password: 135692

Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to "Raise Hand" for Public Comment

PRESENTATIONS

A. CONSENT CALENDAR

<https://youtu.be/ila1Hxt-Myg?t=575>

- A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2 Approval of minutes from the Planning Commission meeting of March 21, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of April 4, 2023.
Staff Recommendation: Approve minutes as submitted.

Chairperson Roschen spoke about the comments that the Commissioners had for the Sea Shell project, and would like for the comments to be listed in the April 4th minutes.

MOTION: Vice- Chairperson Rodriguez moved to approve staff recommendation – A-1 and A-2. Commissioner Meyer seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Meyer, Roschen, and King voting yes.

B. PUBLIC HEARING

<https://youtu.be/ila1Hxt-Myg?t=658>

- B-1 Case No.:** CDP21-039/CUP21-13
Site Location: 545 Shasta Avenue, Morro Bay, CA
Proposal: Coastal Development Permit and Conditional Use Permit request for modification and upgrade to existing T-Mobile wireless telecommunication site. Applicant proposes to remove existing telecommunication antenna equipment screened in an existing rooftop steeple and cross at St Peters Episcopal Church and construct a new 7' x 7' 25-foot-tall faux church bell tower for screening of upgraded wireless telecommunication antennas and associated equipment. The project also proposes an upgrade of associated equipment in the existing ground equipment cabinet located on the west side of the church parking lot. The project is located in the R-2 zone district and is outside of the Coastal Commission appeals jurisdiction.
CEQA Determination: Categorically Exempt under Section 15303
Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Senior Planner, (805) 772-6577

Jacinth presented the staff report.

Commissioners presented their questions to staff.

Rachael Davidson, Applicant, spoke about the project.

Commissioners presented their questions to the applicant.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/ila1Hxt-Myg?t=1729>

Terry Simons, Morro Bay, stated that he looked further into the process and now understands why the project is being processed the way it is. Stated the tower is lacking in the 3-dimensional aesthetic and needs more definition. He is concerned about the roof.

Betty Winholtz, Morro Bay, shared comments objecting to the project. Explained how there are homes in direct contact with this project. Spoke about what happened prior in 2007 about prior projects like this and how it was said that these types of projects should be on City property and not private property.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/ila1Hxt-Myg?t=2350>

MOTION: Vice- Chairperson Rodriguez moved to adopt Planning Commission Resolution 06-23 with the added conditions; tree located immediately east of proposed bell tower shall remain, bell tower maintenance shall be maintained at a level and in a manner consistent with the other onsite buildings, bell tower architecture shall be revised to provide more design articulation and details and to be reviewed for architectural consistency with the church building by Chairperson Roschen prior to issuance of a building permit, on-site bell tower RD signage shall include the RF engineer contact name and phone number, and a post-construction RF-EME report shall be prepared with the name of responsible RF engineer verifying compliance with FCC

requirements once the facility is operational. Commissioner Meyer seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, Meyer, and King voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

<https://youtu.be/ila1Hxt-Myg?t=3577>

D-1 Appointment of 2 Downtown Design District Planning Commission Subcommittee members.

City Council has authorized formation of a Planning Commission Downtown Design District ad hoc Subcommittee to address increased height in the downtown. This item does not have a staff report.

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291, sgraham@morrobayca.gov

Discussion between the Commissioners and staff.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/ila1Hxt-Myg?t=4568>

Terry Simons, Morro Bay, spoke about his concern when there is no staff report. Mr. Simons is in support of a Design Review Committee that's an ongoing event.

Richard Sadowski, Morro Bay, stated that he feels having this committee provides a little more transparency and also spoke about the historical buildings.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/ila1Hxt-Myg?t=5516>

MOTION: Commissioner Meyer moved to have Chairperson Roschen and Commissioner Ingraffia on the Downtown Design District Planning Commission Subcommittee. Vice-Chairperson Rodriguez seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Meyer, Roschen, and King voting yes.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/ila1Hxt-Myg?t=5865>

Commissioner Ingraffia would like to talk about alternative locations for the telecommunication facilities as a future agenda item.

Vice-Chairperson Rodriguez spoke about the Public Benefits and putting that on the agenda.

Chairperson Roschen would like to reach out to the State Housing Department to get a representative to give an information session as a future agenda item.

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F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/ila1Hxt-Myg?t=6172>

Graham mentioned there will be no Planning Commission meeting on May 2nd and the meeting after will have three items.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 16, 2023, at 6:00 p.m.



Bill Roschen, Chairperson

ATTEST:


Scot Graham, Secretary

