

AGENDA ITEM:   A-2  

DATE:   May 21, 2024  

ACTION:   APPROVED  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 16, 2024  
VETERANS MEMORIAL HALL – 6:00 PM

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

STAFF:	Michael Codron	Interim Community Development Director
	Kim Fowler	Interim Planning Manager
	Susana Toner	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/Q4HTgJbhVTE?t=89>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/Q4HTgJbhVTE?t=127>

Chair Roschen welcomed Kim Fowler as the newest member of the planning staff. Michael Codron, Interim Director introduced Kim as the Interim Planning Manager. Chair Roschen mentioned that this meeting was the first of four meetings that would discuss housing here in Morro Bay.

Commissioner King recapped her meeting with the San Luis Obispo Housing Summit in mid-March 2024, regarding the housing crisis in California.

PUBLIC COMMENT PERIOD

<https://youtu.be/Q4HTgJbhVTE?t=962>

Betty Winholtz, Morro Bay, stated another tree company was cutting trees without a permit that day, at Del Mar Elementary, since it's still nesting season until June.

Jeff Eckels, Morro Bay, CEO of Housing Trust Fund of San Luis Obispo County, stated there is a meeting in the morning, April 17<sup>th</sup>, at the Community Center hosted by the Chamber of Commerce about housing.

Chair Roschen closed the Public Comment Period  
<https://youtu.be/Q4HTgJbhVTE?t=1253>

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](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=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

- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.
- A-2** Approval of the minutes from the Planning Commission meeting of February 20, 2024.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of the minutes from the Planning Commission meeting of March 5, 2024.  
**Staff Recommendation:** Approve minutes as submitted.

Chairperson Roschen asked for corrections to the February 20, 2024, Planning Commission Meeting Minutes, staff to make requested corrections.

**MOTION:** Commissioner Meyer moved to approve minutes and receive and file current and advanced planning processing list. Vice-Chairperson Rodriguez seconded, and the motion passes 4-0, with Meyer, Rodriguez, King, Roschen voting yes.

B. PUBLIC HEARING  
None.

C. NEW BUSINESS

**C-1** Housing in Morro Bay. This is the first in a series of meetings intended to discuss the status of housing in Morro Bay. Staff Contact: Michael Codron, Interim Community Development Director, (805) 772- 6291.

Michael Codron, Interim Director introduced Susana Toner, Assistant Planner, both would be presenting the information.

Staff presented the HCD Annual Report.

Staff answered comments and questions to the commissioners.

Chair Roschen opened the Public Comment period.  
<https://youtu.be/Q4HTgJbhVTE?t=3097>

Bill Martony, Morro Bay commented on affordable housing, thinks RV and mobile home parks are the most affordable options.

Terry Simons, Morro Bay spoke about affordable by design projects, including projects he is working on that he wants to present at a future time.

Sean Green, Morro Bay commented on the housing market rate, affordable housing issue, and vacation rental ordinance and zoning.

Betty Winholtz, Morro Bay stated how expensive it is to live in Morro Bay. Wondering if it's legal to restrict some types of housing, including vacation rentals.

Staff answered comments and questions to the commissioners.

Jeff Eckels, Morro Bay commented on being cautious about affordable housing projects, because they are subsidized.

Chairperson Roschen closed the Public Comment period.  
<https://youtu.be/Q4HTgJbhVTE?t=4268>

Staff answered comments and questions to the commissioners.

Commissioners discussed concerns and provided comments.

D. UNFINISHED BUSINESS

Commissioner Rodriguez would like the Public Community Benefits Item on the agenda again.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
None

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F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Director Codron thanked the commission and public for their participation, reminded them of the May 7<sup>th</sup> Planning Commission Meeting focusing on the BESS EIR, for the public to make their comments on the project.

G. ADJOURNMENT

The meeting was adjourned at 7:41pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 7, 2023, at 6:00 p.m.