

AGENDA ITEM: A-2

DATE: August 6, 2024

ACTION: Approved

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MAY 21, 2024  
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT:	Bill Roschen Mike Rodriguez Joe Ingraffia Asia King Eric Meyer	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
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STAFF:	Kim Fowler Susana Toner Greg Kwolek Cindy Cecil	Interim Planning Manager Assistant Planner Public Works Director City Engineer
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ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

[https://youtu.be/Vr\\_mRCPigbg?t=69](https://youtu.be/Vr_mRCPigbg?t=69)

PLANNING COMMISSIONER ANNOUNCEMENTS

[https://youtu.be/Vr\\_mRCPigbg?t=106](https://youtu.be/Vr_mRCPigbg?t=106)

None given.

PUBLIC COMMENT PERIOD

[https://youtu.be/Vr\\_mRCPigbg?t=115](https://youtu.be/Vr_mRCPigbg?t=115)

None given.

Chair Roschen closed Public Comment Period

[https://youtu.be/Vr\\_mRCPigbg?t=143](https://youtu.be/Vr_mRCPigbg?t=143)

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=aWZpTzcxTHlRTk9xaTlmWVNWRFUQT09>  
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 April 16, 2024.  
**Staff Recommendation:** Approve minutes as submitted.

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

### B. PUBLIC HEARING

- B-1** **Case No:** Coastal Development Permit CDP24-014  
**Site Location:** 499 Little Morro Creek Road, Morro Bay, CA  
**Proposal:** Request for Coastal Development Permit for the demolition of an existing single-story 1,625-sqft single family residence irreparably damaged by flooding in January 2023 and replacement with a single-story 2,240-sqft modular home. The existing 799-sqft garage and 855-sf accessory structures shall remain. The property is zoned RS-A, fully within the Cultural Resources Overlay and partially within the originally mapped ESHA. The property is located within the coastal appeals jurisdiction.  
**CEQA:** Exempt under Section 15301, Class 1I(1) for the demolition of a single family residence and Section 15303, Class 3a for the construction of a single family home.  
**Staff Recommendation:** Conditionally Approve  
**Staff Contact:** Susana Toner, Assistant Planner, [stoner@morrobayca.gov](mailto:stoner@morrobayca.gov)

Susana Toner, Assistant Planner, presented the staff report.

Commissioners presented questions to staff.

Staff answered questions from the Commissioners.

Heather Baker, Owner, addressed questions regarding the damages to their property from the January and March 2023 storms.

Chairperson Roschen opened the Public Comment Period.

[https://youtu.be/Vr\\_mRCPigbg?t=1223](https://youtu.be/Vr_mRCPigbg?t=1223)

Linda Winters, Morro Bay, commented on flood trauma that she has been through.

Onan Champi, Morro Bay, offered his condolences to the Bakers and hoped the project would be approved.

Terry Simons, Morro Bay, commented on the permit type and wanted clarification that the next step would be straight to getting a building permit.

Staff answered questions to the commissioners.

Chairperson Roschen closed the Public Comment period.

[https://youtu.be/Vr\\_mRCPigbg?t=1475](https://youtu.be/Vr_mRCPigbg?t=1475)

Commissioners provided comments.

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

## C. NEW BUSINESS

**C-1** Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2024/25  
**Staff Recommends the Planning Commission recommend to City Council:**  
Allocate 50 WEUs for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY 2024/25.

Cindy Cecil, City Engineer introduced herself.

Greg Kwolek, Public Works Director, presented the request for Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2024/25.

Commissioners presented questions to staff.

Staff answered comments and questions to the commissioners.

Chairperson Roschen opened the Public Comment period.

[https://youtu.be/Vr\\_mRCPigbg?t=3550](https://youtu.be/Vr_mRCPigbg?t=3550)

Terry Simons, Morro Bay, commented on the water issue in California, especially our county.

Betty Winholtz, Morro Bay, asked questions about the water allotment and how it works with businesses like new hotels. Then commented on the WEU percentages, and how it affects ADU's.

Michelle (last name indiscernible), Morro Bay, asked about ADUs being sold separately from the main property and needing a separate water meter and how that would work with water allotment.

Staff answered questions and comments to the commissioners.

Chairperson Roschen closed the Public Comment period.

[https://youtu.be/Vr\\_mRCPigbg?t=4053](https://youtu.be/Vr_mRCPigbg?t=4053)

Commissioners discussed concerns and provided comments.

Staff answered comments and questions to the commissioners.

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

D. UNFINISHED BUSINESS

None.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Commissioner Meyer would like to have more discussion about how Morro Bay was an art colony and recognize the art history here.

Commissioner Rodriguez reiterated that he would like the Public Community Benefits Item on the agenda again once the new director starts.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

None.

G. ADJOURNMENT

The meeting was adjourned at 7:30 pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 4, 2024, at 6:00 p.m.