

AGENDA ITEM: A-1

DATE: 11/19/2024

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 15, 2024
VETERANS MEMORIAL HALL – 6:00 PM

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

STAFF:	Airlin Singewald	Community Development Director
	Kim Fowler	Planning Manager
	Susana Toner	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/K5t6TgtUUSo?t=52>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/K5t6TgtUUSo?t=97>

Vice-Chairperson Rodriguez commented on New Business Item C-1, he's happy it's been brought back to the planning commission.

PUBLIC COMMENT PERIOD

<https://youtu.be/K5t6TgtUUSo?t=174>

Betty Winholtz, Morro Bay, let the commissioners and audience know that a Q&A for Measure A-24 would be held October 20th, for those interested.

Chairperson Roschen closed the public comment.

<https://youtu.be/K5t6TgtUUSo?t=222>

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=aWZpTzcwTHlRTk9xaTlmWVNW.RWFUQT09>

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 Planning Information Update

Staff Recommendation: Receive and file.

A-2 Approval of the minutes from the Planning Commission meeting of June 4, 2024.

Staff Recommendation: Approve minutes as submitted.

A-3 Approval of the minutes from the Planning Commission meeting of August 6, 2024.

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Ingraffia moved to approve June 4, 2024, minutes. Vice-Chairperson Rodriguez seconded, and the motion passes 3-0-0, with King, Ingraffia and Rodriguez voting yes, with Meyer and Roschen abstaining.

Commissioner Meyer moved to approve August 6, 2024, minutes. Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Meyer, Rodriguez, and Roschen voting yes, and King abstaining.

B. PUBLIC HEARING
None.

Chairperson Roschen verified the reason there hadn't been many planning commission meetings was due to projects not needing to be reviewed by the commission.

Staff confirmed.

C. NEW BUSINESS

C-1 Housing Policy Overview
Staff Recommendation: Receive and file.

Airlin Singewald, Community Development Director, and Susana Toner, Assistant Planner, presented the Staff Report.

Commissioners presented concerns and questions to staff.

Staff answered concerns and questions.

Chairperson Roschen opened the Public Comment Period.
<https://youtu.be/K5t6TgtUUSo?t=3567>

Dina Lundquist, CEO of the Morro Bay Chamber of Commerce, commented on business owners agreeing there is a pressing need to rebuild the community with affordable housing.

Betty Winholtz, Morro Bay, asked about the definition of "affordable" and for clarification on the sizing standards, the significance of "opportunity sites", and ADUs.

Jeff Eckles, Morro Bay, commented on the definition of affordable housing and deed restricted subsidized housing.

Chairperson Roschen closed the Public Comment Period.
<https://youtu.be/K5t6TgtUUSo?t=4272>

Commissioners discussed concerns, provided comments and addressed staff with questions.

Staff answered concerns and questions.

MOTION: None given

D. UNFINISHED BUSINESS
<https://youtu.be/K5t6TgtUUSo?t=5728>

Vice-Chairperson Rodriguez, would like to know if the Community Public Benefits Memo presentation will be brought to the commission again?

Director Singewald answered that it would be brought to the commission at a future meeting.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/K5t6TgtUUSo?t=5815>

Chairperson Roschen mentioned public workshops that are topic focused.

Commissioner King commented on topics like portable-by-design and funding for housing. Commissioner Meyer reiterated having a historical preservation ordinance, and Commissioner Rodriguez thanked the CEO of the Chamber of Commerce for coming.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/K5t6TgtUUSo?t=5935>

Director Singewald commented on having new staff members, Erik Valentine, Assistant Planner and a new Planning Intern, Lee Ackerman. Also commented on the reason planning commission meetings had been cancelled was due to CDP applications slowing down, due to new zoning code streamlining applications.

Coastal Commission approved the City's application for a \$750,000 grant for the Waterfront Master Plan Upgrade. And a Panorama subdivision EIR scoping meeting is scheduled for 5:30 pm on Thursday, October 17th. The proposed RFQ for 781 Market Ave, will be brought to Council for review in the future.

Director also gave an update on the BESS project application by Vistra. The soonest it could be brought before the Planning Commission would be summer 2025.

Short-Term Rental ordinance implementation letters will be starting November 4th for un-permitted rentals. And he will be taking the General Plan progress report to the Council on November 12th.

The next Planning Commission Meetings will be October 29th (in lieu of November 5th, since it's election day) and November 19th.

G. ADJOURNMENT

The meeting was adjourned at 8:52 pm to the Special Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 29, 2024, at 6:00 p.m.