

AGENDA ITEM: A-1

DATE: 3/04/2025

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 4, 2025
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT:	Eric Meyer Joe Ingraffia Asia King Mary Witkowski Tony de Fazio	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Airlin Singewald Kim Fowler	Community Development Director Planning Manager

ESTABLISH QUORUM AND CALL TO ORDER

Director Singewald called the meeting to order and conducted the meeting until the seating of a new chair and vicechair person.

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/9b4Cfu3WO8E?t=29>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/9b4Cfu3WO8E?t=67>

Director Singewald, mentioned though he wasn't a Commissioner, welcomed new Commissioners, Mary Witkowski and Tony de Fazio and thanked outgoing Commissioners Bill Roschen and Mike Rodriguez for their service to the community.

ELECTION OF CHAIR AND VICE CHAIR

<https://youtu.be/9b4Cfu3WO8E?t=105>

MOTION: Commissioner Ingraffia moved to nominate Eric Meyer to be the Chairperson. Commissioner King seconded, and the motion passes 4-0, with de Fazio, Witkowski, King and Ingraffia, voting yes, and Meyer abstaining.

Commissioner King initiated the conversation with incoming Commissioners to appoint a Vice-Chair. Both Commissioners de Fazio and Witkowski agreed to recommend either Commissioner King or Ingraffia being Vice-Chair.

MOTION: Commissioner King moved to nominate Joe Ingraffia to be the Vice-Chairperson. Commissioner Meyer seconded, and the motion passes 4-0, with de Fazio, Witkowski, King and Meyer, voting yes, and Ingraffia abstaining.

PUBLIC COMMENT PERIOD

<https://youtu.be/9b4Cfu3WO8E?t=295>

Jeff Eckles, Morro Bay City Council Member, Councilman mentioned he is the City Council liaison to the Planning Commission. He thanked the outgoing Commissioners, continued service of returning Commissioners and welcomed new Commissioners.

Chairperson Meyer closed Public Comment Period.

<https://youtu.be/9b4Cfu3WO8E?t=401>

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=aWZpTzcwTHIRk9xaTlMwVWVWRFUQT09>
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
None.

B. PUBLIC HEARING
None.

C. NEW BUSINESS

C-1 Waterfront Master Plan (WMP) Planning Commission Appointment

Planning Commission to appoint one of its members to the City's WMP Advisory Committee (WMPAC)
Staff Contact: Airlin Singewald, Community Development Director, (805) 772-6291

Airlin Singewald, Community Development Director, reminded the Commissioners and audience that the city received a \$750,000 Local Planning Assistance grant from California Coastal Commission to update the city's waterfront master plan.

Director Singewald mentioned that the waterfront master plan, at its core, is the city's vision for its land use, circulation, and development infrastructure on the waterfront. The plan has development standards and design guidelines that the planning staff applies when reviewing development projects.

He continued to explain the waterfront master plan extends from Tidelands Park to the north of Morro Rock. The direction from the Council and Coastal Commission grant specifies the boundaries would extend further to the north, to include the former wastewater treatment plant.

He then explained the committee would comprise 7 members, including one member from each of the city's five existing advisory boards, one member from the Embarcadero Master Leaseholders, and one member from the National Estuary Program; and plans to meet once a month with the WMPAC members.

Commissioners discussed which members should be recommended for the WMPAC and asked for clarification on how many members were needed.

Staff addressed questions.

MOTION: Vice-Chair Ingraffia moved to nominate Commissioner Witkowski for WMPAC. Commissioner King seconded, and the motion passes 5-0 with Ingraffia, King, Meyer, Witkowski and de Fazio voting yes.

D. UNFINISHED BUSINESS
None

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/9b4Cfu3WO8E?t=1014>

Vice-Chair Ingraffia thanked outgoing Commissioners Mike Rodriguez and Bill Roschen for their service the last four years, it had been educational and valuable to the whole community.

He also commented on how he was unaware that a project applicant, Bayside Landing, could be denied by the planning commission and then appeal to the city council with changes the commission suggested and not return to the commission. He suggested that for future projects that could be denied, they be comprehensive of the criticism they give, and be explicit in what is wrong with the project, when an appeal could be filed.

Commissioner King also commented on when there is a denial, being intentional about writing their reasons down for the agenda minutes.

Chair Meyer suggested having the project denial discussion as an itemized future agenda item for the public to comment on, not just a roundtable discussion.

Commissioners Witkowski and de Fazio then introduced themselves and gave brief backgrounds on their respective careers.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/9b4Cfu3WO8E?t=1550>

Director Singewald mentioned the Bayside Landing project; city council approved the project the week before on January 25th and how it's not uncommon for an applicant to change a project between planning commission and city council reviews.

As a planner himself, he welcomes the opportunity to discuss the denial process the commissioners commented on earlier, either a workshop or study session to have an open dialogue, on how the process works.

Director Singewald announced that the council also voted to adopt a 45-day urgency ordinance to prohibit applications for BESS facilities within the city limits. The expiration date is March 14th. On February 25th the council will meet again to bring an ordinance to extend the 45-day urgency ordinance to two years, extending the date to January 2027.

This extension will allow staff and the council to implement a permanent ordinance to regulate BESS facilities, most likely involving a zoning code amendment that would come before the commissioners.

Commissioners presented questions.

Director Singewald answered their questions.

Director Singewald then commented on the Morro Elementary School site, the district is moving forward to surplus the property, putting it on the market. The previous Thursday, the city hosted a public information session on zoning and CEQA information.

Future agenda item for the next meeting will include 460 Errol St, Rio Grande RV Park proposal. March 4th meeting will include a presentation from the City Manager, Yvonne Kimball, on the Council's goals for the city. He himself will give a presentation on the current project workload the planning department has.

Finally, a date has been set for the Downtown Design District public forum, it will be held March 18th.

G. ADJOURNMENT

The meeting was adjourned at 6:37 pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 18, 2025, at 6:00 p.m.