

AGENDA ITEM: A-1

DATE: 3/18/2025

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 18, 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

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/yJ5CrXAVvAs?t=30>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/yJ5CrXAVvAs?t=74>

None given.

PUBLIC COMMENT PERIOD

<https://youtu.be/yJ5CrXAVvAs?t=96>

None given.

Chairperson Meyer closed Public Comment Period.

<https://youtu.be/yJ5CrXAVvAs?t=112>

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

- A-1** Approval of minutes from the Special Planning Commission meeting of October 29, 2024.
Staff Recommendation: Approve minutes as submitted.
- A-2** Approval of minutes from the Planning Commission meeting of November 19, 2024.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Ingraffia moved to approve minutes. Commissioner King seconded, and the motion passes 3-2, with King, Ingraffia, Meyer voting yes, and Witkowski and de Fazio abstaining.

B. PUBLIC HEARING

- B-1** **Case No.:** CDP24-027, CUP24-03
Site Location: 460 Errol Street, Morro Bay, CA
Project Description: Conditional Use Permit (CUP24-03) and Coastal Development Permit (CDP24-027) for an RV Park with eight (8) RV stalls, (9) parking stalls, perimeter landscaping and fencing on a vacant 16,532 square foot (s.f.) parcel. This project is located in the Visitor Serving Commercial zoning district and is outside of the coastal appeals jurisdiction.
CEQA Determination: Exempt under Section 15332, Class 32 In-fill Development Projects.
Staff Recommendation: Conditionally Approve
Staff Contact: Kim Fowler, Planning Manager (805) 772-6577

Kim Fowler, Planning Manager, presented the staff report.

Commissioners presented questions to staff.

Staff answered questions from the Commissioners.

Onan Champi, Morro Bay, agent of the project, spoke about the project being presented.

Commissioners presented questions and concerns to Mr. Champi.

Mr. Champi addressed the concerns the commissioners had, including assuring the RV park was not a for-profit park, but a private family-owned park.

Chairperson Meyer opened the Public Comment period.

<https://youtu.be/yJ5CrXAVvAs?t=4040>

Betty Winholtz, Morro Bay, voiced her concern about the potential future of the RV park being sold and used for commercial use, and how it would affect the homes nearby.

Caroline Lewis, Morro Bay, commented on the concerns of big vehicles coming down Errol Street with it being a dead end, the state of the street due to past flooding, and noise concerns.

Linda Winters, Morro Bay, commented on the name of the park, thought it was going to be a public park, and congratulated the family on their project.

Leah Hernandez, on Zoom, supports the project, she's a family member and is proud of the project and thanked the commission for their time.

Chairperson Meyer closed the Public Comment Period.

<https://youtu.be/yJ5CrXAVvAs?t=4558>

Commissioners presented questions and comments to staff.

Staff answered questions to the commissioners, including a written draft of revised conditions that were addressed by the commissioners.

Commissioners provided comments.

MOTION: Commissioner King moved to approve staff recommendation, with the modifications discussed herein, subject to the attached findings and conditions of approval, with PC Resolution 01-25. Commissioner Witkowski seconded, and the motion passes 5-0, with King, Witkowski, de Fazio, Ingraffia and Meyer voting yes.

C. NEW BUSINESS

<https://youtu.be/yJ5CrXAVvAs?t=7750>

Director Singewald mentioned that next Tuesday, City Council would be considering the extension of the 45-day urgency ordinance prohibiting the consideration of Battery Energy Storage facilities applications, if approved the total time frame would be 2 years, until January 2027.

D. UNFINISHED BUSINESS
None

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/yJ5CrXAVvAs?t=7782>

Director Singewald stated that the next meeting would be March 4th, and there would be two items on the agenda. One being a development permit at 541 Atascadero Rd, for a multi-family dwelling unit, and a presentation from the city manager about the City Council's city-wide goals and discussion on the Planning Commission's priorities and how they align with city goals.

The March 18th meeting will be reserved for the Downtown Design District public forum. A reminder that the Downtown Design District subcommittee of the City Council has been looking at recommendations to potentially increase the economic development in the downtown area while preserving the character of downtown.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/yJ5CrXAVvAs?t=7848>

Director Singewald shared the stats of building permits from 2024, there were 528 building permits issued. It was the largest number of permits in a year, since we started using our current permit tracking system, 6 years ago.

Including 35 dwelling units – 15, Single-Family Homes, 19 ADUs and 1 Multi-Family Unit.

Commissioner Witkowski asked if staff had data on which type of permit area had the highest year-over-year growth.

Director Singewald said he didn't but could email the data to the commissioners.

G. ADJOURNMENT

The meeting was adjourned at 8:12 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 4, 2025, at 6:00 p.m.