

AGENDA ITEM: A-2

DATE: 3/18/2025

ACTION: APPROVED

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

PRESENT:	Eric Meyer	Chairperson
	Joe Ingraffia	Vice-Chairperson
	Asia King	Commissioner
	Mary Witkowski	Commissioner
	Tony de Fazio	Commissioner

STAFF:	Airlin Singewald	Community Development Director
	Susana Toner	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/fEYal1CbJng?t=22>

PLANNING COMMISSIONER ANNOUNCEMENTS

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

None given.

PUBLIC COMMENT PERIOD

<https://youtu.be/fEYal1CbJng?t=99>

Jeff Eckles, Morro Bay City Council Member, Councilman thanked the Commissioners for serving Morro Bay. He mentioned that he would like to foster a culture of 'Yes'. A mindset that welcomes projects and businesses while maintaining the integrity of our process, not approving projects blindly, but working with the applicants without sacrificing quality or standards.

Chairperson Meyer closed Public Comment Period.

<https://youtu.be/fEYal1CbJng?t=243>

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=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>
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 Planning Commission meeting of February 4, 2025.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Witkowski moved to approve minutes. Vice-Chairperson Ingraffia seconded, and the motion passes 5-0, with Witkowski, Ingraffia, Meyer, King and de Fazio voting yes.

B. PUBLIC HEARING

- B-1** **Case No:** Conditional Use Permit (CUP21-09), Coastal Development Permit (CDP21-029)
Site Location: 541 Atascadero Road, Morro Bay, CA
Proposal: Request for Planning Commission approval of four (4) multi-unit residential housing units with attached garages. The property is located in the Residential High-Density zoning district and is not within the California Coastal Commission appeals jurisdiction.
CEQA: Addendum under Section 15164(e), to assess the proposed project's consistency with the General Plan EIR and identify reasons for the City's conclusion that changes associated with the proposed project and its environmental effects do not meet the conditions described in Section 15162 calling for preparation of a subsequent or supplemental environmental document.

Staff Recommendation: Recommendation to Planning Commission for approval with attached conditions.

Staff Contact: Kim Fowler, Planning Manager (805) 772-6577

Susana Toner, Assistant Planner, presented the staff report, and noted the correction needed on the agenda item, permit number should be DR25-004, not CUP21-019.

Commissioners presented questions to staff.

Staff answered questions from the Commissioners.

Preston Jones, Agent, spoke about the project wanting to provide housing, and decided on a smaller project as opposed to maxing out the density like the project down the street.

Commissioners presented questions to Mr. Jones.

Mr. Jones addressed their questions.

Chairperson Meyer opened the Public Comment period.

<https://youtu.be/fEYal1Cbjpg?t=1647>

Betty Winholtz, Morro Bay, addressed concerns the potential residents may experience such as noise, storage issues, low-income requirements.

Staff answered Ms. Winholtz's question about low-income size requirements.

Jeff Eckles, Morro Bay City Council Member, Councilman commented the project is an example of 'affordable by design', and is pleased to see such a project, since there is a need in our community.

Chairperson Meyer closed the Public Comment Period.

<https://youtu.be/fEYal1Cbjpg?t=1853>

Commissioners presented questions and comments to staff.

Staff answered questions to the commissioners.

Mr. Jones addressed the commissioners' question about storage concerns, and landscaping.

Commissioners provided comments.

MOTION: Vice-Chairperson Ingraffia moved to approve staff recommendation, with the conditions discussed regarding the setback and storage. Commissioner King seconded, and the motion passes 5-0, with Ingraffia, King, Witkowski, de Fazio, and Meyer voting yes.

C. NEW BUSINESS

C-1 City Council Goals and Objectives Update, and Receipt of Planning Commission Input for the Upcoming Goals and Objectives Setting Process.

Staff Recommendation: Receive staff update on the City Goals and Objectives and provide input regarding new goals and actions items for the City Council to consider ahead of their review of the City Goal Setting Workshop scheduled for March 25, 2025.

Staff Contact: Yvonne Kimball, City Manager, 805-772-6206,
ykimball@morrbayca.gov

Yvonne Kimball, City Manager, presented the City Council Goals.

Commissioners presented questions to the City Manager.

City Manager addressed the commissioners' questions.

Chairperson Meyer opened the Public Comment period
<https://youtu.be/fEYal1Cbjpg?t=4507>

Betty Winholtz, Morro Bay, would like to see the Design District Review, Community Benefits, and parking discussed. She would like to see a warming station for the homeless happen now.

Chairperson Meyer closed the Public Comment Period.
<https://youtu.be/fEYal1Cbjpg?t=4615>

Commissioners provided further questions too staff.

Staff addressed their questions.

C-2 Community Development Department Priorities Report.

Staff Recommendation: Receive and file.

Staff Contact: Airlin Singewald, Community Development Director, 805-722-6291, asingewald@morrobayca.gov

Director Singewald presented the Community Development Department Priorities report.

Commissioners presented questions to the Director.

Director Singewald answered their questions.

Chairperson Meyer opened the Public Comment Period
<https://youtu.be/fEYal1Cbjpg?t=6747>

Betty Winholtz, Morro Bay, wanted to clarify her last comment on the warming station, it is important to her but safe parking, that is what SLO is adopting, and Santa Barbara has. She also asked for clarification on the CBDG grant managed by the county, K. Fowler's position and is excited about the vacation rental ordinance coming back.

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Commissioners presented questions to the Director.

Director Singewald addressed their questions.

Chairperson Meyer closed the Public Comment Period.

<https://youtu.be/fEYal1CbJng?t=6943>

D. UNFINISHED BUSINESS

None

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

None

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

None

G. ADJOURNMENT

The meeting was adjourned at 7:56 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 18, 2025, at 6:00 p.m.