

AGENDA ITEM: A-1

DATE: 5/20/2025

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 18, 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/161Fi0gWDOY?t=25>

PLANNING COMMISSIONER ANNOUNCEMENTS

None given

PUBLIC COMMENT PERIOD

<https://youtu.be/161Fi0gWDOY?t=69>

None given

Chairperson Meyer closed Public Comment Period.

<https://youtu.be/161Fi0gWDOY?t=91>

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 18, 2025.

Staff Recommendation: Approve minutes as submitted.

A-2 Approval of minutes from the Planning Commission meeting of March 4, 2025.

Staff Recommendation: Approve minutes as submitted.

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

B. PUBLIC HEARING None

C. NEW BUSINESS

C-1 Public Forum – Downtown Design District Subcommittee Recommendations

Airlin Singewald, Community Development Director, introduced Susana Toner, Assistant Planner, as she was involved with the Downtown Design District Subcommittee meetings.

Director Singewald presented the staff presentation and thanked the members and advisors for their past work on the Downtown Design District Subcommittee. He then invited Councilmember Edwards and Landrum to speak.

Councilmember Edwards commented on the subcommittee's contributions, including how we can economically enhance the downtown area, and create affordable housing.

Councilmember Landrum commented that she enjoyed getting together to discuss and have important conversations about the downtown area. Being a life-time resident, she was inspired to run for city council because of its needs.

Director Singewald continued the staff presentation.

Commissioners presented their questions and comments to staff.

Staff addressed their questions and comments.

Chairperson Meyer invited the former subcommittee members present to speak.

Betty Winholtz, Morro Bay, commented on low-income housing and vacation rentals. Should long-term residential housing be put downtown? She believes the downtown street scaping should have public input, and keeping the view corridor on the boulevard open is important.

Commissioner Ingraffia, commented on how the discussions were thoughtful and positive, thanked former Chairperson Roschen for getting the committee formed. He would like to see the recommendations adopted, including the determination of what the border of the downtown district would be.

Chairperson Meyer opened the Public Comment Period
<https://youtu.be/161Fi0gWDOY?t=3041>

Kristen Hedland, Morro Bay, appreciated the presentation being brought before the Planning Commission. She has concerns about the height allowances and would like to see 25 feet be the height limit.

Susan Stewart, Los Osos, Morro Bay business owner, commented on the businesses down the boulevard and the parallel streets, Harbor and Pacific. Those streets are wider and could go higher keeping the middle open. She also commented on having fewer vacation rentals in the downtown area and suggested studying the types of housing used for vacation rentals.

Nicole Dorfman, Morro Bay, asked about the name Downtown Design District and maybe clarifying it. She commented on high density housing is not good for downtown, but that over by the Dollar Tree would be a good location, it wouldn't block views. Also, feels the Morro Elementary location wouldn't be a good spot either, nor proposed low-income housing be used for vacation homes.

Natalia (inaudible), Morro Bay, would like to see Morro Bay continue as "the place time escaped". She would like to see more Ad Hoc Committees comprised of residents and she agreed with others that have commented on housing needs.

Chairperson Meyer closed the Public Comment Period.
<https://youtu.be/161Fi0gWDOY?t=3949>

D. UNFINISHED BUSINESS
None

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Vice-Chairperson Ingraffia commented on the Downtown Design District Subcommittee being useful, and hoped the recommendations presented would be adopted by the council.

Director Singewald stated that there is a standing item on the city council agenda regarding the subcommittee report.

Commissioner King also hoped there were opportunities for us to move forward in a formal way.

Commissioner de Fazio believes doing massing studies is critical to move forward to seeing what properties could potentially block views in the downtown area.

Commissioner Witkowski noted that this city government process matches the concerns of the public of Morro Bay.

Chairperson Meyer agreed that they all want what's best for the city, regarding height limits, keeping the character of Morro Bay and affordable housing.

Staff addressed comments from the Commissioners.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Director Singewald stated the April 1st Planning Commission meeting would be cancelled.

He will be giving a presentation on the jurisdiction transfer from the Coastal Commission to the city regarding a Tidelands land survey at next Tuesday's city council meeting. The survey identified newly discovered filled Tidelands that will be transferred from Coastal Commission to City jurisdiction.

G. ADJOURNMENT

The meeting was adjourned at 7:18 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 15, 2025, at 6:00 p.m.