

AGENDA ITEM: A-1

DATE: 5/20/2025

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 20, 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
ABSENT:	Asia King	Commissioner
STAFF:	Airlin Singewald Erik Valentine Cindy Cecil	Community Development Director Assistant Planner City Engineer

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/N-TieHJQ504?t=28>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/N-TieHJQ504?t=43>

PUBLIC COMMENT PERIOD

<https://youtu.be/N-TieHJQ504?t=73>

None given

Chairperson Meyer closed Public Comment Period.

<https://youtu.be/N-TieHJQ504?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 March 18, 2025.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Ingraffia moved to approve minutes. Commissioner Witkowski seconded, and the motion passes 4-0-1, with Ingraffia, Witkowski, Meyer, and de Fazio voting yes.

B. PUBLIC HEARING

B-1 Case No.: CDP24-041

Site Location: 180 Atascadero Rd, Morro Bay, CA

Project Description: Request for Coastal Development Permit approval of the demolition of the concrete plant and ancillary equipment, structures, walls, pits and for the removal of broken concrete piles at 180 Atascadero Road. The property is zoned Visitor Serving Commercial (VSC) and is within the Coastal Appeals Jurisdiction.

CEQA Determination: Exempt pursuant to CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) Section 15061(b)(3), in which the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential or causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project is additionally exempt from CEQA through a Class 4 Exemption, Minor Alterations to Land, where grading is being performed on land with a slope of less than 10 percent and where minor trenching and backfilling will occur where

the surface is restored.

Staff Recommendation: Conditionally Approve

Staff Contact: Erik Valentine, Assistant Planner, (805) 772-6211

Airlin Singewald, Community Development Director, introduced Erik Valentine, Assistant Planner to the Commissioners and Public.

Erik Valentine, Assistant Planner, presented the staff report.

Commissioners presented questions to staff.

Staff answered questions from the Commissioners.

Chairperson Meyer opened the Public Comment period.

<https://youtu.be/N-TieHJQ504?t=915>

None given

Chairperson Meyer closed the Public Comment Period.

<https://youtu.be/N-TieHJQ504?t=931>

Commissioners presented questions and comments to staff.

Staff answered questions and addressed comments to the commissioners.

MOTION: Commissioner Witkowski moved to approve staff recommendation. Vice-Chairperson Ingraffia seconded, and the motion passes 4-0-1, with Witkowski, Ingraffia de Fazio and Meyer voting yes.

C. NEW BUSINESS

C-1 Allocation of Water Equivalency Units (WEU) for Fiscal Year 2025/2026

Staff Recommends the Planning Commission recommend to City Council:

Allocate 50 WEU's for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY 2025/26.

Cindy Cecil, City Engineer, presented the request for Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2025/26.

Commissioners presented questions to staff.

Staff answered questions to the commissioners.

Chairperson Meyer opened the Public Comment Period

<https://youtu.be/N-TieHJQ504?t=1692>

Betty Winholtz, Morro Bay, commented that at one point the city did not have state water, there was growth and limited water sources, the city wanted to make sure we had

enough water to cover the growth. She then asked how many ADUs are being added that affect water use, and vacation rentals.

Chairperson Meyer closed the Public Comment Period.
<https://youtu.be/N-TieHJQ504?t=1810>

Commissioners presented their questions and comments to staff.

Staff addressed their questions and comments.

Director Singewald addressed Betty Winholtz comment regarding ADUs and short-term rentals by stating our annual WU limit is what most jurisdictions call a growth control ordinance or limit, and under state law ADUs are exempt. New ADUs or JADUs are reported annually in the housing element progress report, annual general plan and in the budget document.

Short-term rentals ordinance treats the short-term rental as being equivalent to a residence. If it complies with the requirements then we expect it to act as a residence would, though we do limit the number allowed and the density of them that are allowed in a neighborhood.

MOTION: Vice-Chairperson Ingraffia moved to approve staff recommendation. Commissioner de Fazio seconded, and the motion passes 4-0-1 with Ingraffia, de Fazio, Witkowski and Meyer, voting yes.

D. UNFINISHED BUSINESS
None

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/N-TieHJQ504?t=2299>

Commissioner Witkowski commented on how beautiful the city looks right now, from all the resealing and striping work being done.

Vice-Chairperson Ingraffia mentioned the community group, Estero Bay Kindness Coalition, that provides food to 250 families in the region, and snacks to 100 students. They are looking for another location, to store and package the bags for distribution. Those that are interested in helping can go to their website and contact them.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/N-TieHJQ504?t=2406>

Director Singewald mentioned future agendas, the June 3rd meeting will be cancelled, and possibly the June 17th meeting. May 29th – July 31st the Vet's Hall will be undergoing improvements, and future Brown-Act meetings will be held at the Community Center.

June 5th will be the first Waterfront Master Plan Committee (WMPAC) meeting, and will be a standing monthly meeting, first Thursday of the month. On June 10th staff are planning to bring a contract to City Council for the selected consultant for the waterfront

master plan update. We received 10 solid proposals and took a significant time to select one, including interviewing the top 3 consultants project managers.

He stated that staff has partnered with a Cal Poly City and Regional Planning Class with Ryan Stanwick's City and Regional Planning 341 Class, a design studio. An academic exercise presenting proposals for the city's Waterfront Master Plan Update, including concept plans for the redevelopment of the northern portion of the Waterfront Master Plan area.

Director Singewald mentioned larger projects that staff plans to bring before them in the next six months, including 3300 Panorama subdivision of 46 units and 1180 Front St just below Surf St, 10-unit boutique hotel. The Vistra application has been withdrawn and no news to report at this time, 545 Atascadero Rd project – 16 townhomes proposed, waiting to hear from applicant on how they want to proceed, we are waiting for the applicant for Seashell Estates to resubmit revised plans.

Long-range plans such as Morro Elementary School, he will be touring the facility with an architect and structural engineer to begin a discussion on what it might cost to renovate the building to a City Hall or Community Room.

Lastly, he mentioned the ordinance clean-up package. There are amendments to the zoning code that are necessary whether it's to implement changes to state law, like ADU, and non-controversial zoning code cleanup.

Commissioners presented their questions and comments to staff.

Staff addressed comments from the Commissioners.

G. ADJOURNMENT

The meeting was adjourned at 6:58 p.m. to the next regular Planning Commission meeting at the Morro Bay Community Center, 1001 Kennedy Way, on June 3, 2025, at 6:00 p.m.

Eric Meyer, Chairperson

ATTEST:

Airlin Singewald, Secretary

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