



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean, and healthy place for residents and visitors to live, work and play.*

**Regular Meeting - Tuesday, February 4, 2025**  
**Veteran's Memorial Building – 6:00 P.M.**  
**209 Surf Street, Morro Bay, CA**

Commissioner Asia King  
Commissioner Mary Witkowski

Commissioner Tony de Fazio

Commissioner Joseph Ingraffia  
Commissioner Eric Meyer

### **Public Participation:**

*Remote public participation is allowed in the following ways:*

- *Community members may attend the meeting in person at the Morro Bay Veterans Hall*
- *Members of the public may watch the meeting and speak during the 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.*

*Please click the link below to join the webinar:*

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>

Password: 135692

➤ *Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press \* 9 to "Raise Hand" for Public Comment*

- *Alternatively, members of the public may watch the meeting either on cable Channel 20 or as streamed on the [City's website](#).*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) prior to the meeting. Agenda correspondence received by 10 a.m. on the meeting day will be posted on the City's website by 12:00 PM.*

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE/PLEDGE OF ALLEGEANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

ELECTION OF CHAIR AND VICE CHAIR

PUBLIC COMMENT

Members of the audience wishing to address the Planning Commission on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Planning Commission at this time.

PRESENTATIONS

- A. CONSENT CALENDAR
- B. PUBLIC HEARINGS
- 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
- D. UNFINISHED BUSINESS
- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
- G. ADJOURNMENT  
Adjourn to the next regular Planning Commission meeting at the Vets Hall 209 Surf St, on February 18, 2025, at 6:00 p.m.

## **PLANNING COMMISSION MEETING PROCEDURES**

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the Department at 805-772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

This Agenda may be found on the Internet at: [www.morrobayca.gov/planningcommission/](http://www.morrobayca.gov/planningcommission/) or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to [www.morrobayca.gov/notifyme](http://www.morrobayca.gov/notifyme) and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

## **APPEALS**

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's website. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$336 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



AGENDA NO: C-1

MEETING DATE: February 4, 2025

# Staff Report

**TO: Planning Commission** **DATE: January 29, 2025**

**FROM: Airlin Singewald, Community Development Director**

**SUBJECT: Appoint a Planning Commission member to the City's Waterfront Master Plan Advisory Committee (WMPAC)**

## **RECOMMENDED ACTION**

Staff recommends that the Planning Commission appoint one of its members to the City's Waterfront Master Plan Advisory Committee (WMPAC).

## **ALTERNATIVES**

There are no alternatives to this action.

## **FISCAL IMPACT**

There is no fiscal impact associated with this action.

## **BACKGROUND/DISCUSSION**

The City's Waterfront Master Plan (WMP) has not been updated since it was first adopted in 1996. The Waterfront Master Plan is a vision for the future development, land use, circulation, and infrastructure for both sides of the Embarcadero from Tidelands Park to Morro Rock.

On October 9, 2024, the California Coastal Commission approved the City's grant application for \$750,000 to update the City's Waterfront Master Plan Update. The estimated timeline to complete the update is November 2026.

Some of the major components of the Waterfront Master Plan Update include:

- Expanding the area covered by the plan to also include City's former wastewater treatment plant.
- Updating sea level rise projections and incorporating a sea level rise vulnerability assessment and adaptation plan.
- A vision and goals for future development, land use, and circulation on the Embarcadero.
- A plaza plan for converting street-end parking lots into public plazas.
- A conceptual land use and circulation plan for the City's former wastewater treatment plant site and the decommissioned power plant property.
- An inventory of desired public benefits on the waterfront, including a definition of what constitutes a public benefit and to what extent public benefits should be provided by private developers versus the City.
- A consideration of waterfront infrastructure for offshore wind development.
- A review and update of design guidelines to protect and enhance the public's physical and visual access to the bay and implement the WMP vision for the character of the waterfront.
- A comprehensive parking plan, including:
  - A plan for relocating parking spaces from street-end parking lots on the west side of the Embarcadero to another location.

- Evaluation of a potential paid parking program.

At the January 14, 2025 Council meeting, the Council approved the formation of a Waterfront Master Plan Advisory Committee (WMPAC) consisting of community members and local stakeholders to act in an advisory capacity and provide recommendations to the Planning Commission and City Council for consideration. The WMPAC will hold monthly public meetings to provide recommendations on policy and design components on the WMP.

Per Council direction, the WMPAC will consist of seven members, including: one member from each of the City's five advisory bodies/commissions, one member from the Embarcadero master lease holders, and one member from the Morro Bay National Estuary Program.

The expected time commitment for WMPAC members is 8 to 12 hours per month for the next 24 months.

### **CONCLUSION**

City staff recognizes that participation on the WMPAC is a significant time commitment and would like to thank, in advance, advisory body members for taking on this role (in addition to their existing responsibilities and service to the community). This is an exciting opportunity to help guide the development of one of the City's most significant planning documents. Staff is recommending that the Commission nominate and vote to appoint one of its members to the WMPAC.