



**MORRO BAY PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**April 7, 2026, 6:00 p.m.  
Veterans Memorial Hall  
209 Surf St., Morro Bay, CA**

Members Present: Chairperson Eric Meyer  
Vice-Chairperson Joe Ingrassia  
Planning Commissioner Tony DeFazio  
Commissioner John Solu  
Planning Commissioner Mary Witkowski

Staff Present: Community Development Director Airlin Singewald  
Fire Chief Dan McCrain  
Senior Planner Susana Toner  
Associate Planner Erik Valentine

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**1. ESTABLISH QUORUM AND CALL TO ORDER**

The meeting was called to order at 6:00 p.m. with all Commissioners present.

**2. PLEDGE OF ALLEGIANCE**

**3. PLANNING COMMISSIONER ANNOUNCEMENTS**

None.

**4. PUBLIC COMMENT**

Chairperson Meyer opened the Public Comment Period.

None given.

Chairperson Meyer closed the Public Comment Period.

**5. PRESENTATIONS**

None.

**6. CONSENT AGENDA**

Unless an item is pulled for separate action by, the following actions are approved without discussion. The public will also be provided an opportunity to comment on consent agenda items.

**6.a Approval of Minutes**

- a. March 17, 2026 Regular Meeting Minutes

**Motion by** Chairperson Meyer  
**Seconded by** Commissioner Witkowski

Approved as submitted.

Ayes (5): Chairperson Meyer, Vice-Chairperson Ingraffia, Commissioner DeFazio, Commissioner Solu, and Commissioner Witkowski

**CARRIED (5 to 0)**

**7. PUBLIC HEARING ITEMS**

**7.a Case No: CDP25-021/CUP25-01/MOD26-001**

Director Singewald gave opening remarks regarding the project and reminded the Planning Commission what they can take into account when considering the project.

Erik Valentine, Associate Planner, presented the staff report.

Commissioner Witkowski presented questions to staff.

Staff answered questions from the Commissioner.

Dan McCrain, Fire Chief, gave a presentation outlining the changes made during the project design, including concerns raised by a neighbor.

Chairperson Meyer opened the Public Comment Period.

- Solmaz Nagash, Morro Bay, asked the Commissioners for a denial of the project.
- Betty Winholtz, Morro Bay, commented that she appreciates Chief McCrain's efforts, sympathizes with the neighbor, and appreciates the Commissioners questions.

Chairperson Meyer closed the Public Comment Period.

Commissioners presented questions to staff.

Staff answered questions from the Commissioners.

General discussion with Commissioners.

**Motion by** Vice-Chairperson Ingraffia  
**Seconded by** Chairperson Meyer

Ayes (5): Chairperson Meyer, Vice-Chairperson Ingraffia, Commissioner DeFazio, Commissioner Solu, and Commissioner Witkowski

**CARRIED (5 to 0)**

**8. BUSINESS ITEMS**

None.

**9. FUTURE AGENDA ITEMS**

None.

**10. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

Director Singewald commented that the next Waterfront Master Plan Advisory Committee Meeting is May 7th, and the next community workshop will be Monday, May 18th at the Community Center.

The next Planning Commission meeting is April 21st and we will be presenting the Conditional Use Permit and Coastal Development Permit for the 10-room hotel project at 1180 Front Street.

Also, at next week's City Council meeting there are a few items that are Building and Planning related, including an update to the Building Ordinance, 2025 General Plan Progress Report, and the user fee updates.

**11. ADJOURNMENT**

The meeting adjourned at 6:43 P.M.

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