

AGENDA ITEM:     A-3    

DATE: FEBRUARY 16, 2021

ACTION:     APPROVED    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JANUARY 5, 2021  
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Vacant Jesse Barron Joe Ingraffia Michael Lucas Susan Stewart	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Damaris Hanson Rob Livick	Community Development Director Environmental Programs Manager City Engineer

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/-CF20I3j3Ls?t=37>

Commissioner Stewart announced the Morro Bay theater was up for sale and suggested the Planning Commission have a future discussion regarding the historic property preservation ordinance.

Commissioner Ingraffia noted the home on the corner of Kern and Ridgeway was up for sale and was also thinking of the historic preservation ordinance for Morro Bay, and how it would apply to that house.

PUBLIC COMMENT PERIOD – NONE

**Public Participation:**

*In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-29-20, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. 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](mailto:planningcommission@morrobayca.gov) prior to the meeting and will be published on the City website with a final update one hour prior to the meeting start time. Agenda*

*correspondence received less than an hour before the meeting start time may not be posted until after 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 – NONE

### A. CONSENT CALENDAR

<https://youtu.be/-CF20I3j3Ls?t=208>

#### **A-1** Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

**MOTION:** Commissioner Lucas moved to approve the Consent Calendar. Commissioner Stewart seconded, and the motion passes 4-0, with Lucas, Stewart, Ingraffia, and Barron voting yes.

<https://youtu.be/-CF20I3j3Ls?t=217>

### B. PUBLIC HEARING

<https://youtu.be/-CF20I3j3Ls?t=271>

#### **B-1** Case No.: TRE20-183

**Site Location:** 355 Cerrito Place, Morro Bay, CA

**Project Description:** Appeal of Public Works Director’s decision of tree removal in Public right-of-way. Removal of 5 Monterey Cypress in the right-of way near 355 Cerrito Place. Monterey cypress trees to be removed are located along driveway which have grown under the canopy of a row of mature eucalyptus. A submitted certified arborist report dated 9/29/20 documents that tree removal is necessary. Project includes tree replacement plan.

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1e

**Staff Recommendation:** Conditionally Approve the project subject to Finding and Conditions.

**Staff Contact:** Damaris Hanson, Environmental Programs Manager

[dhanson@morrobayca.gov](mailto:dhanson@morrobayca.gov)

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS - NONE  
Hanson presented the staff report.

Vice-Chairperson Barron opened the Public Comment period.  
<https://youtu.be/-CF20I3j3Ls?t=1146>

Betty Winholtz, appellant, presented her report.

Josh Martin, applicant, spoke about the tree removal and addressed the concerns brought up.

Chris Stier, arborist for Greenvale Tree addressed the issues regarding the trees on the appeal.

Sean Green, Morro Bay, thanked Betty Winholtz for representing the community. Green noted he would have appealed the nine trees if he knew Winholtz did not appeal them. Green addressed his concerns regarding the appeal.

The Commissioners presented their questions to the applicant and appellant.

Vice-Chairperson Barron closed the Public Comment period.  
<https://youtu.be/-CF20I3j3Ls?t=3393>

Planning Commissioners comments.

**MOTION:** Commissioner Lucas moved to continue the project to a date uncertain in order for the Planning Commission to review an arborist peer review. Staff to review potential status of locations for future banking of trees. Commissioner Ingraffia seconded.

Discussion between Planning Commissioners and staff.

Comments from Public Works.

The motion passes 4-0, with Lucas, Ingraffia, Stewart, and Barron voting yes.  
<https://youtu.be/-CF20I3j3Ls?t=4821>

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
<https://youtu.be/-CF20I3j3Ls?t=5433>

Commissioner Lucas questioned if there was a policy on the banking system of trees in the Plan Morro Bay/LCP.

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Commissioner Stewart asked if there were any applicants for the Planning Commission positions.

Vice-Chairperson Barron suggested a type of special inspection for city tree arborists. Barron thanked Betty Winholtz for helping in bringing up the discussion regarding arborists.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
<https://youtu.be/-CF20I3j3Ls?t=5686>

Graham notified the Commissioners at the next meeting there will be a presentation given by the County for the Morro Bay to Cayucos bike connector.

ADJOURNMENT

The meeting adjourned at 7:36 p.m. to the next scheduled Planning Commission meeting via teleconference, on January 19, 2021 at 6:00 p.m.

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Jesse Barron, Vice-Chairperson

ATTEST:

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Scot Graham, Secretary