

AGENDA ITEM: A-2

DATE: JUNE 1, 2021

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 16, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Jesse Barron Susan Stewart Jennifer Ford Joe Ingraffia Bill Roschen	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Damaris Hanson Amy Sinsheimer	Community Development Director Senior Planner Environmental Programs Manager PlaceWorks

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/BprY8t3d-bk?t=93>

Vice-Chairperson Stewart made a couple of announcements; West Pac Labs in Morro Bay is now open by appointment only & information on the Rehab project is located on the City of Morro Bay's website.

Chairperson Barron announced he will no longer be on the Planning Commission due to locating to a new job out of the area.

PUBLIC COMMENT PERIOD

<https://youtu.be/BprY8t3d-bk?t=248>

Kristen Headland, Morro Bay, spoke about the change of density for the 3300 Panorama Drive property and how it should be corrected. Headland stated she has asked for the map to be changed many times & stated the Community Director has acknowledged the error. Headland provided correspondence.

Betty Winholtz, Morro Bay, commented she would like to see the public attend meetings again. Winholtz also wanted to see the zoning for Panorama Drive resolved.

Graham responded to the Public Comment questions.

Chairperson Barron closed the Public Comment period.
<https://youtu.be/BprY8t3d-bk?t=736>

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 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=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>
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/BprY8t3d-bk?t=740>

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of February 2, 2021.
Staff Recommendation: Approve minutes as submitted.

Chairperson Barron opened the Public Comment period.
<https://youtu.be/BprY8t3d-bk?t=761>

Chairperson Barro closed the Public Comment period.
<https://youtu.be/BprY8t3d-bk?t=779>

MOTION: Commissioner Ingraffia moved to accept the Consent Calendar. Vice-Chairperson Stewart seconded, and the motion passes 5-0, with Ingraffia, Ford, Roschen, Stewart, and Barron voting yes.

<https://youtu.be/BprY8t3d-bk?t=791>

B. PUBLIC HEARING

<https://youtu.be/BprY8t3d-bk?t=829>

B-1 Case No.: TRE20-183

Site Location: 355 Cerrito Place, Morro Bay, CA

Project Description: A continued public hearing for appeal of tree removal (#TRE20-183) at 355 Cerrito that was approved by the Public Works Director on December 1, 2020 to remove 4 Monterey Cypress in the Right-of-Way of 355 Cerrito Pl. The permit was appealed on December 10, 2020. Planning Commission heard the appeal at a duly noticed hearing on January 5, 2021. Planning Commission moved on January 5, 2021 to continue the project to a date uncertain in order for the Planning Commission to review an arborist peer review. An Arborist Peer Review prepared by Heritage Tree Arboriculture Consulting was conducted on February 4, 2020 which recommends tree removal.

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

Staff Recommendation: Deny the appeal and uphold the Directors decision to remove the Monterey Cypress trees located in the Right-of-Way of 355 Cerrito Pl.

Staff Contact: Damaris Hanson, Environmental Programs Manager
dhanson@morrobayca.gov (805) 772-6265

Hanson presented the staff report.

Chairperson Barron opened the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=1188>

Betty Winholtz, appellant, voiced her concerns regarding the arborist report and the trees in the Right-of-Way (ROW).

Sean Green, Morro Bay, stated he supported Winholtz, and for keeping the public trees.

Josh Martin, applicant, spoke about the condition of the trees. Martin is concerned for the safety of his family and is going by the report from the tree arborist.

Rodney Thurman, arborist, responded to the Public Comments.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=1962>

The Commissioners presented their questions to the arborist.

Discussion and comments from the Commissioners.

MOTION: Commissioner Ingraffia moved to deny the appeal and to uphold the Directors decision to remove the trees at 355 Cerrito Place, and by adopting Resolution PC 05-21.

Commissioner Stewart seconded, and the motion passes 5-0, with Ingraffia, Stewart, Ford, Roschen, and Barron voting yes.

<https://youtu.be/BprY8t3d-bk?t=2569>

B-2 Case No.: *Plan Morro Bay: General Plan/Local Coastal Program Update*

Site Location: Citywide

Applicant/Project Sponsor City of Morro Bay

Proposed Project: Plan Morro Bay: General Plan/ Local Coastal Program Update Project Final Environmental Impact Report (FEIR) and Adoption Hearing Draft for review and favorable recommendation to City Council for certification and adoption. The Adoption Hearing Draft was reviewed by Planning Commission at public hearings on October 20, 2020, November 4, 2020, November 17, 2020, December 1, 2020, and December 15, 2020. Pursuant to the California Environmental Quality Act (CEQA), the Draft Environmental Impact Report (EIR) was circulated to the State Clearinghouse for the review period of October 19, 2020 through December 4, 2020. Plan Morro Bay is an integrated General Plan and Local Coastal Program Land Use Plan which is proposed to update the City's existing separate General Plan adopted in 1988 and Local Coastal Program certified by the Coastal Commission in 1984. The EIR was prepared to examine the potential environmental effects of the General Plan and LCP Update. The Adoption Hearing Draft and Final Environmental Impact Report (FEIR) are available online at www.morrobayca.gov/planmb.

CEQA Determination: Environmental Impact Report (#SCH2017111026)

Staff Recommendation: Review Final Environmental Impact Report and Adoption Hearing Draft of Plan Morro Bay and forward a favorable recommendation for EIR certification and adoption of Plan Morro Bay to City Council.

<https://youtu.be/BprY8t3d-bk?t=2631>

Graham spoke of the land use designation for 3300 Panorama Place and covered what was going to be reviewed on the Plan Morro Bay General Plan/LCP Update and Environmental Impact Report (EIR).

Amy Sinsheimer, consultant presented an update for the Plan Morro Bay General Plan/Local Coastal Plan (LCP) Update.

Chairperson Barron opened the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=3321>

Sean Green, spoke about the concerns regarding lateral access on the Embarcadero.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=3546>

The Commissioners and staff discussed the lateral access in the General Plan/LCP Update.

Chris Bersbach, Rincon, reviewed the EIR for the General Plan/LCP Update with the Commissioners and staff.

Chairperson Barron opened the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=5122>

Betty Winholz, Morro Bay, stated she wanted clarification regarding the transportation and air quality, and voiced her concerns about them.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=5232>

Bersbach responded to Winholtz's questions.

The Commissioners and staff review the Plan Morro Bay General Plan/LCP Update.

MOTION: Vice-Chairperson Stewart moved to adopt a favorable recommendation, and forward to City Council for certification and adoption of the hearing draft of the General Plan/LCP Update, and update the Environmental Impact Report (EIR) with adoption of PC Reso 06-21. Commissioner Ingraffia seconded, and the motion passes 5-0, with Stewart, Ingraffia, Roschen, Ford, and Barron voting yes.

<https://youtu.be/BprY8t3d-bk?t=8267>

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/BprY8t3d-bk?t=8436>

The Commissioners congratulated Chairperson Barron on his new job & wished him well.

Commissioners Roschen and Ford thanked the three Commissioners and staff for their dedication and involvement with the General Plan/LCP.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/BprY8t3d-bk?t=8678>

Graham notified the Commissioners he would agendize the stakeholders committee as an item.

G. ADJOURNMENT

The meeting adjourned at 8:27 p.m. to the next scheduled Planning Commission meeting via teleconference, on April 6, 2021, at 6:00 p.m.

Jesse Barron, Chairperson

ATTEST:

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 16, 2021

Scot Graham, Secretary