

AGENDA ITEM: A-1

DATE: November 17, 2016

ACTION: Approved

ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)  
REGULAR MEETING – SEPTEMBER 15, 2016  
COMMUNITY CENTER MULTIPURPOSE ROOM – 4:00 PM

PRESENT:	Robert Tefft	Chairperson
	Robert Fuller Davis	Committee Member
	Jan Goldman	Committee Member
	Jeffrey Heller	Committee Member
	Susan Schneider	Committee Member
	Glenn Silloway	Committee Member
	Melani Smith	Committee Member
	Susan Stewart	Committee Member
	Rich Buquet	Committee Member
STAFF:	Scot Graham	Community Development Director
	Cindy Jacinth	Associate Planner
CONSULTANT:	Jeff Henderson	Michael Baker International
	Amy Sinsheimer	Michael Baker International

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
GPAC COMMITTEE ANNOUNCEMENTS  
<https://youtu.be/Zx6ij8-coI?t=1m49s>

Committee member Stewart announced the home game for the Morro Bay High Football Team. She encouraged everyone to go out and cheer for them.

Graham notified the Committee there is no meeting scheduled after the GPAC meeting tonight. If they decided to have the meeting pass 6:00 p.m., it would be alright.

PRESENTATIONS - NONE

PUBLIC COMMENT PERIOD  
<https://youtu.be/Zx6ij8-coI?t=3m19s>

Barbara Doerr, Morro Bay resident, stated she understands and appreciates what the Committee is doing. Her high priority is reasonable development. Doerr gave some examples of sizes of homes for lots and setbacks. Doerr would like the City to find new businesses for the power plant and stated table 11.5 needs to be redone. Doerr also stated her concerns regarding vacation rentals, building hotel/ motels on the Embarcadero, commercial fishing and the need for outdoor recreation.

Dorothy Cutter, Morro Bay resident, stated she feels the zoning should be addressed now and not later on in the process. Cutter stated her concerns regarding vacation rentals, she doesn't want the character of the neighborhoods to be changed or affected.

Chairperson Tefft closed the Public Comment period.  
[https://youtu.be/\\_Zx6ij8-coI?t=14m55s](https://youtu.be/_Zx6ij8-coI?t=14m55s)

A. CONSENT CALENDAR - NONE

B. UNFINISHED BUSINESS - NONE

C. NEW BUSINESS  
[https://youtu.be/\\_Zx6ij8-coI?t=15m7s](https://youtu.be/_Zx6ij8-coI?t=15m7s)

- C-1** Michael Baker International Presentations – Power Point Presentation Attached.
1. Introduction & Status Update (Jeff Henderson)
  2. Receive & File: Revised Vision & Values Statement (attached)  
Revised Community Baseline Assessment (available online at [www.morrobayca.gov/planmb](http://www.morrobayca.gov/planmb))

Discussion between the Committee and staff regarding Baseline Assessment.

Staff will place the item on a future agenda for discussion.

**MOTION:** Committee member Robert Fuller Davis moved to continue the Draft Community Vision and Community Baseline Assessment. Committee member Susan Stewart seconded. The motion passed unanimously (9-0).  
[https://youtu.be/\\_Zx6ij8-coI?t=24m1s](https://youtu.be/_Zx6ij8-coI?t=24m1s)

3. Draft Key Issues and Policies Report (Jeff Henderson) – Report available online at:  
<http://www.morro-bay.ca.us/DocumentCenter/View/9919>. *Paper copy available upon request.*

Jeff Henderson presented project updates and continued to the Economic Development Policy Options.  
[https://youtu.be/\\_Zx6ij8-coI?t=27m41s](https://youtu.be/_Zx6ij8-coI?t=27m41s)

Graham gave a brief update on the Economic Development Strategic Plan.  
[https://youtu.be/\\_Zx6ij8-coI?t=38m5s](https://youtu.be/_Zx6ij8-coI?t=38m5s)

Discussion between the Committee and staff.

Neighborhood Compatibility Policy Options.  
[https://youtu.be/\\_Zx6ij8-coI?t=1h1m25s](https://youtu.be/_Zx6ij8-coI?t=1h1m25s)

Discussion between the Committee and staff.

Multigenerational Community Policy Options  
<https://youtu.be/Zx6ij8-coI?t=1h22m56s>

Discussion between Committee and staff.

Coastal Access Policy Options  
<https://youtu.be/Zx6ij8-coI?t=1h39m46s>

Discussion between Committee and staff.

D. COMMITTEE MEMBER CLOSING COMMENTS  
<https://youtu.be/Zx6ij8-coI?t=2h1m41s>

Committee member Stewart suggested the Committee members read the background information for the Key Issues and Policies. She noted most of the answers for the questions asked tonight were listed there, along with other supporting documents given to the members previously.

Committee member Melani Smith asked staff if an outreach process was done for the General Plan Stakeholders meeting.

Henderson responded none has been done yet, but they plan to have one for the Key Issues.

Chairperson Tefft asked staff if there would be more public workshops for the General Plan.

Henderson replied there will be more workshops but will have to determine when the meetings will be held considering the holidays and grant schedule.

Chairperson Tefft asked the Committee members if they would like to see the written material and comments from previous public workshops.

Graham responded the information is currently on line and as more correspondence is received, they will be placed on the website.

E. COMMUNITY DEVELOPMENT DIRECTOR/MICHAEL BAKER INTL.  
COMMENTS  
<https://youtu.be/Zx6ij8-coI?t=2h10m16s>

Graham announced there will be a joint City Council/ Planning Commission/ Harbor Advisory Board meeting on September 27<sup>th</sup>. The meeting will start at 4:00 p.m. or 4:30 p.m. before the City Council meeting. They will be reviewing the Centennial Parkway and Embarcadero Widening Project.

F. ADJOURNMENT

ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)  
REGULAR MEETING – SEPTEMBER 15, 2016

The meeting adjourned at 6:13 p.m. to the regular GPAC Committee meeting on September 29, 2016 at 4:00 p.m., Veteran’s Memorial Building.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary