



**CITY OF MORRO BAY  
GENERAL PLAN ADVISORY COMMITTEE  
AGENDA**

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*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.  
The City shall be committed to this purpose and will provide a level of municipal service and safety  
consistent with and responsive to the needs of the public.*

**Regular Meeting - Thursday, March 16, 2017  
Veteran's Memorial Building – 4:00 P.M.  
209 Surf Street, Morro Bay, CA**

Robert Tefft, Chairperson  
Susan Stewart, Vice-Chair  
Glenn Silloway  
Susan Schneider

Rich Buquet  
Jan Goldman  
Melani Smith  
Jeffrey Heller

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

GPAC ANNOUNCEMENTS

PRESENTATIONS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the GPAC on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. GPAC hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Committee meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Committee, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Committee respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, committee and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Committee to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Committee meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development 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. There are devices for the hearing impaired available upon request at the staff's table.

A. CONSENT CALENDAR

A-1 Approval of minutes from the GPAC meeting of February 16, 2017.

**Staff Recommendation:** Approve minutes as submitted.

B. UNFINISHED BUSINESS - None

C. NEW BUSINESS

C-1 Michael Baker International Presentations – Power Point Presentation Attached

1. Status Update (Jeff Henderson)
2. Zoning Code Update Introduction and Overview (Martha Miller)
3. Committee Discussion and Input (GPAC)

D. COMMITTEE MEMBER CLOSING COMMENTS

E. COMMUNITY DEVELOPMENT DIRECTOR/MICHAEL BAKER INTL. COMMENTS

F. ADJOURNMENT

Adjourn to the next regularly scheduled GPAC meeting on April 20, 2017 at 4:00 p.m. Location: Morro Bay Veteran's Hall, 209 Surf Street

**COMMITTEE 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 772-6261 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Committee. Material submitted by the public for Committee 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 meeting. Written testimony provided after the Agenda packet is published will be distributed to the Committee but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the General Plan Advisory Committee after publication of the Agenda packet are available for inspection at the Community Development Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: <http://www.morrobayca.gov/archive.aspx> or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to <http://www.morrobayca.gov/list.aspx> and follow the instructions.

The Brown Act forbids the Committee 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 Committee 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))

Committee 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 Community Development Department staff will present the staff report and recommendation on the proposal being heard and respond to questions from Committee members.
2. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.

AGENDA ITEM:   A-1  

DATE:   March 16, 2017  

ACTION:       Draft      

ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)  
REGULAR MEETING – FEBRUARY 16, 2017  
COMMUNITY CENTER MULTIPURPOSE ROOM – 4:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

GPAC COMMITTEE ANNOUNCEMENTS - NONE

PRESENTATIONS – NONE

PUBLIC COMMENT PERIOD

[https://youtu.be/HF\\_OzFt8V-U?t=2m4s](https://youtu.be/HF_OzFt8V-U?t=2m4s)

Carole Truesdale, Morro Bay resident, stated at the January 19<sup>th</sup> GPAC meeting, Ed Griggs presented proof the legend on the land use map where the fuel tanks are located, was incorrect. Truesdale stated the area is an R-1 zone but documentation stated it as an R-2 zone. Truesdale noted city staff Mr. Graham was to correct the map, but when she received a new map the correction was not made. Truesdale was concerned because the map was presented at the February 2<sup>nd</sup> GPAC workshop. Truesdale firmly believes information needs to be correctly included. Truesdale distributed copies of the Ed Griggs letter and map to Graham & the Committee.

Larry Truesdale, Kodiak St., read a letter written by Anne Pivarski. Pivarski was concerned about the options for the General Plan and the future of the city. Pivarski stated she didn't

support the City's expansion due to the fact the City has no funds to support what it already has. Pivarski feels the land being considered for inclusion should remain Ag and in the County's jurisdiction. Senior housing should also be included in the discussion. Pivarski also noted the error on the land use map was not corrected when it was brought to the Committee and Planning Department's attention in January.

Victor Montgomery, Chevron representative, spoke of the February 13<sup>th</sup> meeting between Chevron and several conservancy groups. Montgomery spoke of options for conservation, development and the search for a right mix for the Chevron property. Montgomery passed out maps to the Committee showing different alternatives. Montgomery stated he would be willing to speak more on the topic if staff or the Committee is interested.

Robert Walker, 523 Whidbey St., brought up the correction of the existing General Plan map. Walker does not know why the Committee is taking on a study area which extends to Cayucos, and noted the focus should be on other issues in the city. Walker feels the north Morro Bay parcels should be in control of the county and not included in the sphere of influence (SOI).

Kristen Headland, 498 Yerba Buena St., stated she agrees with the last three speakers and asked the land use map be corrected and made available to the public before everything is made final. Headland thanked everyone for their time and energy and reviewing the General Plan.

Stewart asked staff if the map had been corrected.

Graham responded the map has been corrected and explained there is a difference between the zoning map and the Land Use map associated with the General Plan.

Discussion between Committee and staff regarding the county property.

Walker stated on the previous land use map it shows the area around the fuel tanks as being the same as everything around it, but the current map shows the area being different. Walker would like to know why it's different now.

Discussion between staff and Committee. Graham explained the current Land Use map was updated and is currently correct

Headland wanted to clarify the area of 3300 Panorama is zoned R-1 and that it would not be changed to R-2 or a higher density.

The Committee presented their questions and concerns to Montgomery.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/HF\\_OzFt8V-U?t=39m47s](https://youtu.be/HF_OzFt8V-U?t=39m47s)

#### A. CONSENT CALENDAR

[https://youtu.be/HF\\_OzFt8V-U?t=39m54s](https://youtu.be/HF_OzFt8V-U?t=39m54s)

- A-1 Approval of minutes from the GPAC meeting of November 17, 2016.  
Staff Recommendation: Approve minutes as submitted.

**MOTION:** Committee member Stewart moved to approve the Consent Calendar.  
Committee member Buquet seconded the motion passed (7-0).

B. UNFINISHED BUSINESS - NONE

C. NEW BUSINESS

[https://youtu.be/HF\\_OzFt8V-U?t=41m8s](https://youtu.be/HF_OzFt8V-U?t=41m8s)

C-1 Michael Baker International Presentations – Power Point Presentation Attached

1. Status Update (Jeff Henderson)

[https://youtu.be/HF\\_OzFt8V-U?t=41m30s](https://youtu.be/HF_OzFt8V-U?t=41m30s)

2. Opportunity Sites – continued (Jeff Henderson & Amy Sinsheimer)

[https://youtu.be/HF\\_OzFt8V-U?t=43m2s](https://youtu.be/HF_OzFt8V-U?t=43m2s)

3. Downtown Waterfront Strategic Plan (Loreli Cappel)

Henderson announced they will return on March 8<sup>th</sup> to discuss the Downtown Waterfront Strategic Plan.

D. COMMITTEE MEMBER CLOSING COMMENTS

[https://youtu.be/HF\\_OzFt8V-U?t=2h3m52s](https://youtu.be/HF_OzFt8V-U?t=2h3m52s)

Stewart read a letter from a Morro Bay resident regarding residential areas with mixed use and what types of problems it would bring to the neighborhood. Stewart noted she would like the letter to be forwarded to the Committee. Graham stated he would forward the letter to the Committee.

Heller commented the Committee should do better at keeping the information they present 100% accurate. If there are errors, it should be corrected immediately. Heller suggested one of the consultants to take the time before the meeting to informally address the people attending the meeting, and explain the process in simple terms and where we are in the process.

Chairperson Tefft handed data to the Committee to support the Community Baseline Assessment.

Buquet notified the consultants the Committee is still waiting for information regarding the Community Baseline and Key Issues. Buquet stated staff should give the Committee enough time in the meeting to give their comments and not just stop the meeting without fulfilling the agenda. Buquet feels staff should respect the Committee's time they're putting in.

Stewart responded the Committee has to be flexible especially when there is public comment.

Silloway also agrees they would have to be flexible with the time of the meeting.

Graham commented if extra meetings are required and members are not available to attend, he would like for them to notify him. Graham noted there are time lines which need to be met.

Chairperson Tefft commented there a certain items which will need to be covered and certain points to be made.

E. COMMUNITY DEVELOPMENT DIRECTOR/MICHAEL BAKER INTL.  
COMMENTS

ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)  
REGULAR MEETING – FEBRUARY 16, 772017

[https://youtu.be/HF\\_OzFt8V-U?t=2h12m45s](https://youtu.be/HF_OzFt8V-U?t=2h12m45s)

Sinsheimer thanked the Committee for their comments.

F. ADJOURNMENT

The meeting adjourned at 6:13 p.m. to the regular GPAC Committee meeting on March 16, 2017 at 4:00 p.m., Veteran’s Memorial Building.

\_\_\_\_\_  
Robert Tefft, Chairperson

ATTEST:

\_\_\_\_\_  
Scot Graham, Secretary



# GENERAL PLAN ADVISORY COMMITTEE MEETING

*March 16, 2017*



# Presentation Outline

- **Status Update** (Jeff Henderson) (10 mins)
- **Zoning Code Update Introduction and Overview**  
(Martha Miller) (15 mins)
- **Committee Discussion and Input** (GPAC) (1 hour 35 mins)



# Zoning Code Update



# Project Overview

- Research and reconnaissance
  - Including this GPAC meeting and code-user interviews
- Consultant assessment
- Zoning Code Diagnosis Memo
- Draft Regulations for Committee, Commission, and Public Review:
  - Administrative Provisions
  - City-wide Standards
  - District Regulations and Zoning Map
- Public Review of Preliminary Draft Zoning Code
- Revisions, Hearings, and Adoption

# Related Projects

- General Plan/Local Coastal Plan Update
- Downtown Waterfront Strategic Plan







# Types of Zoning

<i>Types</i>	<b>Description</b>
<i>Euclidean (most common)</i>	Separates the city into districts/zones where certain uses and intensities are specified
<i>Incentive</i>	Relaxes certain requirements in exchange for amenities (e.g. the proposed height/FAR bonus)
<i>Performance-Based</i>	Applies of objective and quantifiable standards to reduce impacts and promote land use compatibility
<i>Physical Form-Based</i>	Prescribes design of buildings and street typologies (typically through generic prototypes/illustrations)
<i>Hybrid</i>	Combines physical and performance regulations into conventional zoning to create a character-based or contextual ordinance

# Purpose of Zoning

- Implement the General Plan and Local Coastal Plan
- Act as the Coastal Implementation Plan
- Minimize the adverse effects that buildings or using one property can have on neighbors
- Encourage optimal land use and development patterns and activities within a community, as expressed in planning policies
- Achieve economic and fiscal sustainability



# What Zoning Can Do

- Use Regulations
  - What uses are permitted, subject to specific standards, or prohibited
- Development and Design Standards
  - Reflect the desired character of the community
- Performance Standards
  - Address land use compatibility
- Predictability
  - Assurance of potential development

# What Zoning Cannot Do

- Dictate Architectural Design
  - Zoning can improve physical character with respect to building envelope
- Regulate free market
  - Cannot determine exact mix of tenants in private development
- Establish Land Use Policy
  - Zoning is an implementation tool

# Meeting Morro Bay's Needs

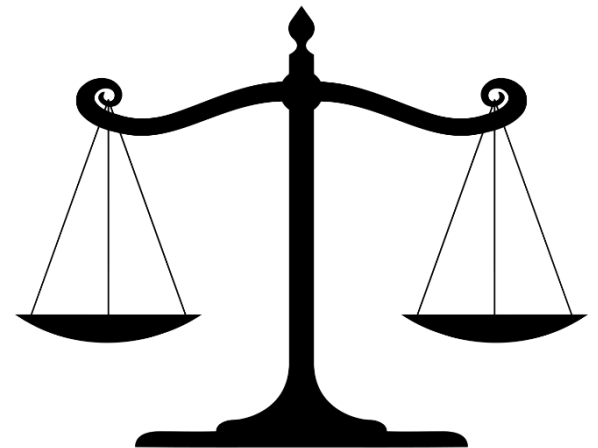
- Zoning should *perform* - it should *implement* the City's planning policies;
- Zoning should be *positive* and *design* friendly;
- Community character, particularly in neighborhoods, should be *respected*;
- Zoning must *recognize economic reality*; and
- Zoning must reflect a willingness to *rethink traditional assumptions*, not only about what gets built but also with respect to the review and approval process.

# User's Perspectives of Zoning

- Applicants
  - Rules that City follows, timeframe for decision making, types of relief that may be requested, neighbors concerns in process?
- Design Professionals
  - Clear rules; also, how much flexibility there is (waivers from fixed standards, design character, use lists, etc.)
- Planning Staff and City Officials
  - Flexibility to respond to community concerns, implement General Plan and Local Coastal Plan, reconcile competing priorities, protect City's character and environment resources
- Residents & Business Owners
  - What can be built, how long will it take, process for community input, flexibility, getting a final answer

# Tradeoffs with Zoning

- Flexibility vs. Predictability
- Flexibility vs. Administrative Cost
- Development Cost vs. Quality
- Preservation vs. Development
- Under-Regulation vs. Over-Regulation



# Discussion

- What is effective in the current regulations?
  - What should *not* change?
- What is not effective in the current regulations?
  - What *should* change?
- Do the *physical development standards* promote appropriate development?
- Are the *use regulations* effective in keeping out undesirable uses, but also letting in desired ones?
- How well do the *administrative procedures* work?
  - Are there decisions that require a Planning Commission hearing action that could be made at the Staff level?
- *Other* thoughts and observations for the Zoning Code Update



# Next Steps



- Planning Commission and City Council study session: March 28<sup>th</sup>
- Next GPAC meeting: April 20th

THANK YOU

Questions?

Contact Us

Scot Graham

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