

AGENDA ITEM: A-1

DATE: March 8, 2017

ACTION: APPROVED

ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)
REGULAR MEETING – JANUARY 19, 2017
COMMUNITY CENTER MULTIPURPOSE ROOM – 4:00 PM

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

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

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON
<https://youtu.be/Dwcl0oSoK1c?t=4m29s>

The GPAC Committee elected Tefft to continue as the GPAC Chairperson.

MOTION: Committee members move to approve Tefft to continue as Chairperson. The motion passed (5-0).
<https://youtu.be/Dwcl0oSoK1c?t=6m20s>

The GPAC Committee elected Susan Stewart as the new GPAC Vice-Chairperson

MOTION: Committee members move to approve Stewart as the new Vice-Chairperson. The motion passed (5-0).
<https://youtu.be/Dwcl0oSoK1c?t=6m20s>

GPAC COMMITTEE ANNOUNCEMENTS
<https://youtu.be/Dwcl0oSoK1c?t=6m33s>

Committee member Silloway announced the Morro Bay Open Space Alliance will be a sponsoring a public workshop on January 26th, 6:30 p.m. at the Morro Bay Community Center.

Chairperson Tefft announced there will be a public workshop next week for the Downtown Waterfront Specific Plan and General Plan is scheduled on February 2nd, 5:30 p.m. at the Morro Bay Community Center.

PRESENTATIONS – Morro Bay Open Space Alliance
<https://youtu.be/Dwcl0oSoK1c?t=7m49s>

Janet Gibson, Vice- Chairperson of Morro Bay Open Space Alliance, presented her report.

PUBLIC COMMENT PERIOD
<https://youtu.be/Dwcl0oSoK1c?t=16m59s>

Ed Griggs, 539 Whidbey St., passed out copies of the existing General Plan map. Griggs spoke about the zoning shown on the map and stated the current plans show the area near the fuel tanks zoned as R-2 (Duplex Residential) instead of R-1 (Single Family Resident) as indicated originally. Griggs would like to keep the area as an R-1.

Richard Doerflinger, Tahiti St., stated he doesn't think the new development near the fuel tanks fits into the "guiding principal" of the Planning Division. New development should fit into the small scale of the community. Doerflinger is hoping the decision maker will keep the guiding principal in mind.

Victor Montgomery, Chevron representative, stated Chevron has continued conversations with the City, County and Conservancy agencies regarding the future of the property. Montgomery stated on February 13th, there will be a discussion set with land conservancy of SLO, Trust Republic Lands and the County to discuss the long term use of the property.

Kristen Headland, 498 Yerba Buena St., spoke of the development of land on 3300 Panorama. Headland stated the General Plan has changed the area to an R-2 zone. Headland reviewed other issues the neighborhood will see if more homes are developed in the area.

Robert Walker, 523 Whidbey St., stated he was confused about what the zoning is supposed to be in the area around the fuel tanks. Walker stated it wouldn't be compatible with the surrounding areas and noted he agreed with Headland about the issues if the area was developed as an R-1 zone.

Carol Walker, 523 Whidbey St., strongly recommended the area be kept as an R-1 zone in order to keep the consistency in the neighborhood.

Tina Metzger, Nutmeg Ave., stated she is concerned alternative 1 doesn't make study area #2, located east of Morro Bay, an open space recreation and would like to know why not keep it as agricultural.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/Dwcl0oSoK1c?t=42m11s>

Graham stated the zoning for the area of the fuel tanks is already R-1 and noted there was an error on the map compared to the land use map.

Discussion between Committee and staff; will need to resolve the inconsistency of the General Plan land use map versus zoning map.

A. CONSENT CALENDAR - NONE

B. UNFINISHED BUSINESS - NONE

C. NEW BUSINESS

<https://youtu.be/Dwcl0oSoK1c?t=45m18s>

Henderson reviewed the Presentation Outline.

Henderson announced there will be a workshop for the General Plan/ LCP Coastal Program update and Downtown Waterfront Strategic Plan on February 2nd, 5:30 pm at the Morro Bay Community Center, Multipurpose room.

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

1. Status Update (Jeff Henderson)
<https://youtu.be/Dwcl0oSoK1c?t=45m34s>
2. Land Use Alternatives Process (Jeff Henderson)
<https://youtu.be/Dwcl0oSoK1c?t=53m56s>
3. Existing and Proposed Land Use Designations (Amy Sinsheimer)
<https://youtu.be/Dwcl0oSoK1c?t=55m23s>
4. Opportunity Sites (Jeff Henderson and Amy Sinsheimer)
<https://youtu.be/Dwcl0oSoK1c?t=1h19m11s>
5. Study Areas (Jeff Henderson and Amy Sinsheimer)
<https://youtu.be/Dwcl0oSoK1c?t=1h22m42s>

D. COMMITTEE MEMBER CLOSING COMMENTS

<https://youtu.be/Dwcl0oSoK1c?t=3h2m35s>

Committee member Heller stated he is not familiar with the areas on the map and suggested staff bring a pointer and a bigger map so it would be easier to see.

E. COMMUNITY DEVELOPMENT DIRECTOR/MICHAEL BAKER INTL. COMMENTS

<https://youtu.be/Dwcl0oSoK1c?t=3h3m19s>

Graham announced there will be a goal setting workshop on January 31st at the Vet's Hall, 5:30 pm.

Henderson reminded the Committee of the General Plan/ LCP Workshop on February 2nd.

F. ADJOURNMENT

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

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Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary