

AGENDA ITEM: A-1

DATE: March 16, 2017

ACTION: APPROVED

**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

Carole Truesdale, Morro Bay resident, stated at the January 19th 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 2nd 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 13th 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

A. CONSENT CALENDAR

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

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

1. Status Update (Jeff Henderson)

https://youtu.be/HF_OzFt8V-U?t=41m30s

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

https://youtu.be/HF_OzFt8V-U?t=43m2s

3. Downtown Waterfront Strategic Plan (Loreli Cappel)

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

D. COMMITTEE MEMBER CLOSING COMMENTS

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 should 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 are certain items which will need to be covered and certain points to be made.

E. COMMUNITY DEVELOPMENT DIRECTOR/MICHAEL BAKER INTL.
COMMENTS

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