

AGENDA ITEM:   A-1  

DATE:   APRIL 20, 2017  

ACTION:   APPROVED  

ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)  
REGULAR MEETING – MARCH 8, 2017  
COMMUNITY CENTER MULTIPURPOSE ROOM – 4:00 PM

PRESENT:	Robert Tefft Rich Buquet Jan Goldman Jeffrey Heller Susan Schneider Glenn Silloway Melani Smith Susan Stewart	Chairperson Committee Member Committee Member Committee Member Committee Member Committee Member Committee Member 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/zXY9aPkS1M0?t=2m2s>

Cherise Hansson, owner of Under the Sea Gallery (833 Embarcadero), spoke about the impact of making changes in the area which would be discussed tonight in item C-1, #2. Hansson spoke regarding the City's proposed RFQ for Market Plaza and feels if as a result a large hotel is placed in the middle of the Embarcadero, it would come with a cost and exclude locals from an area which has become profitable as retail. Hansson stated it would truncate it and offset the area.

Ric Deschler, Morro Bay resident, feels the current direction and drawings for the Centennial Stairway and Embarcadero improvements, fail to connect the downtown to the Embarcadero and improve the flow of pedestrian/ vehicular traffic on the waterfront. Deschler stated the concrete entertainment area has nothing to do with maintaining a historic fishing village image. Deschler noted Market Avenue and Main Street should be the areas which should be concentrated on for

entertainment. Deschler would like the Committee to focus on what a waterfront should look like.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/zXY9aPkS1M0?t=10m24s>

The Committee presented their questions.

A. CONSENT CALENDAR

<https://youtu.be/zXY9aPkS1M0?t=11m14s>

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

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

<https://youtu.be/zXY9aPkS1M0?t=11m34s>

B. UNFINISHED BUSINESS - NONE

C. NEW BUSINESS

<https://youtu.be/zXY9aPkS1M0?t=11m55s>

Chairperson Tefft announced Item #3 would be reviewed before Item #2 due to the RFQ being a priority.

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

1. Status Update (Amy Sinsheimer)

<https://youtu.be/zXY9aPkS1M0?t=12m43s>

2. Obtain GPAC Input & Council Recommendation for Market Plaza  
(Opportunity site 7) with recommended uses to be included in a Request for  
Qualifications (RFQ).

<https://youtu.be/zXY9aPkS1M0?t=14m12s>

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/zXY9aPkS1M0?t=1h8m30s>

Hansen answered questions from the Committee.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/zXY9aPkS1M0?t=1h12m54s>

3. Downtown Waterfront Strategic Plan (Loreli Cappel)

<https://youtu.be/zXY9aPkS1M0?t=1h12m54s>

D. COMMITTEE MEMBER CLOSING COMMENTS

<https://youtu.be/zXY9aPkS1M0?t=2h10m12s>

Committee member Heller commented he feels confident enough to go out to people and organize meetings to let them know what the GPAC committee has been doing so far. Heller asked Loreli if there was a summary level of the document to present in the meeting.

Cappel responded that Heller could use the power point presentation. Cappel stated it covers the key pieces and highlights.

Committee member Heller commented he knows the Committee is behind schedule and asked staff when they would be able to get back on schedule.

Graham responded some items have taken a little longer, such as the grant funding that's associated with the General Plan.

Committee member Heller commented on discussion with Tefft regarding study sessions or sub committees to discuss some of the projects. Heller commented there is not enough time to discuss things.

Committee member Stewart feels this would be a relevant process with the zoning areas.

Committee member Buquet commented he feels the same as Heller; there's not enough time for discussion due to time constraints. Buquet spoke about the current project on the Embarcadero and feels there was a missed opportunity for connectivity to the walkway. Buquet suggested they should look at opportunities for the smaller projects too.

Graham responded there is a section that will discuss public access on the Embarcadero.

E. COMMUNITY DEVELOPMENT DIRECTOR/MICHAEL BAKER INTL.  
COMMENTS

<https://youtu.be/zXY9aPkS1M0?t=2h26m17s>

Graham announced another GPAC meeting on March 16<sup>th</sup> and the Joint Meeting with Council on March 28<sup>th</sup>.

F. ADJOURNMENT

The meeting adjourned at 6:28 p.m. to the regular GPAC Committee meeting on March 16, 2017 at 4:00 p.m., Veteran's Memorial Building.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary