

AGENDA ITEM: A-1

DATE: DECEMBER 21, 2017

ACTION: APPROVED

**ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)
REGULAR MEETING – JULY 20, 2017
COMMUNITY CENTER MULTIPURPOSE ROOM – 4:00 PM**

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

**ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
GPAC COMMITTEE ANNOUNCEMENTS**
<https://youtu.be/dRRPYWhxKaA?t=2m10s>

Committee member Silloway announced the Open Space Alliance is sponsoring a block party on September 16th in the afternoon to help put Cerrito Peak in permanent conservancy. Silloway will follow up on details later.

PRESENTATIONS
<https://youtu.be/dRRPYWhxKaA?t=2m49s>

Becky Bremser from the Trust for Public Land gave an update on the Chevron property.

The Committee presented their questions and concerns to Bremser.

PUBLIC COMMENT PERIOD
<https://youtu.be/dRRPYWhxKaA?t=31m49s>

Brom Webb, 290 Sienna Street, stated on the Morro Bay draft vicinity General Plan, figure 1.2 is missing Highway 46 and thought it would be a good idea to include it on the map. Webb stated on Chapter 2, page 8, instead of using San Luis Obispo's information on the particulate matter for air quality, he would like for Morro Bay to have their own data.

Betty Winholtz, Morro Bay resident, stated Morro bay used to monitor the air when the power plant was running. Winholtz noted the facility was located on top of the Police Station. Winholtz also stated her concern about placing homes on the north side of the ridge. Winholtz stated San Luis Obispo County and Morro Bay have view shed ordinances which states no homes could be placed on the ridge. Winholtz finds the land use zoning confusing and noted there should be columns and titles to note where old titles will fit into the new areas. Winholtz would like to address Main Street in the Sea Level rise and was surprised the Cloisters wasn't mentioned in the report.

Carole Truesdale, Morro Bay resident, stated Attachment # 4, Land Use Alternatives, High Density Residential is not a positive for the vacant 10-acre lot in north Morro Bay. Truesdale feels this should be reduced to a medium density residential due to the present high traffic impact.

Barbara Doerr, Morro Bay resident, stated she hopes the County is actively involved in preserving the land. Doerr stated this is a valuable habitat which should remain along the scenic highway. Doerr suggested the WWTP be placed by the PG&E switching station. Doerr noted a Floor Area Ratio (FAR) is needed so residents could control what is being built on a lot. Doerr stated the size of the lot should limit the structure and would like the Committee to come up with standards for non-conforming uses rather than site by site exceptions. Doerr also spoke of the issues with open space housing.

Richard Sadowski, Morro Bay resident, spoke about the draft sea level rise report. Sadowski stated the City shouldn't be worried about Highway 1, but concerned about the Cloisters residential area, critical infrastructure, and the Embarcadero. Sadowski stated the City will need to look at the residential areas with stream bluffs which are affected by the king tides. Sadowski noted the sewer main in the Panorama project in north Morro Bay, is already over capacity. Sadowski would like the City to keep this in mind when they're negotiating. Sadowski also noted the City received a Water Infrastructure Finance and Innovation Act (WIFIA) loan from the United States Environmental Protection Agency (US EPA). Sadowski stated the City has a two-month period to look at a package unit to place west of Highway 1. Sadowski stated more information could be found at www.morrobaywrf.info.

Doerr asked why this committee doesn't follow the public comment rules and procedures which the City Council or the other committees follow.

Chairperson Tefft stated he will address this issue once he closes the Public Comment period.

Chairperson Tefft closed the Public Comment Period.
<https://youtu.be/dRRPYWhxKaA?t=50m18s>

Chairperson Tefft stated the Committee does follow the Public Comment period procedures. Tefft stated the Public Comment is at the beginning of each meeting. Certain items on the agenda are designated as Public Hearing items and the public comment period is scheduled for each item. For other items, e.g., Consent Calendar, Unfinished Business, Closing Comments, etc. are not scheduled as public comment.

A. CONSENT CALENDAR

<https://youtu.be/dRRPYWhxKaA?t=56m3s>

- A-1** Approval of minutes from the GPAC meeting of May 18, 2017.
Staff Recommendation: Approve minutes as submitted.

MOTION: Committee member Stewart moved to approve the Consent Calendar A-1. Committee member Smith seconded the motion passed (7-0).

B. UNFINISHED BUSINESS - NONE

C. NEW BUSINESS

<https://youtu.be/dRRPYWhxKaA?t=56m55s>

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

1. Status Update (Jeff Henderson)

Henderson presented updated.

<https://youtu.be/dRRPYWhxKaA?t=57m14s>

2. Community Baseline Assessment (CBA) (Amy Sinsheimer and Jeff Henderson)

CBA Document link: <http://www.morrobay.ca.us/DocumentCenter/Home/View/10978>

CBA with track changes: <http://www.morrobay.ca.us/DocumentCenter/Home/View/10979>

Sinsheimer presented the staff report.

<https://youtu.be/dRRPYWhxKaA?t=1h17s>

Committee members presented their questions and concerns.

Brian Leslie, Moffat & Nichol, answered questions from the Committee.

3. Sea Level Rise Analysis (Moffatt & Nichol)

<https://youtu.be/dRRPYWhxKaA?t=1h8m>

Brian Leslie presented the staff report.

Discussion between Committee and staff.

4. Draft Land Use Map and Designations (Amy Sinsheimer and Jeff Henderson)

<https://youtu.be/dRRPYWhxKaA?t=1h59m18s>

Sinsheimer presented the staff report.

The Committee members presented their questions and concerns.

D. COMMITTEE MEMBER CLOSING COMMENTS - NONE

E. COMMUNITY DEVELOPMENT DIRECTOR/MICHAEL BAKER INTL. COMMENTS

<https://youtu.be/dRRPYWhxKaA?t=3h4m1s>

Graham announced there will be two meetings in August. The second meeting will be on August 29th at the Community Center multipurpose room, 4 p.m. – 6 p.m. Graham noted

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there is a quorum of five members for the second meeting, but will contact everyone if anything changes.

F. ADJOURNMENT

The meeting adjourned at 7:05 p.m. to the regular GPAC Committee meeting on August 17, 2017 at 4:00 p.m., Veteran’s Memorial Building.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary