

AGENDA ITEM: A-2

DATE: DECEMBER 21, 2017

ACTION: APPROVED

**ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)
REGULAR MEETING – AUGUST 17, 2017
COMMUNITY CENTER MULTIPURPOSE ROOM – 4:00 PM**

PRESENT:	Robert Tefft Susan Stewart Jan Goldman Jeffrey Heller Susan Schneider	Chairperson Vice-Chairperson Committee Member Committee Member Committee Member
ABSENT:	Rich Buquet Glenn Silloway Melani Smith	Committee Member Committee Member Committee Member
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Senior Planner
CONSULTANT:	Amy Sinsheimer Martha Miller Meg Perry	Michael Baker International RRM Rincon

**ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
GPAC COMMITTEE ANNOUNCEMENTS - NONE**

PRESENTATIONS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/Xc2datpJEC4?t=2m32s>

Bill Martony, Morro Bay resident, stated staff called the Harbor Front Master plan, special planning area “C”, instead of the correct area “B”. Martony wasn’t sure if this was an error. Martony stated the zoning map in this area shows it as mixed use, which is incorrect. Martony stated it should be a split use and noted there was a survey done of the bluffs in the 1920’s. The survey shows the actual survey between the commercial and residential area. The map needs to be corrected. Martony stated the neighborhood is not compatible to be an R-1/ R-2 zone, it should stay as an R-1 zone.

Clark Kaylor, Morro Bay property owner, stated he’s afraid the property he owns will change its zoning use. Kaylor doesn’t want the General Plan to redesignate this area because he believes it currently draws tourists to the Embarcadero, the Rock, etc.

Kristen Headland, 498 Yerba Buena St., spoke about the Panorama project and was concerned the California red legged frog is no longer listed in the GPAC document. Headland stated on document “Attachment 3” no riparian habitat is not listed. Headland also noted the 3300 Panorama, 10-acre parcel has been designated as an environmentally sensitive habitat and she

would like to be sure it remains as one. Headland spoke about the Texaco property north of Main Street. This property is currently zoned as an R-3, but Headland would like for it to change to an R-2 zone. Headland thinks if this area is changed, it would be a major impact especially on traffic. Headland would like for the Committee to look at the traffic report.

Travis Kinney, Atascadero resident, stated he owns property on Scott Street. Kinney stated now with the changes he might not be able to build what he desires.

Betty Winholtz, Morro Bay resident, stated it was difficult to take the proposed zoning and know what would be lost or gained because there's no side by side comparison to what the current zoning is. Winholtz went on to speak about conditions 17.24.030A, 17.25.060A, neighborhood compatibility and areas which are not listed on the ESHA map. Winholtz noted the maps are inconsistent.

Chairperson Tefft closed the Public Comment Period.
<https://youtu.be/Xc2datpJEC4?t=17m37s>

Staff responded to some of the public comments regarding zoning.

Discussion between Committee and staff.

A. CONSENT CALENDAR - NONE

B. UNFINISHED BUSINESS - NONE

C. NEW BUSINESS

<https://youtu.be/Xc2datpJEC4?t=22m18s>

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

1. Status Update (Amy Sinsheimer)

<https://youtu.be/Xc2datpJEC4?t=22m18s>

Sinsheimer presented the updates to the Committee.

2. Zoning Administrative Provisions (RRM)

<https://youtu.be/Xc2datpJEC4?t=24m28s>

Miller presented her staff report to the Committee.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/Xc2datpJEC4?t=39m20s>

Winholtz, Morro Bay resident, was concerned the Director of Planning has more authority than the Planning Commission and feels they don't have a feel for the City's neighborhood compatibility because they usually live out of town. Winholtz is hoping in this process the term "Designer Guidelines" could be made a law or rule.

Martini, Morro Bay resident, spoke of the rezoning and would like the Committee to consider the quality of life as opposed to over densifying areas. Martini, stated he's heard of talks of upgrading the density in town.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/Xc2datpJEC4?t=42m19s>

The Committee presented their questions to staff.

Comments from the Committee

3. Environmentally Sensitive Habitat Area (ESHA) Layer Update (Rincon)
<https://youtu.be/Xc2datpJEC4?t=1h6m21s>

Meg Perry presented the staff report.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/Xc2datpJEC4?t=1h27m34s>

Winholtz complimented the consultants for covering all the monarch butterfly sites that are in Morro Bay. Winholtz would like to know if the urban forests in the city limits were documented, or wanted to know how it came into play with ESHA or not.

Martini, couldn't tell what was ESHA in the bay from the map provided. Martini would like the ESHA map to be more refined because it looks like the entire town has ESHA, or make sure the entire harbor is ESHA due to the leather back turtle.

Headland, spoke about the 10-acre parcel on 3300 Panorama Drive regarding questions about the ESHA boundaries. Headland wanted to know if staff could make corrections using the streamline.

Staff addressed the questions brought up in the Public comments.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/Xc2datpJEC4?t=1h39m59s>

The Committee presented their questions to staff.

D. COMMITTEE MEMBER CLOSING COMMENTS
<https://youtu.be/Xc2datpJEC4?t=1h50m44s>

Stewart stated she was impressed with the consultants on the project. The consultants provided clear information and was willing to hear comments, take notes, make the adjustments and come back with information.

Heller noted the consultant's response back to the public comments given at the meeting, was outstanding and would like to encourage this as much as possible in all City meetings.

Schneider also agreed on both comments from Stewart and Heller. Schneider would like the public to disclose the addresses of the property they're commenting on so she would have a better idea of the location they're speaking about.

Goldman also agrees with the previous comments from the Committee, and feels whenever a specific issue is brought up, she would like to have more background information on the issue so she can understand what the discussion is about.

Tefft suggested a side by side chart for technical types of information. It would make it easier for people who would like to see the essential affects being proposed.

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- E. COMMUNITY DEVELOPMENT DIRECTOR/MICHAEL BAKER INTL.
COMMENTS
<https://youtu.be/Xc2datpJEC4?t=1h56m11s>

Graham notified the Committee the next GPAC meeting will be in two weeks on August 29th, 4 p.m.-6 p.m., at the Community Center.

- F. ADJOURNMENT
The meeting adjourned at 5:56 p.m. to the regular GPAC Committee meeting on August 29, 2017 at 4:00 p.m., Morro Bay Community Center, Multipurpose Room.

Susan Stewart, Vice-Chairperson

ATTEST:

Scot Graham, Secretary