

AGENDA ITEM:   A-1  

DATE:   APRIL 19, 2018  

ACTION:   APPROVED  

ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)  
REGULAR MEETING – DECEMBER 21, 2017  
COMMUNITY CENTER MULTIPURPOSE ROOM – 4:00 PM

PRESENT:	Susan Stewart Rich Buquet Jan Goldman Joe Ingraffia	Chairperson Vice-Chairperson Committee Member Committee Member
ABSENT:	Susan Schneider 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	Michael Baker International RRM

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

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON  
[https://youtu.be/cmw\\_zkiU-1c?t=1m40s](https://youtu.be/cmw_zkiU-1c?t=1m40s)

The Committee nominated Stewart as the new Chairperson.

**MOTION:** Committee member Goldman moved to appoint Stewart as the new Chairperson. Committee member Ingraffia seconded, and the motion passed (3-0).

The Committee nominated Buquet as the new Vice-Chairperson.

**MOTION:** Committee member Goldman moved to appoint Buquet as the new Vice-Chairperson. Chairperson Stewart seconded, and the motion passed (3-0).

Stewart took a moment to remember Dr. Tefft. Stewart also commented on the number of meetings which were missed due to waiting for input from the Coastal Commission.

PRESENTATIONS - NONE

PUBLIC COMMENT PERIOD  
[https://youtu.be/cmw\\_zkiU-1c?t=5m8s](https://youtu.be/cmw_zkiU-1c?t=5m8s)

Rigmore, Morro Bay resident, welcomed Joe Ingraffia to the GPAC Committee. Rigmore expressed she did not agree with raising the building height limits in the residential or commercial zones.

Steve Strait, 190 Gilbert Street; corner lot, stated he received a complaint letter regarding his 3-foot-high block wall in the Right-of-Way. Strait would like the City to consider non-conforming structures like this when the new regulations are devised. Strait also spoke of short term vacation rentals. He explained there are problems with excessive parking. Strait would like to see some type of noticing process for vacation rentals and a density threshold; one vacation rental per block.

Bill Martony, Morro Bay resident, took the opportunity to speak to the Committee on the location of Special Planning Area B. Martony updated everyone on the background of this area and noted the zoning on the map was incorrect.

Vice-Chairperson Buquet asked staff to elaborate on Rigmore's comment regarding the building height increase.

Graham stated the height increase in the downtown area, is to encourage mixed use development. Graham spoke of the accommodation of retail ceiling heights and residential or other businesses upstairs. Graham also answered the question regarding the block wall in the Right-of-Way. Graham stated the block wall is in the Right-of-Way and will need an encroachment permit.

A. CONSENT CALENDAR

[https://youtu.be/cmw\\_zkiU-1c?t=26m27s](https://youtu.be/cmw_zkiU-1c?t=26m27s)

**A-1** Approval of minutes from the GPAC meeting of July 20, 2017.  
Staff Recommendation: Approve minutes as submitted.

**A-2** Approval of minutes from the GPAC meeting of August 17, 2017.  
Staff Recommendation: Approve minutes as submitted.

**MOTION:** Vice-chairperson Buquet moved to approve the Consent Calendar A-1 and A-2 as read. Chairperson Stewart seconded, and the motion passed (4-0).

B. UNFINISHED BUSINESS - NONE

C. NEW BUSINESS

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

1. Status Update (Amy Sinsheimer, Michael Baker International)  
[https://youtu.be/cmw\\_zkiU-1c?t=27m41s](https://youtu.be/cmw_zkiU-1c?t=27m41s)
2. Zoning Standards, Module 2: Draft Interpretation Provisions, District Development Standards, General Site Regulations, Definitions (Martha Miller, Lisa Wise Consulting)  
[https://youtu.be/cmw\\_zkiU-1c?t=29m53s](https://youtu.be/cmw_zkiU-1c?t=29m53s)
3. Lateral Access Poster (Amy Sinsheimer, Michael Baker International)  
[https://youtu.be/cmw\\_zkiU-1c?t=1h58m29s](https://youtu.be/cmw_zkiU-1c?t=1h58m29s)

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Lateral Access Poster was not discussed due to no time remaining for GPAC meeting.

D. COMMITTEE MEMBER CLOSING COMMENTS - NONE

E. COMMUNITY DEVELOPMENT DIRECTOR/MICHAEL BAKER INTL. COMMENTS – NONE

F. ADJOURNMENT

The meeting adjourned at 6:05 p.m. to the regular GPAC Committee meeting on January 18, 2018 at 4:00 p.m., Morro Bay Community Center, Multipurpose Room.

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Susan Stewart, Chairperson

ATTEST:

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Scot Graham, Secretary