

MINUTES – MARCH 28, 2017  
JOINT MEETING OF THE CITY COUNCIL  
AND PLANNING COMMISSION  
MORRO BAY VETERAN'S HALL  
209 SURF STREET – 3:30 P.M.

PRESENT:	Jamie Irons	Mayor
	Robert Davis	Council Member
	John Heading	Council Member
	Matt Makowetski	Council Member
	Marlys McPherson	Council Member
	Robert Tefft	Planning Commission Chair
	Michael Lucas	Planning Commissioner
	Gerald Luhr	Planning Commissioner
	Joseph Ingraffia	Planning Commissioner
	Richard Sadowski	Planning Commissioner
STAFF:	Scot Graham	Community Development Director
	Joe Pannone	City Attorney
	Dana Swanson	City Clerk
	Cindy Jacinth	Associate Planner

ESTABLISH QUORUM AND CALL TO ORDER

A quorum was established by the City Council with all members present.

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PUBLIC COMMENT

<https://youtu.be/FUt5F0jG2EE?t=4m24s>

Rigmore, Morro Bay, expressed the importance of preserving natural areas along the water front.

Glenn Silloway, Morro Bay resident and Chair of Morro Bay Open Space Alliance, shared input received during a recent community meeting regarding Study Area 1. Of the 90 who attended, 21 preferred to leave the Chevron property in the County but would accept some level of sphere of influence. Most were opposed to commercial development in that area; 70% were open to campground type development. There was unanimous support for biking/hiking trails.

David Shoemaker, Morro Bay, was concerned about the sale and potential development of the Chevron property and recommended an independent geological study to analyze risk of landslide. He suggested the development of homes on Panorama in trade for hiking / biking trails on other parts of the property could put existing homes at risk.

Robert Walker, Morro Bay, confirmed with staff 3300 Panorama will be zoned R-1.

John Brukner, Morro Bay, opposed any development aside from a campground, hiking and biking trails on Lots 33-41 (Chevron property).

Don Headland, Morro Bay, asked if zoning and density for the pump station would be decided at this meeting. He was pleased the zoning had been changed to R-1 with density of 4-7 homes per acre.

Tina Metzger, Morro Bay, asked for clarification regarding the City's Mission Statement adopted on February 28<sup>th</sup>.

Peter Behman, Morro Bay resident and business owner, requested the City consider rezoning three small homes located at 965 Pelican Place, currently zoned visitor service, due to lack of space for extra parking.

Vic Montgomery, Chevron Corporation, provided an update on current discussions and potential future uses for 3,000 acres identified in Study Area #1.

Evans Cowan, Morro Bay, asked if there would be additional meetings to discuss potential land uses and expressed an interest in participating.

Dan Knight, representing a property owner on Island Street, offered support for the synopsis on Site E and the plan to move commercial development onto Main Street in an elongated manner, drawing it out of the neighborhoods. Regarding the Chevron parcel, he supported a geological study and joint effort between Chevron and the neighboring property owners.

Roy Cinowalt, owner of an apartment building a 3100 Main, spoke regarding the need for code enforcement to prevent illegal garage conversions from being used for income property and ensure the master plan and building codes are adhered to.

The public comment period was closed.

#### SPECIAL MEETING AGENDA ITEM:

#### I. LAND USE ALTERNATIVES <https://youtu.be/FUt5F0jG2EE?t=33m49s>

Community Development Director Graham introduced Jeff Henderson and Amy Sinsheimer of Michael Baker International, who provided a project update and overview of Preferred Land Use Alternatives for input and discussion. (The slide presentation can be found [here](#).)

#### Existing Land Use Map. <https://youtu.be/FUt5F0jG2EE?t=41m8s>

Comments by the Planning Commission and Council included the following:

- Confirmed land use designations with PD overlays will be replaced with PD zones defined through the zoning code. General Plan will include a range of anticipated uses and the zoning code will define the specific uses.
- Confirmed high density would be 15-27 units per acre.
- Regarding the Mixed Use category, suggested any decisions be provisional at this point, then revisit as we move forward.
- Suggested combining golf course with recreational / open space.

#### Opportunity Sites (within City limits) <https://youtu.be/FUt5F0jG2EE?t=1h5m25s>

## **Site A – Dynegy Power Plant**

Comments by the Planning Commission and Council included the following:

- Consider a larger envelope, across the creek to Highway 41. As proposed, it may be too restrictive for potential future development.
- Suggested including the intake building and providing more connection with north Embarcadero. A full master plan of this site may be warranted.
- Suggested an interim designation be made with the understanding a specific plan will be developed in the future.
- Property along Scott Street could be included to provide access to power plant property.
- Would like to see power plant property linked to the Measure D area, perhaps offsetting visitor serving use here against losses in other areas.
- Economic viability is key – the City must adapt to a proposal that meets community needs.
- Use less defined “bubbles” to illustrate proposed mix of uses, subject to future master plan. Include adjacent power plant property on southern side.

## **Site B – Existing Wastewater Treatment Plant (WWTP), Desal Plant, Lila Keiser Park & RV areas**

The proposal is primarily a mix of visitor serving / commercial and open space / recreation use.

Comments by the Planning Commission and Council included the following:

- Would like a vision statement for natural resources and expanding or enhancing the ESHA.
- Referring to a flood study from 2009 Facility Master Plan, suggested using Highway 41 as an inversion to guide flood waters.
- Confirmed the existing RV Park conforms with proposed land use.
- Suggested the WWTP site be studied in conjunction with power plant for master plan.
- Suggested the two open space areas be connected.

Summary: As proposed, with an open space connection between the two open space areas, with the understanding master plan process will occur, with RV park on the west side of the map to be designated visitor serving commercial.

## **Site C – Proposed Water Reclamation Facility (WRF)**

There were no comments regarding this site.

## **Site D – Downtown Waterfront Strategic Plan (DWSP)**

Changed land use designations from Visitor Serving Commercial to Mixed Use to accommodate a range of potential catalyst projects. Following discussion, it was agreed more time was needed to review and discuss this area.

## **Site E – North Main Corridor**

Comments by the Planning Commission and Council included the following:

- Supported high density in this location, gathering commercial around Spencer's.

- Any development must be tied to upsizing infrastructure in this area. Traffic issues must also be considered.
- Design guidelines are needed.
- Specific areas outlined as nodes should be reexamined and well-defined. Areas where commercial doesn't work should be defined as residential.
- Suggested entryway to City on southern end be incorporated into that opportunity site, rather than the rest of north Main.
- Concerned designating the whole length of Main as neighborhood commercial would not be successful – does not want to limit options.

## II. REVIEW OF PUBLIC MEETING PROCESS

<https://youtu.be/FUt5F0jG2EE?t=2h16m40s>

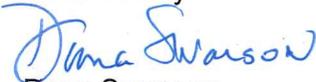
Mayor Irons requested this discussion item following the March 7<sup>th</sup> Planning Commission meeting to reinforce City policies and procedures to control public outbursts, such as cheering and clapping, and ensure everyone has the opportunity to speak during public comment.

Commissioner Tefft added it is incumbent upon members of the public to observe time limits, speak only one on an item, and be respectful of other speakers.

### ADJOURNMENT

The joint meeting of the City Council and Planning Commission concluded at 5:56 p.m.

Recorded by:



Dana Swanson  
City Clerk