

MINUTES - MORRO BAY CITY COUNCIL  
SPECIAL MEETING – JULY 11, 2017  
VETERANS MEMORIAL HALL  
209 SURF STREET – 3:30 P.M.

AGENDA NO: A-4  
MEETING DATE: August 8, 2017

PRESENT: Jamie Irons Mayor  
Robert Davis Council Member  
John Heading Council Member  
Matt Makowetski Council Member  
Marlys McPherson Council Member

STAFF: Martin Lomeli Interim City Manager  
Joe Pannone City Attorney  
Dana Swanson City Clerk  
Craig Schmollinger Finance Director  
Scot Graham Community Development Director  
Cindy Jacinth Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

The meeting was called to order at 3:30 p.m. with all members present.

PUBLIC COMMENT RE: ITEMS ON THE AGENDA

Larry Truesdale, Morro Bay, raised concerns regarding zoning of 3300 Panorama and potential traffic impacts resulting from development of a 10-acre parcel on Main Street.

The public comment period was closed.

Staff responded to issues raised during public comment.

SPECIAL MEETING AGENDA ITEM:

- I. PROVIDE DIRECTION TO STAFF ON THE DISPOSITION OF REAL PROPERTY IDENTIFIED AS 1 JORDAN TERRACE (CERRITO PEAK); APN: 066-221-001  
<https://youtu.be/8SSDhNnZc7U?t=7m57s>

Finance Director Schmollinger and Community Development Director Graham presented the staff report and responded to Council inquiries.

There was consensus on a 3-year timeline to sell the property to any entity that would preserve it as open space available to the public. Staff will bring opportunities that might facilitate the sale for preservation to Council, and provide a status report every six months on the Consent Agenda.

The Mayor re-opened public comment.

Glenn Silloway, Chair of Morro Bay Open Space Alliance, stated the group is interested in the project and will seek contributions and grant funding. They are doing research, developing marketing information, and reaching out to other non-profits, including Save the Park. A kickoff event is tentatively planned for September 16 to introduce people to the project.

The public comment period was closed.

No further action was taken by the Council.

## II. REVIEW OF PREFERRED LAND USE ALTERNATIVES FOR THE GENERAL PLAN/LOCAL COASTAL PROGRAM UPDATE AND PROVIDE FEEDBACK DEEMED APPROPRIATE

Mr. Graham and Senior Planner Jacinth provided the staff report and responded to Council inquiries (click [here](#) for PowerPoint presentation).

Land Use Alternatives Sites A through E were reviewed at a joint meeting of the City Council and Planning Commission held March 28, 2017.

### **Site F – Tri-W Site**

No land use changes are proposed. The Planning Commission recommended Measure H boundaries be better defined. It was noted any change in land use would require a vote of the people.

### **Site G – State Route 41 Gateway**

The Council supported changes in land use designation, as proposed:

- Redesignate the parcels where the mobile home park is located from Visitor-Serving Commercial to Medium Density Residential.
- Redesignate the area adjacent to Highway 41 on the north side closest to Highway 1 from Mixed Use to Visitor Serving Commercial.

### **Site H – Measure D Area**

Except for minor changes to make land use and zoning consistent on this site, no changes to land use are proposed. Clarification of Measure D could be considered during the zoning code update. The Planning Commission recommended the area north of Coleman Drive be changed to Open Space/Recreation.

### **Site I – Morro Bay Boulevard Gateway**

Mayor Irons announced he and Council Member Headding would recuse themselves from discussion of Site I as they are property owners in that area. With Council consent, he turned the meeting over to Council Member Makowetski and they left the dais.

It is recommended the far western end of the block containing City Park be changed from District Commercial to Open Space/Recreation to create a future opportunity to expand park space. The Planning Commission recommended pulling the area closest to the roundabout into Site J, and that areas northwest of the park on Harbor Street be designated for commercial oriented uses that focus on families and entertainment. The Council supported the recommended changes.

Council Member Makowetski opened public comment.

C. Randall Cook, Morro Bay, requested his property located on Piney Street between Morro Bay Blvd. and Pacific Street be rezoned from C-1 to R-4 to allow more flexibility and housing opportunities.

The public comment period was closed.

Mayor Irons and Council Member Headding rejoined the meeting at 5:06 p.m.

### **Site J – Quintana Road North of Roundabout**

It is recommended the parcels at the shopping center be changed from mixed use to service commercial. The Planning Commission recommends changing the Community Center from High

Density Residential to Public Facility. There was Council support for these changes and consensus to leave the church property zoned residential.

### **Planning Area and Sphere of Influence**

Study Area 1 – This area includes Chevron, McIlvaine and Righetti properties. Staff reviewed the GPAC preferred alternative as well as Planning Commission’s recommendation to expand the planning area to include two additional properties. The Council supported Planning Commission recommendation including Dynegy property, as discussed.

Study Area 2 – There was Council support for the preferred alternative.

Study Area 3 – There was Council support for the preferred alternative.

Study Area 4 – There was Council support for the preferred alternative.

### **ADJOURNMENT**

The meeting adjourned at 5:30 p.m.

Recorded by:



Dana Swanson  
City Clerk

