



AGENDA NO: I
MEETING DATE: March 28, 2017
Joint City Council / Planning Commission
Meeting - General Plan Update

**THE FOLLOWING PUBLIC CORRESPONDENCE
WAS RECEIVED BY THE CITY COUNCIL
FOLLOWING POSTING OF THE AGENDA**

Date: March 26, 2017

To: City Council
Planning Commission
City of Morro Bay

From: Kristen Headland
Resident

Subject: Incorrect Property Zoning for 3300 Panorama Drive, Morro Bay

I received an emailed from the City of Morro Bay with links to GPAC documents that indicate the ten acre property located at 3300 Panorama Drive is an R-2 Residential Medium Density: 7 to 15 units per acre when this property is actually zoned as an R-1 property.

The neighbors and I have attended GPAC meetings to address the error of this property being color coded as an R-2 zone with a request to make a correction.

I attended yet another GPAC meeting with my neighbors to address the lack of change in the color-coding of the ten-acre parcel located at 3300 Panorama Drive in North Morro Bay. A GPAC committee member asked the Community Development Department Director if he would make the correction. The Community Development department Director stated that he would make the correction, but it still remains color coded as R-2 on GPAC document.

Below are links to GPAC documents that still identify the ten-acre parcel at 3300 Panorama Drive as a R-2 piece of property.

With respect, I ask that this item be reviewed at the Special Joint Meeting on March 28, 2017 with a correction to identify the property at 3300 Panorama Drive.

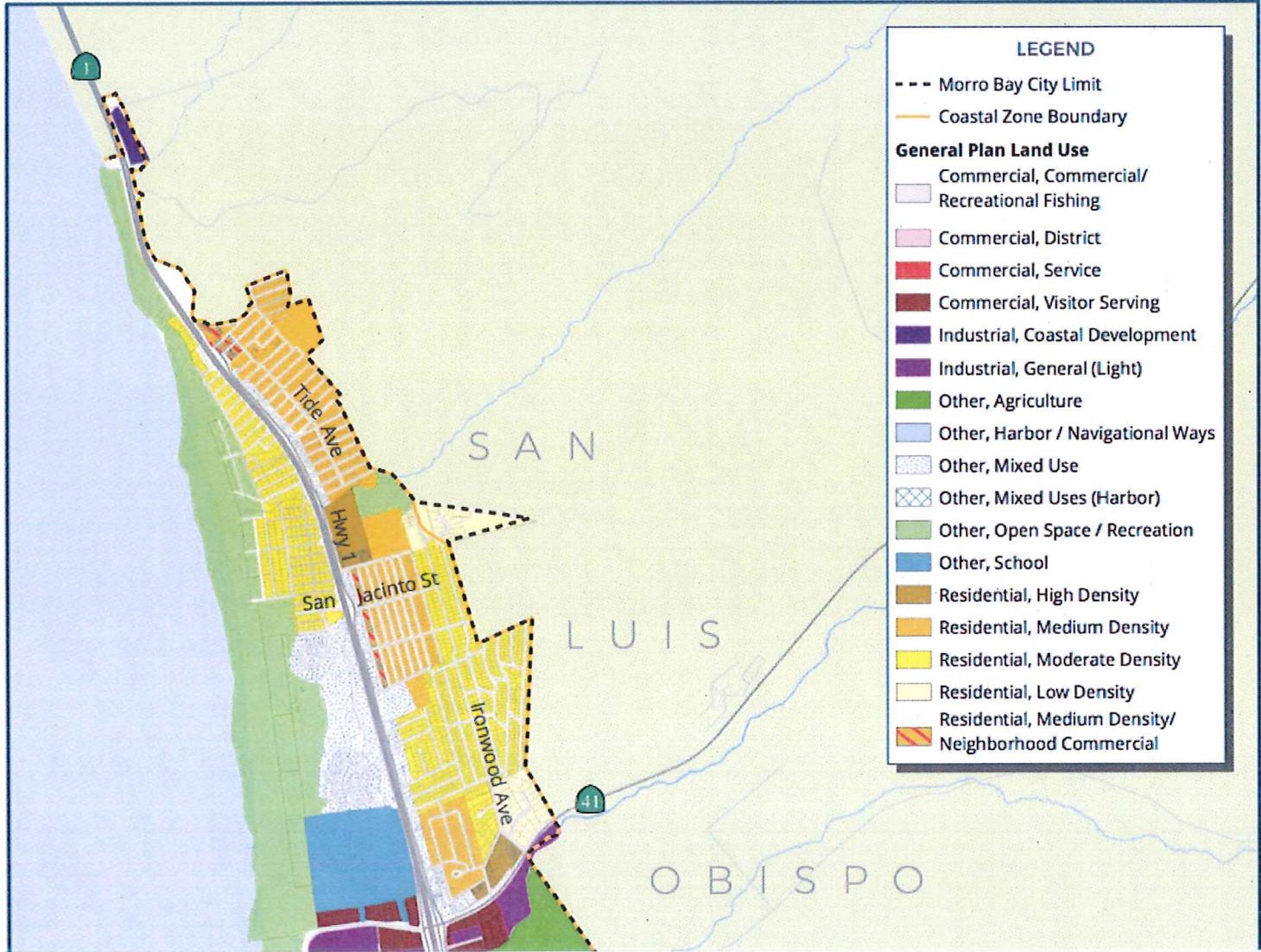
1. 7.0 Land Use, Community and Coastal Use, in Chapter 7-58, see attachment and link (that might be large) where the property is listed as R-2:

<http://www.morrobayca.gov/DocumentCenter/Home/View/10000>

2. On page 6 and 8 of the below document:

<http://morrobayca.gov/Archive.aspx?ADID=3144>

Thank You,
Kristen Headland



Dana Swanson

From: Melani Smith [REDACTED]
Sent: Tuesday, March 28, 2017 7:17 AM
To: Council
Subject: Smith Comments Land Use Alts 1.19.17
Attachments: Smith Comments Land Use Alts 1.19.17.pdf

RECEIVED
City of Morro Bay
MAR 28 2017

City Clerk

Attn Morro Bay Council Members: I cannot attend your special meeting this afternoon to discuss General Plan Land Use in a study session with the Planning Commission, unfortunately. Because I didn't see the comments I made on the land use alternatives a few months ago posted on the Plan Morro Bay website with my other GPAC comments, I thought I would forward them to you now. Staff and consultants have seen them, and some are reflected in the preferred alternatives you are reviewing today, some are not.

I do think it is important to make one further comment about the Chevron Property Opportunity Area. I stand by my comments that very low density residential, spread over very large parcels on the site does not represent good stewardship of that precious land, and that alternatively, some limited amount of clustered residential development, more directly adjacent to the developed edge of Morro Bay makes more sense. I also believe that a modest sized, sustainably designed visitor serving commercial development could be appropriate and beneficial even, east of the highway, in the area in and around the already disturbed area of the site used by Chevron for their operations.

However, its important to be clear that I am NOT suggesting that the City take land into its sphere, and essentially upzone it as part of its General Plan update process, without a larger framework and commitments in place to trade some modest development, for large scale conservation of the rest of the Chevron property as open space, with appropriate public access, in perpetuity. At this time, I don't have any knowledge that such an agreement is in place, nor what it would entail r.e funding for management and operation of the open space, to say nothing of acquisition, but should such an agreement be reached, I think the land use changes I've discussed could be great for the City and complementary to our goals relating to protection of our precious coastal setting.

Regards,
Melani V. Smith, AICP

Sent from my iPad

**Plan Morro Bay
Land Use Alternatives Document
Melani Smith comments**

Were the notes from the focus groups the consultants conducted r.e. opportunity sites and possible land use changes shared with the GPAC? The focus groups were referenced in our November agenda packet, but were there notes from the meetings that could be shared? Helpful to understand all of the input that's been shared by the community to date.

Please see the comments below on some of the items included in the packet:

Proposed Changes to Land Use Designations:

- Need greater clarity about the intention and use of the Public Facility designation. Confusing that it is proposed to be applied to Lila Keiser Park? Public Facility should be applied to City or other publicly owned facilities, such as city hall, library, rec center, etc not to parks. Perhaps there is a characteristic of that Park that differentiates it from other parks, and warrants the public facility designation, but that isn't obvious to me?
- Open Space should just be for open space, not recreation (but could include campgrounds).
- A Park/Recreation designation could be for all parks/rec facilities and golf courses – don't see why golf courses need a separate designation?
- The Agriculture designation should continue to be used for ag areas. I don't agree with adding Study Areas 2, 3 and 4 to our sphere and designating them open space/recreation. They are currently designated agriculture, and some/much of those areas is in cultivation or used for grazing or ranching. This change in designation to open space makes no sense for what we are trying to accomplish in those areas (i.e. respecting/encouraging the preservation of the ag that is there adjacent to our City).
- Good to note that there are changes planned to the Mixed Use designation, and will be interested to hear what they are. I always would advocate for mixed use vs single use designations – more flexibility is better to allow property owners opportunity to mix multiple uses, rather than one narrower commercial designation.

Opportunity Site A:

- The Existing General Plan description on Pg 12 includes a description of potential future uses, and does not mention the obvious potential for visitor serving commercial. This is odd since a Visitor Serving Commercial use zone is depicted in Alternative 1.
- This opportunity area also includes Site D.5 Triangle Parking Lot. Confusing to include the same opportunity area in two different locations in the document.
- Makes sense to show the substation area as Public Facility, since it will remain a public utility use, however since the Triangle Parking lot is not currently City owned, and its future disposition is unclear, I don't think it makes sense to designate it Public Facility.
- I wonder about the wisdom of designating any land uses at this time on the site. Of the designations we currently have to choose from, I would support Mixed Use being applied to the whole site, with the understanding that mixed use is intended to include some amount of visitor serving commercial uses, as it currently does. Seems problematic to try to designate arbitrarily where visitor serving commercial should be located on the site, without doing master or site planning.
- Alternatively, what about designating the site Planned Development, thus ensuring that any new development on the site must be done in conformance with an expected, but still to be completed, master plan for the whole site. This may ensure that the most

cohesive, best set of uses for the entire site is planned and realized, instead of allowing a piecemeal approach.

Opportunity Site B:

- See comment above about Lila Keiser Park, not sure why it would get the Public Facility designation?
- If the community and the Council supports the park designation for the soon to be former WWTP facility, and wants to take on its redevelopment into a park facility, and ongoing maintenance, great. This is ambitious, and needs careful consideration. In any case, it is unclear to me why the park designation appears to have suggested on part of the Morro Dunes private property?
- Otherwise, visitor serving uses seem appropriate for these properties, given the uses that are already there, and their location within the city.

Opportunity Site D.5 – see comments above

Opportunity Site D.6

While a creative mixed use catalyst project would be interesting to see on this site in the City, I don't have enough evidence to know that its development is likely enough or compelling enough to warrant a change in the land use designation for these parcels.

Opportunity Site D.7

A change to a mixed use designation for these significant, already City owned sites, assuming that the ultimate changes to the mixed use designation are supportive of future catalytic private development on the site, makes sense for this location. It would be wise to ensure that the required visitor serving commercial area located within the coastal zone can be accommodated, on other sites, without being dependent upon this site.

Opportunity Sites D.8 and D.9:

I don't have enough evidence to support the change in designation of these parcels from Visitor Serving Commercial to Mixed Use.

Opportunity Site D.11:

If there are lots on the corridor that could be redeveloped, through the blocks on Morro Bay Blvd., to the blocks behind them, that are already designated mixed use, I wouldn't be opposed to the mixed use designation being applied to the corridor itself. Is the District Commercial Use really the best designation for this corridor? Is it getting the community the results it wants?

Site E North Main Street Corridor:

- This is certainly a commercial corridor in the City, but any long, undifferentiated single use corridor inevitably suffers, in practice. I wouldn't support redesignating the corridor to a single use designation, as I do not believe this will achieve the desired revitalization of the corridor.
- Allowing for a mix of residential and commercial uses to continue to develop on the corridor will activate it more successfully than one undifferentiated use.
- Perhaps the fine grained changes to the area between Sequoia and Elena Street should be made to better recognize the uses already on the ground.

Site F Tri W Site:

Given the proposed development of the WRF adjacent to this area, I believe there is merit in asking the citizens of Morro Bay to consider the land use changes proposed in Alternative 1, including residential development, should the Council support this. Designating residential land in this location would indeed help the City in accommodating its future regional housing needs.

Site H Measure D Area:

I'm not suggesting changes to Measure D necessarily, just wondering where the desired boat haul out facility, that has been raised over and over, could be located on/near the waterfront, and/or are any land use changes required to accommodate it? Didn't see it referenced in the materials.

Site I: Downtown at Highway 1

See previous comments on Morro Bay Boulevard District Commercial designation – is this really appropriate for this gateway area? Why would residential frontage, if in a mixed use configuration necessarily be a negative for this area? Agree that perhaps a master plan for the civic center area could be beneficial in the future, though it may not be a high priority.

Planning Areas and Sphere of Influence:

- See my comments above, I disagree with the notion of redesignating study areas 2, 3 and 4 from agriculture to open space/recreation.
- Study Area 1 – in this case I do agree with the idea of designating the majority of the area Open Space in our sphere, since this area is annual grasslands, and not currently in agricultural use.
- I struggle to support either of the proposed land use alternatives. Extremely large lot development, 1 dwelling unit per parcel, like that which would be allowed in the agriculture designation, on six lots in Alternative 1, and 11 lots in Alternative 2, does not represent good stewardship of the land to me. Allowing spread out residential units like this, necessitating getting roads and services to each parcel, and spreading the developed footprint out over this much acreage, makes no sense to me. Clustered development of a small number of units, in a small area of the acreage represented by lots 15, 16, 34, 35, 36, 37, 38, 39, 40 and 41, with the rest in conservation or a conservation easement, makes much more sense to me than scattering houses over the whole acreage.
- I could support allowing some acreage of visitor serving commercial in this area, but not west of Highway 1, and not as large an area as is depicted in Alternative 2. How many acres is the area depicted? Perhaps an appropriate area for Visitor Serving Commercial might be parcel 6, if this is the area that encompasses the land already disturbed by Chevron for their offices and parking, and where there is already a pedestrian crossing on Highway 1 to the ocean. The floodplain of Toro Creek would also have to be protected in any scenario.