



# CITY OF MORRO BAY CITY COUNCIL AGENDA

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The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

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## NOTICE OF SPECIAL MEETING

**Tuesday, March 9, 2021 – 3:30 P.M.  
Held Via Teleconference**

### ESTABLISH QUORUM AND CALL TO ORDER

### PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this Meeting will be conducted telephonically through Zoom and broadcast live on Cable Channel 20 and streamed on the City website (click [here](#) to view). Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Veterans' Hall will not be open for the meeting.

#### Public Participation:

In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-29-20, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:

- Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the City Clerk's office at [cityclerk@morrobayca.gov](mailto:cityclerk@morrobayca.gov) prior to the meeting and will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.
- Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).
- Alternatively, members of the public may watch the meeting and speak on a specific agenda item by logging in to the Zoom webinar at the **beginning** of the meeting using the information provided below. Please use the "**raise hand**" feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.

Please click the link below to join the webinar:

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcxTHlRTk9xalImWVNWRFWFUQT09>  
Password: 135692

- Or Telephone Attendee: 1(408) 638-0968 or 1(669) 900-6833 or 1(346) 248-7799; Webinar ID: 827 2274 7698; Password: 135692; Press \* 9 to "**Raise Hand**" for Public Comment

SPECIAL MEETING AGENDA ITEM:

I. PLAN MORRO BAY: GENERAL PLAN / LOCAL COASTAL PROGRAM UPDATE

**RECOMMENDATION:** Staff recommends the Council review, and provide comment on the presentation of Plan Morro Bay: General Plan/Local Coastal Program Update.

ADJOURNMENT

DATED: March 4, 2021



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John Headding, Mayor

**IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN A CITY MEETING, PLEASE CONTACT THE CITY CLERK'S OFFICE AT LEAST 24 HOURS PRIOR TO THE MEETING TO INSURE REASONABLE ARRANGEMENTS CAN BE MADE TO PROVIDE ACCESSIBILITY TO THE MEETING.**



**AGENDA NO: I**

**MEETING DATE: March 9, 2021**

# Staff Report

**TO: Honorable Mayor and City Council      DATE: March 2, 2021**

**FROM: Scot Graham, Community Development Director  
Cindy Jacinth, Senior Planner**

**SUBJECT: Plan Morro Bay: General Plan / Local Coastal Program Update**

## **RECOMMENDATION**

Staff recommends the Council review, and provide comment on the presentation of Plan Morro Bay: General Plan/Local Coastal Program Update.

**ALTERNATIVES** - Not applicable

**FISCAL IMPACT** - Not applicable

## **DISCUSSION / BACKGROUND:**

Plan Morro Bay is the City's update of its General Plan and Local Coastal Program (LCP) Land Use Plan (LUP). These long-range planning documents guide development and conservation policies within the City. Plan Morro Bay (online link below) integrates the City's existing 1988 General Plan and 1984 LCP into one combined document. The goal of the combined GP/LCP is to improve the ease of use, update policies to reflect current practices, be consistent with current state and federal legislation, and most importantly reflect the goals and vision of the community.

Since 2015, Plan Morro Bay has been developed through extensive public outreach and involvement. This has been reflected in the 34 General Plan Advisory Committee (GPAC) meetings held to develop Plan Morro Bay in addition to previous Planning Commission (PC) meetings and joint PC/City Council meetings, multiple public workshops and focus groups, stakeholder interviews, both online and mailed survey, water billing insert announcements, and multiple in-person meeting and phone conferences with Coastal Commission staff to coordinate priority Coastal Act issues.

The outreach culminated in the Public Draft of the document, which was released in 2018 and presented for review and public comments at GPAC and at four public hearings before Planning Commission. The Draft was also reviewed extensively by Coastal Commission (CCC) staff, who requested multiple rounds of edits to the City. Coordination on document edits with CCC staff were held throughout 2019. A summary of comments received and how the requested edits were incorporated was posted to the Plan Morro Bay website and included for review with the Adoption Hearing Draft. A link to the comment summary is provided at the end of the staff report.

The Adoption Hearing Draft document was released in 2020, which reflected comments received by the public, GPAC, PC, and Coastal Commission staff. With the completion of the Adoption Hearing

**Prepared By: \_\_CJ\_\_**

**Dept Review: \_\_SG**

**City Manager Review: \_\_SC\_\_**

**City Attorney Review: \_\_JWP\_\_**

Draft, the Environmental Impact Report was prepared and routed to the State Clearing House in 2020 with noticing completed in December 2020. The certification of the EIR and recommendation to Council for adoption of Plan Morro Bay by the Planning Commission is scheduled for March 16, 2021.

### **ORGANIZATION:**

The Elements of Plan Morro Bay are organized into Blueprint and Greenprint sections followed by an Implementation section. The Blueprint section contains the development aspect of the General Plan, whereas the conservation aspect can be considered the City's Greenprint plan The Coastal Land Use Plan (LCP) is integrated into Plan Morro Bay throughout many of the elements. LCP specific policies are identified by an icon symbol of Morro Rock.

The Blueprint is divided into the following Elements focused on the physical development of the city. These are:

- Land Use
- Community Design
- Economic Development
- Circulation
- Noise
- Housing (not part of Plan Morro Bay; the Housing Element was updated separately in 2020 and certified by the California Department of Housing and Community Development).

The Greenprint is divided into the following Elements focused on conserving resources and promoting health and safety in the city. These are:

- Conservation
- Open Space
- Public Safety
- Community Well-Being

The Implementation Strategy is the last section of Plan Morro Bay. The Implementation Strategy provides a framework to achieve the vision expressed in the document through implementing the goals and policies in the document and to guide decision-making, over the life of the document.

### **COASTAL COMMISSION COORDINATION**

Staff has coordinated development of the document with CCC staff since the beginning of the process to ensure a smooth CCC certification process. Because both the GP and LCP will be a combined single document, CCC staff edits focused heavily on making clear what is and what is not in the LCP. Other areas of edits included addressing priority Coastal Act issues such as climate change, public access, low cost accommodation, coastal-dependent uses, environmental sensitive habitat, Embarcadero/ waterfront standards, and visual resource protection.

### **CONCLUSION**

Staff recommends the City Council review and receive the presentation and provide comments, as it deems appropriate. The Council Adoption Hearing Draft version March 2021 will be updated and released next week with notification of that availability to be sent to the Council, as well as updated on the Plan Morro Bay website at [www.morrobayca.gov/planmb](http://www.morrobayca.gov/planmb). Council can expect to see the GP/LCP for final review in the April/May timeframe, with specific timing based on when the Planning Commission completes their review and recommendation to Council.

## **ATTACHMENTS**

1. PowerPoint Presentation of Plan Morro Bay project

## **ONLINE LINKS:**

1. Plan Morro Bay [Adoption Hearing Draft, version October 2020](#)
2. Comment matrices of document edits from Public Draft to Hearing Draft:  
[GPAC comments](#), [Planning Commission comments](#), [public comments](#), [Coastal Commission comments](#)

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# CITY COUNCIL

*March 9, 2021*



# Plan Morro Bay



# Status Update

- Review Final Draft Plan Morro Bay
- Review Final Environmental Impact Report
- Drafting Zoning Code Update



# Overview

- Integrated General Plan/Local Coastal Program Land Use Plan
- Blueprint and Greenprint
- Resiliency Approach



# Path to Plan Morro Bay

- Community Baseline Assessment
- Public Outreach
- Key Issues and Policies
- Land Use Alternatives
- Round 3 Grant Tasks



# Path to Plan Morro Bay (continued)

- Draft Plan Morro Bay
- Hearing Draft Plan Morro Bay
- Planning Commission Review of Hearing Draft Plan Morro Bay
- Throughout: City and Coastal Commission staff review



# Organization

- 1 - Introduction
- 2 – Vision
- 3a – Blueprint Introduction
- 3b – Land Use Element
- 3c – Community Design Element
- 3d – Economic Development Element



# Organization (cont'd)

- 3e – Circulation Element
- 3f – Noise Element
- 3g – Housing Element\*
- 4a – Greenprint Introduction
- 4b – Conservation Element

*\*Updated and adopted in 2020, not currently included in Plan Morro Bay*



# Organization (cont'd)

- 4c – Open Space Element
- 4d – Public Safety Element
- 4e – Environmental Justice Element
- 5 – Implementation
- 6 – Glossary and Acronyms
- Appendices



# 1 - Introduction

- Purpose
- Combined General Plan/Local Coastal Program
- Statutory Requirements
- About Morro Bay
- The Planning Area
- How to Use the Plan/Organization



# Changes from Public Draft to Hearing Draft

- Public Draft was released in May 2018
- Comments received from:
  - General Plan Advisory Committee (GPAC)
  - Members of the public
  - Planning Commission
  - Coastal Commission staff
- Summaries of comments



# Coastal Commission Comments

- Coastal Commission staff provided substantial comments on all portions of Plan Morro Bay that are part of the LCP
- Key Comments
  - Re-organization to clarify what portions are part of the Local Coastal Program and those that are not



# Coastal Commission Comments (cont'd)

- Key issue areas comments focused on:
  - Public Access
  - Coastal-Dependent Uses
  - Environmentally Sensitive Habitat Areas (ESHA)
  - Defining Bluffs



# Coastal Commission Comments (cont'd)

- Key issue areas comments focused on:
  - Embarcadero specific policies and actions
  - Parking
  - Agricultural resource protection



# Coastal Commission Comments (cont'd)

- Key issue areas comments focused on:
  - Natural resource protection
  - Visual resource protection
  - Consistency of terms/ definitions with Coastal Act



# Changes from Hearing Draft to Final Draft

- Hearing Draft was released in October 2020
- Comments received from:
  - City staff
  - Members of the public
  - Planning Commission
  - Coastal Commission staff



# Public Comments

- Comments and edits received on most elements
- Key Comments
  - Land Use Element – lateral access policies
  - Public Safety Element – sea level rise
  - Environmental Justice Element



# Planning Commission Comments

- Comments received on most elements
- Key Edits in Response to Planning Commission and Public Comments
  - Land Use Element
  - Conservation Element
  - Public Safety Element



# Coastal Commission Comments

- Coastal Commission staff provided a relatively small set of comments on the Hearing Draft
- Key Edits in Response to Coastal Commission comments
- Some further re -organization to clarify what portions are part of the Local Coastal Program and those that are not



# Coastal Commission Comments (continued)

- Key Edits (continued)
  - Re-organization to clarify what policies apply only to the Embarcadero – Public Safety policies
  - Edits to sea level rise information in Public Safety Element

# Next Steps

- Planning Commission review Final EIR & forward favorable recommendation – March 16<sup>th</sup>
- City Council Review Final Draft Plan Morro Bay – April 2021
- Following adoption of Plan Morro Bay and approval of the Final EIR, Plan Morro Bay will be submitted to the Coastal Commission for certification

