



**AGENDA NO: I**

**MEETING DATE: March 9, 2021**

**AGENDA CORRESPONDENCE  
RECEIVED BY THE CITY COUNCIL FOR  
PUBLIC REVIEW PRIOR TO THE MEETING**

**From:** [Sean Green](#)  
**To:** [Heather Goodwin](#)  
**Subject:** 3/9/21 Special Meeting: Public Access additions to General Plan  
**Date:** Tuesday, March 9, 2021 5:21:44 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)  
[Privacy Screening.png](#)

---

Council and staff,

Thanks to Planning Commission and staff for addressing some aspects of lateral access in the current plan draft. Still, what must be made clearer and added to the general plan is specific guidance regarding inadequate lateral access practices that continue to be allowed at waterfront pathway pinch points by code or interpretation. What's currently (and incorrectly) being lumped into "vertical access" (5' min) rather than "lateral access" (10' min) are the connection points between dead-end city streets and private leaseholds along Embarcadero (images below). If Morro Bay continues to allow reduction of lateral access down to 5' wide pinch points every X number of feet, then we essentially lose 5' of lateral access (out of our 10' minimum) at every transition from parcel to parcel or parcel to sidewalk, which, arguably, puts us in breach of the Coastal Act. At the very least, our pattern of pedestrian-unfriendliness would no doubt continue along Embarcadero if the General Plan fails to close the current loophole that allows leaseholders to mischaracterize "lateral" access as "vertical."

**"Lateral access describes the ability to move parallel to the coastline, along the shore."**

**(3-43)** This means that 10' lateral access along the bay MUST EXIST CONTIGUOUSLY ALONG THE SHORE -- even as the shoreline deviates from a straight line -- not abruptly convert to 5' vertical access at every 90-degree corner of every block, as many of our waterfront leases currently do. Providing 5' vertical access to 10' lateral access, then back to 5' vertical access DOES NOT ADEQUATELY PROVIDE "THE ABILITY TO MOVE PARALLEL TO THE COASTLINE" but instead creates a maze through which most Morro Bay visitors are unwilling to venture.

Failure to provide true 10' lateral access (yet currently allowed by code)



Failure to provide true 10' lateral access, or even 5' lateral access (yet currently allowed by code)



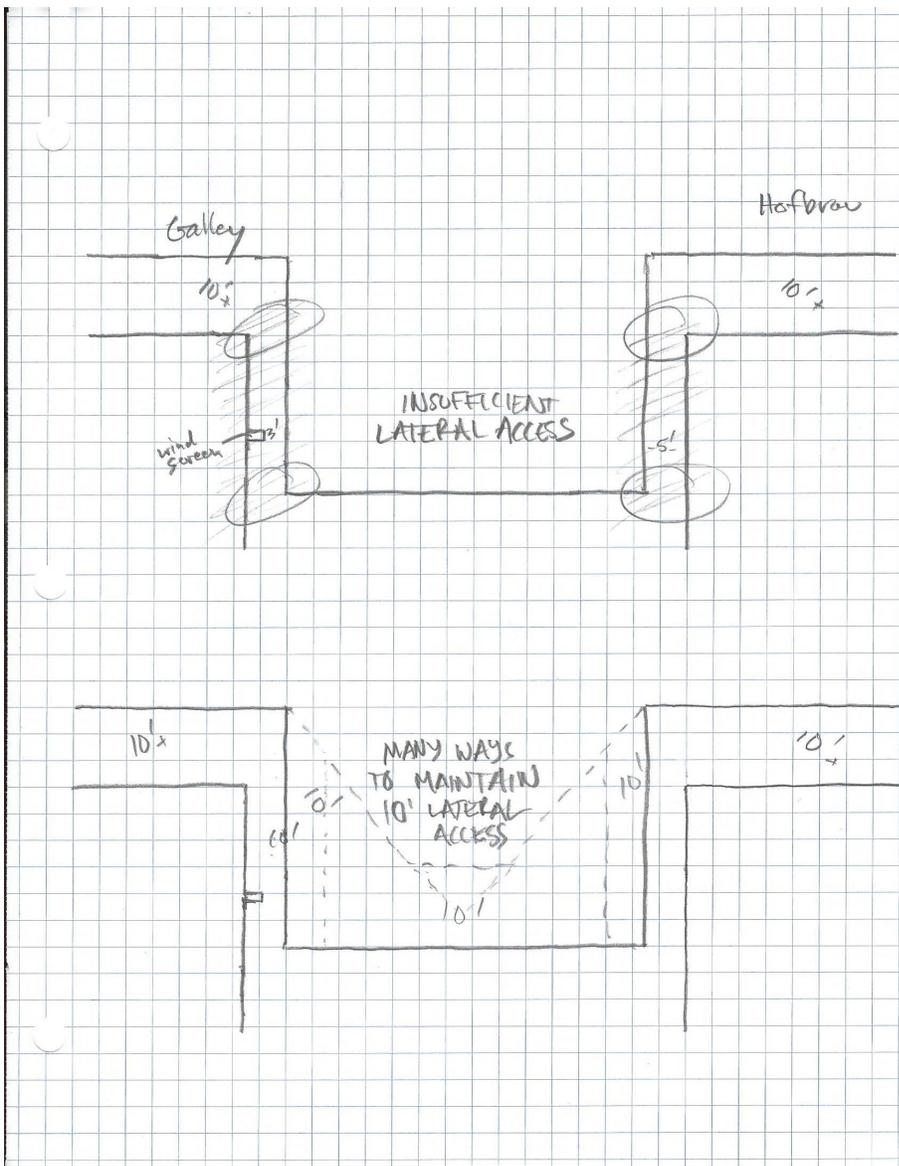
Hofbrau and Galley, as recent examples, do satisfy minimum 10' lateral access against the bay,

only to then funnel pedestrians immediately into 5' passageways (Galley's 3'). Planning Commission must make clear that these passageways are NOT VERTICAL ACCESS POINTS BY DEFINITION despite their perpendicular nature. Rather, they are part of what should be considered contiguous lateral access that provides the public "the ability to move parallel to the coastline, along the shore," as the Coastal Act prescribed. Compare those two examples to the new (and much more successful) House of Juju lateral access transition to see what a difference can be made by recognizing such connections NOT vertical access but rather contiguous lateral access.

Successful application of 10' lateral access due to 45 degree angled connection (not currently required but should explicitly stipulated in General Plan)



After all, were the Embarcadero a natural habitat and not a series of commercial structures, Morro Bay would be obliged to provide 10' wide lateral access along the ENTIRE BAY SIDE, and not, as we do now, 5', then 10', then back to 5', then 10', and so on.



**Suggested verbiage: 10' min; 45 degree angle max**

**"Goal LU-7: All residents and visitors have unimpeded and convenient public access to and along the coast." (3-44)**

**Additions to hearing draft in Section LU-7:**

- Clarify that transitions from parcel to parcel and parcel to sidewalk along Embarcadero (bayside) are considered LATERAL ACCESS and subject to 10' minimum widths

**Weaker alternative 1:**

- Clarify that transitions from parcel to parcel and parcel to sidewalk along Embarcadero (bayside) are considered HYBRID ACCESS and subject to 7.5' minimum widths (average of lateral/vertical mins)

**Weaker alternative 2:**

- Clarify that transitions from parcel to parcel and parcel to sidewalk along Embarcadero (bayside; north and south of lease site) "should maintain as close to the same lateral access as that provided on the parallel (west) side."

**IMPLEMENTATION ACTION LU-22:**

- **Explicitly classify bayside Embarcadero lease transitions from parcel to parcel and parcel to sidewalk as LATERAL ACCESS subject to 10' minimum widths**

**"There is a particular emphasis on lateral access improvements needed in the Embarcadero area, where complete bayside lateral access via dedicated public space is required..." (3-43)** Vertical access points in the Beach Tract, on the other hand, are, in fact, true vertical access points that provide perpendicular access to the entire beach, as the beach itself offers the "ability to move parallel to the coastline." No issues with hearing draft plan when it comes to areas outside of Embarcadero.

**"GOAL C-9: The aesthetic and visual natural resources in and around Morro Bay are protected to preserve the community's identity." (4-60)**

Coastal Act and Morro Bay code breaches of lateral access, as well as compliance issues regarding view corridors and privacy screening along Embarcadero additionally hinder the public's ability to enjoy its own coastline. The Morro Bay Yacht Club, for example, screens 6' height for an entire city block with opaque wood fencing for the apparent purpose of increasing privacy and exclusivity: two features that should not be part of the Morro Bay waterfront. Associated Pacific Constructors, another "working waterfront" leaseholder, screens 6' as well.



Vast stretches of public viewsheds along Embarcadero have disappeared needlessly over time; we must seek to correct this damaging pattern through specific language in our general plan. Not only is compliance with the Coastal Act at stake, but also the public status of the increasingly private waterfront. Further, the "working waterfront" moniker appears countless times throughout this hearing draft plan; how is the public supposed to observe and gain an appreciation for the work if we can't see it? And aren't the Morro Bay Yacht Club and Associated Pacific Constructors perfect examples of waterfront activities that we DO want the public to see?

Though views are discussed in later sections of the general plan, specific implementation actions must be added to the general plan in section LU (as well as Section C) to expressly facilitate the removal of non-compliant privacy screening, removal of lateral access obstacles,

and restoration of all accessways and view corridors per Coastal Act guidelines or current Morro Bay CDP/CUP.

**IMPLEMENTATION ACTION LU-23, 24, 25 (and duplicate as C-35, 36, 37)**

- **Explicitly require "the removal of all privacy screening at Embarcadero lease sites except those required around trash and other related items (possibly subject to enforcement against leaseholder), as these represent a hindrance to public enjoyment of the waterfront guaranteed by the CA Coastal Act and Morro Bay code."**
- **Explicitly require "the removal of all physical obstacles, furniture, and signage currently existing within lateral and vertical accessways along Embarcadero (possibly subject to enforcement against leaseholder), as these represent likely violations of the CA Coastal Act (and Morro Bay code)."**
- **Explicitly require "the ongoing maintenance by leaseholder of all accessways and viewsheds per the CA Coastal Act and Morro Bay code (possibly subject to enforcement against leaseholder), as these accessways and viewsheds along Embarcadero are explicit rights granted to the public by the Coastal Act and Morro Bay code."**

Please take public access seriously. Council represents the people of Morro Bay whose legal right to enjoy the waterfront along Embarcadero is challenged daily, whether intentional or not, and it will take strong, clear language in our general plan (and supporting documents) to guarantee such challenges will not be allowed to persist. Please keep in mind that the city and people of Morro Bay have been appointed trusted guardians of all waterfront lease sites on behalf of the public. It is our responsibility to set and maintain higher standards for public access than those that have created the pedestrian-unfriendly situation we have in Morro Bay today.

Respectfully submitted,

Sean Green  
Morro Bay, CA

## Dana Swanson

---

**From:** Erica Crawford <erica@morrochamber.org>  
**Sent:** Tuesday, March 09, 2021 10:31 AM  
**To:** John Heading; Robert Davis; Dawn Addis; Jeffrey Heller; Laurel Barton  
**Cc:** Dana Swanson; Scott Collins; Scot Graham; Tim Cowan  
**Subject:** Chamber Comments for Special Meeting Agenda - Plan Morro Bay

Honorable Mayor and City Council,

The Chamber is completing its review of Plan Morro Bay that will be complete on March 16th. Our review has not occurred in a vacuum. We have apprised ourselves of progress on the plan since 2018, received periodic reports from City staff, researched all of the City's and Coastal Commission's relevant technical documents, been in contact with Coastal Commission staff, and have consulted with our members about the proposed plan. We have been engaged for the following reasons:

1. The City Council's goal to improve fiscal and economic sustainability indicates that there is an interest in increasing and enhancing the City's businesses. This is an interest that is shared and supported by the Chamber.
2. Business and private investment is what implements the General Plan/LCP. The business community needs a reliable and predictable implementation program so that it can coordinate its investments and actions with those of the City.
3. Business has an interest in the stability and growth of consumer demand. Business owners have invested significant capital in the community and are risking their life savings on these business investments.
4. Stable neighborhoods attract and retain workers, business managers and business owners.
5. Business relies on an adequately funded government to provide services and infrastructure.

The Chamber recognizes that the community has spent thousands of hours and that the city has spent hundreds of thousands of dollars on Plan Morro Bay. We applaud the community and the city staff for the gigantic effort put forth in the plan. We support the sentiment that Morro Bay must move expeditiously from the years of planning to adoption and on to implementation. Implementation can only occur if the document is complete, feasible and resolves fundamental planning issues. We expect to have substantive comments on the plan which are intended to ensure that Plan Morro Bay be the most effective document it can be; we get the opportunity to do this comprehensively just once every couple or few decades. To that end, we have centered our review around the following:

- Connectivity between Main Street, Atascadero Road and Embarcadero
- Dynegy/MBPP and WWTP Master Planning
- Morro Bay's Jobs-Housing Balance and VMT
- Policies to implement lodging/accommodations per the DWSP, and the allowance for Lower-cost Accommodations
- Implementation of the Harborwalk

How residents and visitors circulate, where they conduct commercial activity, whether there is adequate housing and if the City is providing a strategy that works for our community are questions that matter to the private sector. Lack of balance, lack of feasibility, and lack of desirable access for all socioeconomic strata will have direct consequences to our existing and future businesses.

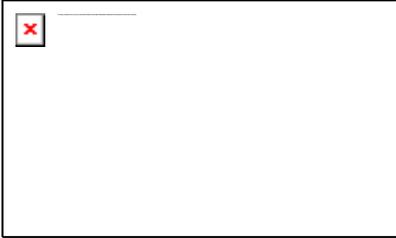
We look forward to submitting our comprehensive review later this month and thank the 30 volunteers serving on Chamber committees and the Board of Directors for their hard work.

Thank you,

Erica

--

**Erica D. Crawford**  
**President/CEO**  
**Morro Bay Chamber**  
w: 805.772.4467  
m: 917.378.2454



**From:** [Kristen Headland](#)  
**To:** [CityClerk](#); [Scot Graham](#); [Scott Collins](#); [John Heading](#); [Council](#); [Robert Davis](#); [Jeffrey Heller](#); [Laurel Barton](#); [Dawn Addis](#)  
**Subject:** 3/9/2021.Special City Council Meeting - Draft EIR/Plan Morro Bay: General Plan/Local Coastal Program Update  
**Date:** Tuesday, March 9, 2021 1:24:43 PM  
**Attachments:** [392021-Panorama Draft-EIR.pdf](#)  
[392021-3300 Panorama Drive-Correct Color Code For Moderate Density.pdf](#)

---

**Date:** 03/09/2021

**To:** Morro Bay City Council and Staff

**From:** Donald and Kristen Headland, Morro Bay Resident 31 years

**Subject: Morro Bay General Plan and LCP Update - October 2020  
Draft Environmental Impact Report  
Land Use Designation 3300 Panorama Drive**

Hello,

Thank you for the opportunity to request a discussion regarding a correction to the Draft Environmental Impact Report to the Land Use Designation for 3300 Panorama Drive. The color-coding for this property has been changed a few times. We believe the land designation is incorrect and wish to provide out facts.

We live across the street from 3300 Panorama Drive, the ten-acre parcel of the decommissioned "Chevron Jet Fuel Tank Pumping Station" in North Morro Bay. The jet fuel tanks have been removed from the property, the land is zoned for residential development.

Since 2016, the residents that live near 3300 Panorama Drive have communicated with the Morro Bay Community Development Department staff and attended General Plan Advisory Committee and Planning Commission meetings to voice our concerns. At one point, we formed a citizen group "Morro Bay Stakeholders" out of concern for our health and safety during the demolition of the fuel tanks, the Environmentally Sensitive Habitat and the possibility of a future residential housing development.

Our goal has been to preserve the character of our family friendly neighborhood. Our residential lot are 60X40 in size, we have narrow street and there is limited parking. We want to have a safe environment for families to enjoy the outside with our limited outside areas. We're also concerned about protecting the wildlife that live within the protect ESHA streambed that runs within the north side of the Panorama property.

The land use of 3300 Panorama Drive is R-1 Single Family Residential, Moderate Density with "Detached or attached single-family homes and some group housing uses." 7.1-15.0 du/ac but it keeps changing.

The Draft EIR - Plan Morro Bay - October 2020 is reporting an error in the land use density on the map for the Panorama parcel. This error will allow for Medium Density with Detached or attached single-family homes, townhomes, duplexes, apartments, condominiums, and some group housing uses - 15.1-27.0 du/ac. Please view attached Figure 2-4 Proposed Land Use and Table 2-4, Land Use Designations.

I have attached documents that were presented to the Planning Commission on 12/01/2020 due to the incorrect Land Use Designation of 3300 Panorama Drive in Plan Morro Bay-October 2020. The discussion can be viewed at

[https://m.youtube.com/watch?  
t=140&v=ffp88RBzGuo&feature=youtu.be](https://m.youtube.com/watch?t=140&v=ffp88RBzGuo&feature=youtu.be)  
<<https://m.youtube.com/watch?t=140&v=ffp88RBzGuo&feature=youtu.be>>

I would like to request the City Council open a discussion to correct the Draft Environmental Impact Regarding the Land Use Designation of R-1 Single Family Residential, Moderate Density with "Detached or attached single-family homes and some group housing uses." 7.1-15.0 du/ac.

Thank you for your time regarding this important matter.

Don and Kristen Headland

**Date:** 03/09/2021  
**To:** Morro Bay City Council and Staff  
**From:** Donald and Kristen Headland  
Morro Bay Resident 31 years  
**Subject:** **Morro Bay General Plan and LCP Update - October 2020**  
**Draft Environmental Impact Report**  
**Land Use Designation 3300 Panorama Drive**

Hello,

Thank you for the opportunity to request a discussion regarding a correction to the Draft Environmental Impact Report to the Land Use Designation for 3300 Panorama Drive. The color-coding for this property has been changed a few times. We believe the land designation is incorrect and wish to provide out facts.

We live across the street from 3300 Panorama Drive, the ten-acre parcel of the decommissioned "Chevron Jet Fuel Tank Pumping Station" in North Morro Bay. The jet fuel tanks have been removed from the property, the land is zoned for residential development.

Since 2016, the residents that live near 3300 Panorama Drive have communicated with the Morro Bay Community Development Department staff and attended General Plan Advisory Committee and Planning Commission meetings to voice our concerns. At one point, we formed a citizen group "Morro Bay Stakeholders" out of concern for our health and safety during the demolition of the fuel tanks, the Environmentally Sensitive Habitat and the possibility of a future residential housing development.

Our goal has been to preserve the character of our family friendly neighborhood. Our residential lot are 60X40 in size, we have narrow street and there is limited parking. We want to have a safe environment for families to enjoy the outside with our limited outside areas. We're also concerned about protecting the wildlife that live within the protect ESHA streambed that runs within the north side of the Panorama property.

The land use of 3300 Panorama Drive is R-1 Single Family Residential, Moderate Density with "Detached or attached single-family homes and some group housing uses." 7.1-15.0 du/ac but it keeps changing.

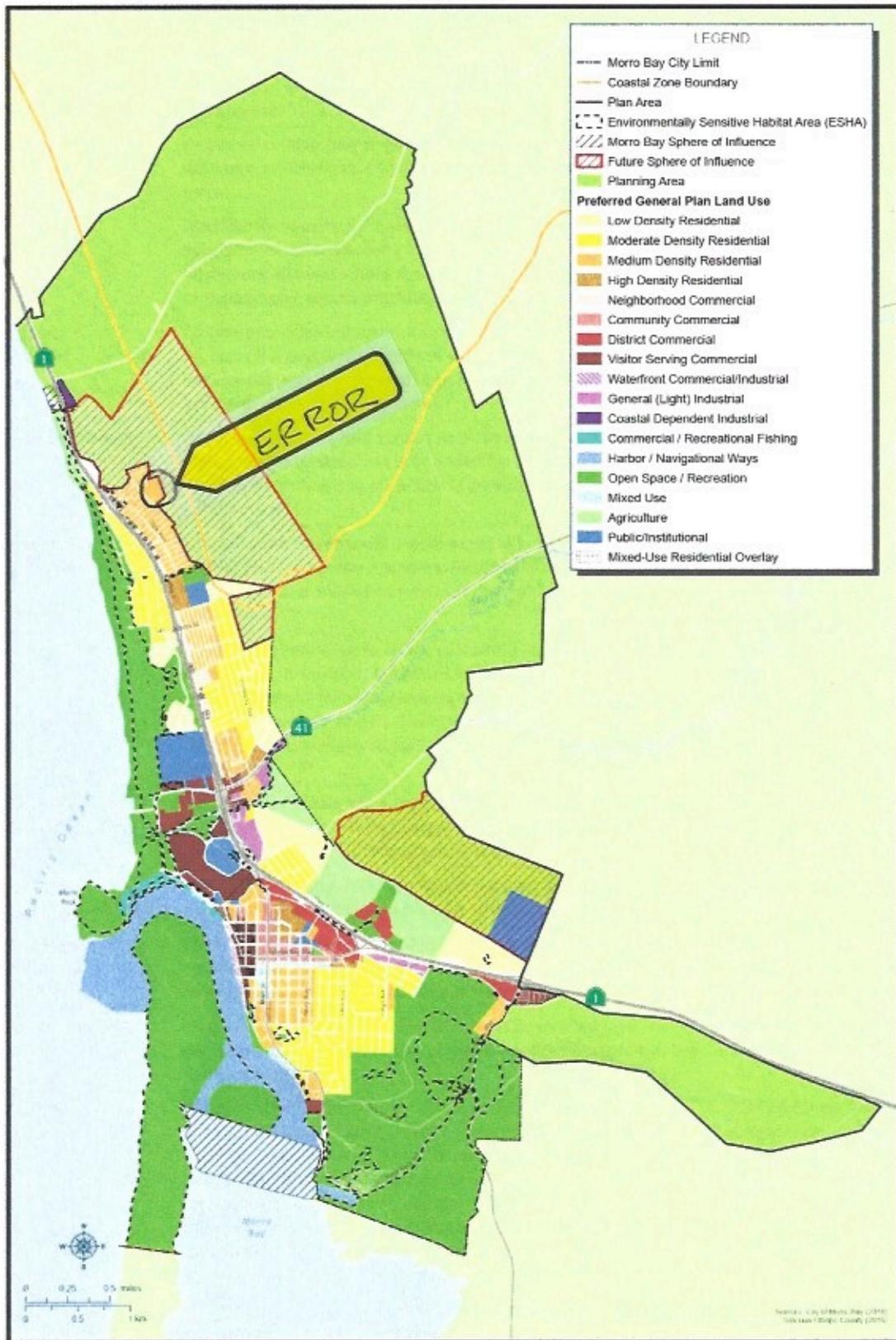
The Draft EIR - Plan Morro Bay - October 2020 is reporting an error in the land use density on the map for the Panorama parcel. This error will allow for Medium Density with Detached or attached single-family homes, townhomes, duplexes, apartments, condominiums, and some group housing uses - 15.1-27.0 du/ac. Please view attached Figure 2-4 Proposed Land Use and Table 2-4, Land Use Designations.

I have attached documents that were presented to the Planning Commission on 12/01/2020 due to the incorrect Land Use Designation of 3300 Panorama Drive in Plan Morro Bay-October 2020. The discussion can be viewed at <https://m.youtube.com/watch?t=140&v=ffp88RBzGuo&feature=youtu.be>

I would like to request the City Council open a discussion to correct the Draft Environmental Impact Regarding the Land Use Designation of R-1 Single Family Residential, Moderate Density with "Detached or attached single-family homes and some group housing uses." 7.1-15.0 du/ac.

Thank you for your time regarding this important matter.

Figure 2-4 Proposed Land Use Map



**Table 2-4 Land Use Designations**

Designation	Description	Density/Intensity
Low Density	Detached single-family homes and some group housing uses.	0-4.0 du/ac
Moderate Density	Detached or attached single-family homes and some group housing uses.	4.1-7.0 du/ac
Medium Density	Detached or attached single-family homes, townhomes, duplexes, apartments, condominiums, and some group housing uses.	7.1-15.0 du/ac
High Density	Multifamily housing, including apartments, townhomes, condominiums, and some group housing uses. Single-family homes are allowed where the sites' characteristics, such as size or topography, would preclude multi-family development.	15.1-27.0 du/ac
Community Commercial	Community-oriented uses including retail stores, restaurants, professional and medical offices, and personal services. Residential uses are allowed both above and behind commercial uses with discretionary approval.	1.25 FAR for nonresidential component 15.1-27.0 du/ac for residential component
District Commercial	Retail, commercial, and service uses that meet local and regional demand. This designation is intended for larger-scale development that is appropriate in an auto-oriented environment.	0.5 FAR
Neighborhood Commercial	Smaller-scale commercial uses that provide for the daily needs and services of nearby residents. Residential uses are allowed both above and behind commercial uses with discretionary approval.	1.0 FAR for nonresidential component 4.1-15.0 du/ac for residential component
Visitor-Serving Commercial	Visitor-oriented services and uses located at easily accessible locations and tourist destinations within the coastal zone. In general, ground-floor development should be reserved for retail shops, restaurants and bars, and visitor accommodations, with the upper floors reserved for additional visitor accommodations and offices.	1.25 FAR
Commercial/Recreational Fishing	Implements Measure D, which protects the tidelands area between Beach Street and Target Rock. Development and use permits are limited to fishing activities only.	0.5 FAR
Waterfront Commercial/Industrial	A mixture of visitor-serving commercial uses and harbor-dependent land uses located in the coastal zone.	1.25 FAR
General (Light) Industrial	Light industry uses which are generally not compatible with residential or most commercial uses. Existing residential buildings are permitted and are considered conforming.	0.5 FAR
Coastal-Dependent Industrial	Uses within the coastal zone which must be located near the coast to function, and are thereby given priority pursuant to the California Coastal Act.	0.65 FAR
Mixed Use	Implemented by the zoning code, any combination of commercial uses; offices; attached single-family housing, multiple-family housing, and live-work units; institutional uses; cultural facilities; developments including an open space component; visitor-serving uses; and/or civic facilities. Mixing of these uses may occur in a vertical and/or horizontal orientation. Mixed-use development is required within the constraints of parcel size, context/adjacent uses, and access to transportation.	1.0 FAR for nonresidential component 15.1-27.0 du/ac for residential component
Public/Institutional	Facilities which serve the public, including government buildings and service facilities; or quasi-public facilities such as hospitals and cultural or civic resources.	0.5

**Date:** 12/01/2020

**To:** Planning Commissioners  
Community Development Director

**Subject:** **Correction-Plan Morro Bay-October 2020**  
**Land Use Designation 3300 Panorama Drive**

Hello,

For the record, this is a continuation from the 11/17/2020, Planning Commission meeting. I provided Public Comments with documents to support my request to correct the Land Use Designation of 3300 Panorama Drive.

In the Plan Morro Bay - October 2020, the Land Use Map notes the ten-acre parcel Panorama parcel with a color code of orange when it should be noted with a color code of yellow to designate R-1, Single Family Residential, 4-7 du/ac.

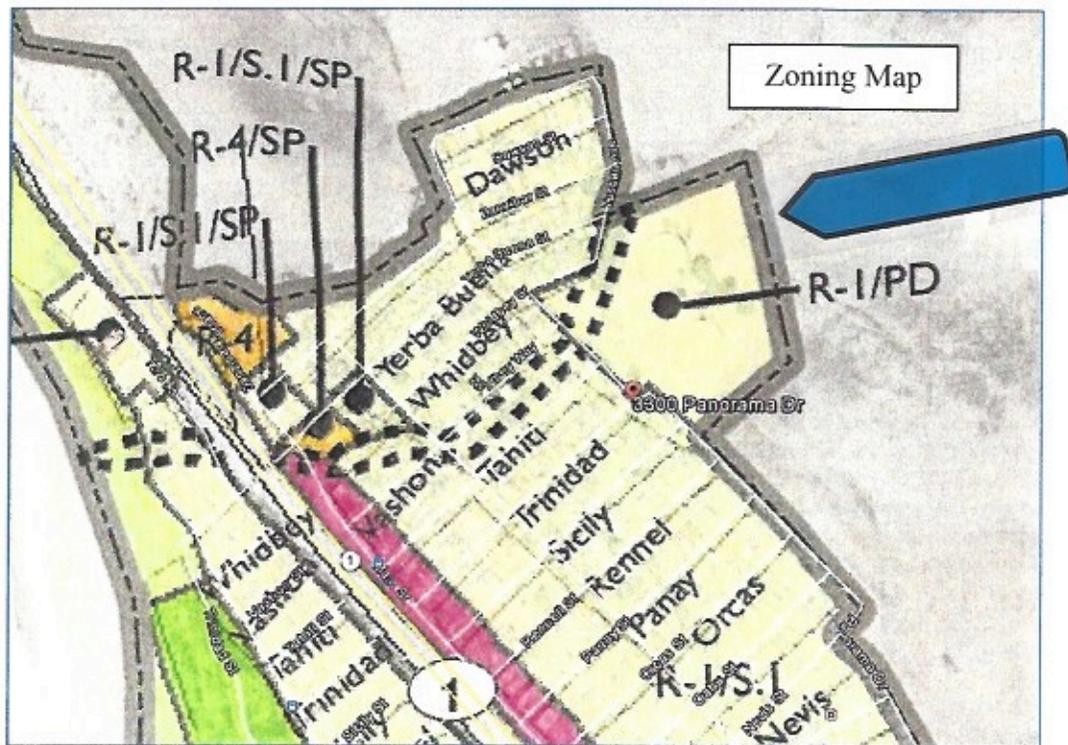
At the 11/17/2020 Planning Commission meeting the Community Development Director referenced Senate Bill No. 3300. This bill does not apply to 3300 Panorama Drive because this ten acre parcel had the land use designation of Moderate, R-1, Single Family Residential, 4-7 du/ac. Please see my supporting document that note 3300 Panorama Drive with the color code of yellow during the years of 2017 and 2018. Actually if wasn't until June of 2020 that the color code was change from yellow to orange as noted in the Plan Morro Bay-October 2020.

**Supporting Documents:**

1. In the 9/6/2016 Planning Commission Agenda, page 3 with the table and map on it. Then page 38 of attachment C (environmental document) entitled Land Use Planning in particular the paragraph under the table.
2. In the 1/19/2017 GPAC agenda, pages 3 (identifying current density levels), 5 (last paragraph beginning with the words "Table I"), 6 (table or top part of table), and 8 (map).
3. In the 1/19/2017 GPAC minutes, page 2, bottom of page Scot's admission that the land use map marking was an error, ***"Graham stated the zoning for the area of the fuel tanks is already R-1 and noted there was an error on the map compared to the land use map"***.
4. In the 2/16/2017 GPAC minutes, page 1, the land use map is not changed per Carole Truesdale (see Public Comment and letter). See additional Public Comments noted with a blue arrow. Once again the Community Development Director notes per the minutes ***"Graham responded the map has been corrected and explained there is a difference between the zoning map and the Land Use map associated with the General Plan"***.

Site Characteristics	
Project Site Area	Approximately 10 acres
Existing Use	Decommissioned U.S. Navy Jet Fuel Facility
Terrain	Moderate to steep slopes and extensive grading
Vegetation	Non-native grassland
Access	Panorama at Sicily and Tahiti Streets

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	General Light Industrial/Planned Development
Base Zone District	R-1/Single Family Residential
Zoning Overlay District	PD/Planned Development and ESH/Environmentally Sensitive Habitat (along the stream corridor)
Coastal Zone	ESH area is located inside the Coastal Appeals Jurisdiction



# EXHIBIT C

3300 Panorama Drive  
 CASE NO. UP0-440 & CP0-500  
 DATE: July 25, 2016

- b. The proposed project is limited to demolition, and would not require the long-term use of City water supplies. Water trucks would be provided for dust suppression during demolition actions. No depletion of groundwater supplies or effects on groundwater recharge would result, and impacts would be less than significant.
- c-d. Implementation of the demolition project would not include any modification of existing drainage patterns onsite. The removal of the shot-crete in between the two Navy tanks would not affect surrounding drainage patterns or flows to and from the unnamed drainage. Therefore, potential impacts would be less than significant.
- e. The project is limited to demolition actions, and would not include the creation of new impervious surfaces. The project would not create or contribute runoff beyond existing conditions. Therefore, potential impacts would be less than significant.
- g.-h. The project location is within FEMA's 100-year flood hazard area; however, the project is limited to the demolition and removal of existing structures and infrastructure onsite. No new housing, structures, or any other features are proposed within the flood zone. The project would not impede or redirect floodwaters, or increase the base elevation of the existing flood zone. Therefore, no impact would occur.
- i. The project does not place structures or people in a high flood hazard area and is not within an area that would be affected by a levee or dam failure. No impact would occur.
- j. The project is not proposed in an area subject to inundation by seiche or tsunami, and would not include any new structures that could be exposed to mudflow hazards. Impacts would be less than significant.

**Conclusion:** *Impacts related to hydrology and water quality will have less than significant impacts upon implementation of identified mitigation measures and compliance with existing regulations.*

**Mitigation and Monitoring:** Implement HM-1 and HM-2.

10. LAND USE AND PLANNING		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?				X
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Environmental Setting:** The project site is located at the northeast corner of the City of Morro Bay. The site was previously used by the Department of the Navy for jet fuel storage and distribution. The site is within the R-1/PD/ESH (Single-Family Residential/Planned Development / Environmentally Sensitive Habitat) zoning district and designated by the General Plan and Coastal Land Use Plan (CLUP) as General Light Industrial / Planned Development. The ESH overlay is located along an existing drainage proximate to the northwest property boundary. The project site is partially located in the Coastal Commission's Appeals Jurisdiction, due to the presence of the coastal stream/drainage (ESH). Surrounding uses include residences to the north, west, and south. Undeveloped land is located to the northwest.



## Land Use Alternatives Memo

### Existing Land Use Designations

The existing General Plan includes a variety of land use designations which pertain to residential, commercial, industrial, agricultural, mixed-use, visitor-serving, coastal-dependent, public facility, and other uses. The following sections provide an overview of the current land use designation categories. The Coastal Act requires that the LUP include a land use designation or designations that specifically accommodate visitor-serving and coastal-dependent/coastal-related uses. Under the existing Morro Bay General Plan and LUP, the designations that achieve this goal are Visitor Serving Commercial, Commercial/Recreational Fishing, Mariculture and Marine Research, Mixed Uses (Harbor), and Coastal Development Industrial.

#### Residential

The 1988 Morro Bay General Plan includes four residential land use categories based on the following density levels:

- **Low Density:** Up to 4 units per acre
- **Moderate Density:** 4 to 7 units per acre
- **Medium Density:** 7 to 15 units per acre
- **High Density:** 15 to 27 units per acre

The residential land use designations are the only designations in the existing General Plan with densities or intensities. The updated Plan Morro Bay will include these standards for the proposed land use designations. The majority of parcels designated for residential use in the General Plan are located in the northern and south-central portions of the planning area.

#### Commercial

In the General Plan, commercial land use categories are generally located along Highway 1 and in downtown, with one small additional commercial area located in the southern coastal area north of Fairbanks Point. Much of the commercial development in Morro Bay is visitor-serving, a category which includes hotels and inns, restaurants, and shops. The five commercial land use categories are:



## Land Use Alternatives Memo

### Open Space/Recreation

The **Open Space/Recreation** designation includes land which is not defined as environmentally sensitive habitat and is not intended to accommodate intensive recreational activities. Uses in this designation typically include athletic fields, campgrounds, horse stables, and other recreational uses.

### Mixed Uses (Harbor)

A mixture of visitor-serving commercial uses and harbor-dependent land uses are accommodated in the **Mixed Uses (Harbor)** designation. Examples include sport fishing facilities, fish stores, gift shops, and recreational boat docks. Areas along the Embarcadero are located within this designation, and include restaurants and hotels as major uses.

### Environmentally Sensitive Habitat

The **Environmentally Sensitive Habitat** designation includes protected areas which provide habitat for rare or especially valuable plant or animal life that could be easily disturbed or degraded by human activity. Fishing, clamming, and hiking may be allowed in these areas.

### Agriculture

The **Agriculture** designation provides for the identification and preservation of agricultural land for cultivating crops and raising animals. Lands which fit this designation include those with prime soils, prime agriculture land, land in existing agricultural use, land with agricultural potential, and land under Williamson Act contracts.

### Mixed Use

Areas within the **Mixed Use** designation include parts of the city that generally feature a mixture of residential, office, commercial, visitor-serving, and recreational lands.

**Table 1** below compares the existing general plan land use designations with corresponding zoning districts. The Existing General Plan Land Use Map follows the table.



Land Use Alternatives Memo

Table 1. General Plan Land Use Designation/Zoning Consistency

General Plan Land Use Designation	Description of LU Designation	Allowed Density	Corresponding Zoning Districts
Low Density	Detached single-family homes.	0-4 du/ac	AG, R-A, CRR
Moderate Density	Detached or attached single-family homes.	4-7 du/ac	R-1
Medium Density	Detached or attached single-family homes, townhomes, duplexes, and condominiums.	7-15 du/ac	R-2
High Density	Multifamily housing, including apartments, townhomes, and condominiums.	15-27 du/ac	R-3, R-4
Medium Density Residential/ Neighborhood Commercial	Detached or attached single-family homes, townhomes, duplexes, and condominiums. Provides for the daily needs of residents nearby and includes grocery stores, laundromats, pharmacies, and household stores.	7-15 du/ac	R-2, MCR
District Commercial	District commercial areas serve a regional commercial need such as shopping centers and major goods and services.		C-1, MCR
Service Commercial	Commercial uses that are not compatible with residential neighborhoods, as well as light industrial and manufacturing uses, particularly those related to commercial fishing.		C-2, MCR
Visitor Serving Commercial	Encourages tourist-oriented services and uses at easily accessible and destination locations, particularly along Highway 1.		R-4, C-VS
Commercial/ Recreational Fishing	Implements Measure D, which protects the tidelands area between Beach Street and Target Rock by limiting development and use permits to fishing activities only.		CF
General (Light) Industrial	Light industry uses which are not compatible with residential or most commercial uses.		M-1
Coastal Development Industrial	Specifically for uses which must be located near the coast to function, and are thereby given priority pursuant to the California Coastal Act.		M-2
Mariculture and Marine Research	Areas considered suitable for the propagation and rearing of ocean fish and shellfish.		MMR
Golf Course	Golf courses and related facilities.		GC
Harbor/Navigational Ways	Areas of the city covered by seawater and used for boating, fishing, and visitor-serving uses.		H
Open Space/Recreation	Uses which are not intended for development or intensive recreational uses, but which are not classified as sensitive habitat.		OA

Land Use Alternatives Memo

Existing General Plan Land Use Designations



Existing General Plan Land Use Designations

Committee member Silloway announced the Morro Bay Open Space Alliance will be a sponsoring a public workshop on January 26<sup>th</sup>, 6:30 p.m. at the Morro Bay Community Center.

Chairperson Tefft announced there will be a public workshop next week for the Downtown Waterfront Specific Plan and General Plan is scheduled on February 2<sup>nd</sup>, 5:30 p.m. at the Morro Bay Community Center.

#### PRESENTATIONS – Morro Bay Open Space Alliance

<https://youtu.be/Dwcl0oSoK1c?t=7m49s>

Janet Gibson, Vice- Chairperson of Morro Bay Open Space Alliance, presented her report.

#### PUBLIC COMMENT PERIOD

<https://youtu.be/Dwcl0oSoK1c?t=16m59s>

Ed Griggs, 539 Whidbey St., passed out copies of the existing General Plan map. Griggs spoke about the zoning shown on the map and stated the current plans show the area near the fuel tanks zoned as R-2 (Duplex Residential) instead of R-1 (Single Family Resident) as indicated originally. Griggs would like to keep the area as an R-1.

Richard Doerflinger, Tahiti St., stated he doesn't think the new development near the fuel tanks fits into the "guiding principal" of the Planning Division. New development should fit into the small scale of the community. Doerflinger is hoping the decision maker will keep the guiding principal in mind.

Victor Montgomery, Chevron representative, stated Chevron has continued conversations with the City, County and Conservancy agencies regarding the future of the property. Montgomery stated on February 13<sup>th</sup>, there will be a discussion set with land conservancy of SLO, Trust Republic Lands and the County to discuss the long term use of the property.

Kristen Headland, 498 Yerba Buena St., spoke of the development of land on 3300 Panorama. Headland stated the General Plan has changed the area to an R-2 zone. Headland reviewed other issues the neighborhood will see if more homes are developed in the area.

Robert Walker, 523 Whidbey St., stated he was confused about what the zoning is supposed to be in the area around the fuel tanks. Walker stated it wouldn't be compatible with the surrounding areas and noted he agreed with Headland about the issues if the area was developed as an R-1 zone.

Carol Walker, 523 Whidbey St., strongly recommended the area be kept as an R-1 zone in order to keep the consistency in the neighborhood.

Tina Metzger, Nutmeg Ave., stated she is concerned alternative 1 doesn't make study area #2, located east of Morro Bay, an open space recreation and would like to know why not keep it as agricultural.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/Dwcl0oSoK1c?t=42m11s>

Graham stated the zoning for the area of the fuel tanks is already R-1 and noted there was an error on the map compared to the land use map.

Discussion between Committee and staff; will need to resolve the inconsistency of the General Plan land use map versus zoning map.

AGENDA ITEM: <u>  A-1  </u>
DATE: <u>  March 16, 2017  </u>
ACTION: <u>  APPROVED  </u>

**ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)  
REGULAR MEETING – FEBRUARY 16, 2017  
COMMUNITY CENTER MULTIPURPOSE ROOM – 4:00 PM**

PRESENT:	Robert Tefft Rich Buquet Jan Goldman Jeffrey Heller Susan Schneider Glenn Silloway Susan Stewart	Chairperson Committee Member Committee Member Committee Member Committee Member Committee Member Committee Member
ABSENT:	Melani Smith	Committee Member
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Associate Planner
CONSULTANT:	Jeff Henderson Amy Sinsheimer Loreli Cappel	Michael Baker International Michael Baker International Michael Baker International

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

GPAC COMMITTEE ANNOUNCEMENTS - NONE

PRESENTATIONS – NONE

**PUBLIC COMMENT PERIOD**  
[https://youtu.be/11F\\_OzFt8V-U?t=2m4s](https://youtu.be/11F_OzFt8V-U?t=2m4s)



Carole Truesdale, Morro Bay resident, stated at the January 19<sup>th</sup> GPAC meeting, Ed Griggs presented proof the legend on the land use map where the fuel tanks are located, was incorrect. Truesdale stated the area is an R-1 zone but documentation stated it as an R-2 zone. Truesdale noted city staff Mr. Graham was to correct the map, but when she received a new map the correction was not made. Truesdale was concerned because the map was presented at the February 2<sup>nd</sup> GPAC workshop. Truesdale firmly believes information needs to be correctly included. Truesdale distributed copies of the Ed Griggs letter and map to Graham & the Committee.

Larry Truesdale, Kodiak St., read a letter written by Anne Pivarski. Pivarski was concerned about the options for the General Plan and the future of the city. Pivarski stated she didn't

February 16, 2017

General Plan Advisory Committee, Scot Graham, et al,

At the last GPAC meeting held on January 19, 2017 Mr. Ed Griggs presented to this Committee and Planning Department proof that the Legend for the Land Use Map, North Morro Bay Area PDF, and page 62 Figure LU-14 was in error for the area known as the Fuel Tank Demolition, Panorama Project. This site was originally zoned in the 1988 General Plan as R-1; however, the documentation currently circulating shows this land as R-2. Ed brought up this issue to Scot Graham, Morro Bay Planning Department and GPAC attendees. Mr. Graham stated, "that it was a mapping error and he would make the correction accordingly."

When I requested the updated map for Figure LU-1, from the Morro Bay Planning Department (Scot Graham), and offered to pay for the printing cost, which Scot said was not necessary since he had extras, what I received was the exact same map without the changes, nor were there any legends representing the errors of this existing map and note of correction from R-2 to R-1.

This concerns me because this information was presented to the citizens at the GPAC meeting on February 2, 2017 for the 3<sup>rd</sup> Community Involvement Meeting regarding Existing General Plan Land Use Map, without corrections being made.

I have included a copy of Mr. Grigg's letter to the GPAC team as well as the map I received from Mr. Graham. We are at a critical threshold in completing our General Plan and I firmly believe that information needs to be correctly included.

Thank you,

Carole Truesdale

ACTION MINUTES – GENERAL PLAN ADVISORY COMMITTEE (GPAC)  
REGULAR MEETING – FEBRUARY 16, 772017

support the City's expansion due to the fact the City has no funds to support what it already has. Pivarski feels the land being considered for inclusion should remain Ag and in the County's jurisdiction. Senior housing should also be included in the discussion. Pivarski also noted the error on the land use map was not corrected when it was brought to the Committee and Planning Department's attention in January.

Victor Montgomery, Chevron representative, spoke of the February 13<sup>th</sup> meeting between Chevron and several conservancy groups. Montgomery spoke of options for conservation, development and the search for a right mix for the Chevron property. Montgomery passed out maps to the Committee showing different alternatives. Montgomery stated he would be willing to speak more on the topic if staff or the Committee is interested.

Robert Walker, 523 Whidbey St., brought up the correction of the existing General Plan map. Walker does not know why the Committee is taking on a study area which extends to Cayucos, and noted the focus should be on other issues in the city. Walker feels the north Morro Bay parcels should be in control of the county and not included in the sphere of influence (SOI).

Kristen Headland, 498 Yerba Buena St., stated she agrees with the last three speakers and asked the land use map be corrected and made available to the public before everything is made final. Headland thanked everyone for their time and energy and reviewing the General Plan.

Stewart asked staff if the map had been corrected.

Graham responded the map has been corrected and explained there is a difference between the zoning map and the Land Use map associated with the General Plan.

Discussion between Committee and staff regarding the county property.

Walker stated on the previous land use map it shows the area around the fuel tanks as being the same as everything around it, but the current map shows the area being different. Walker would like to know why it's different now.

Discussion between staff and Committee. Graham explained the current Land Use map was updated and is currently correct.

Headland wanted to clarify the area of 3300 Panorama is zoned R-1 and that it would not be changed to R-2 or a higher density.

The Committee presented their questions and concerns to Montgomery.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/HF\\_OzFt8V-U?t=39m47s](https://youtu.be/HF_OzFt8V-U?t=39m47s)

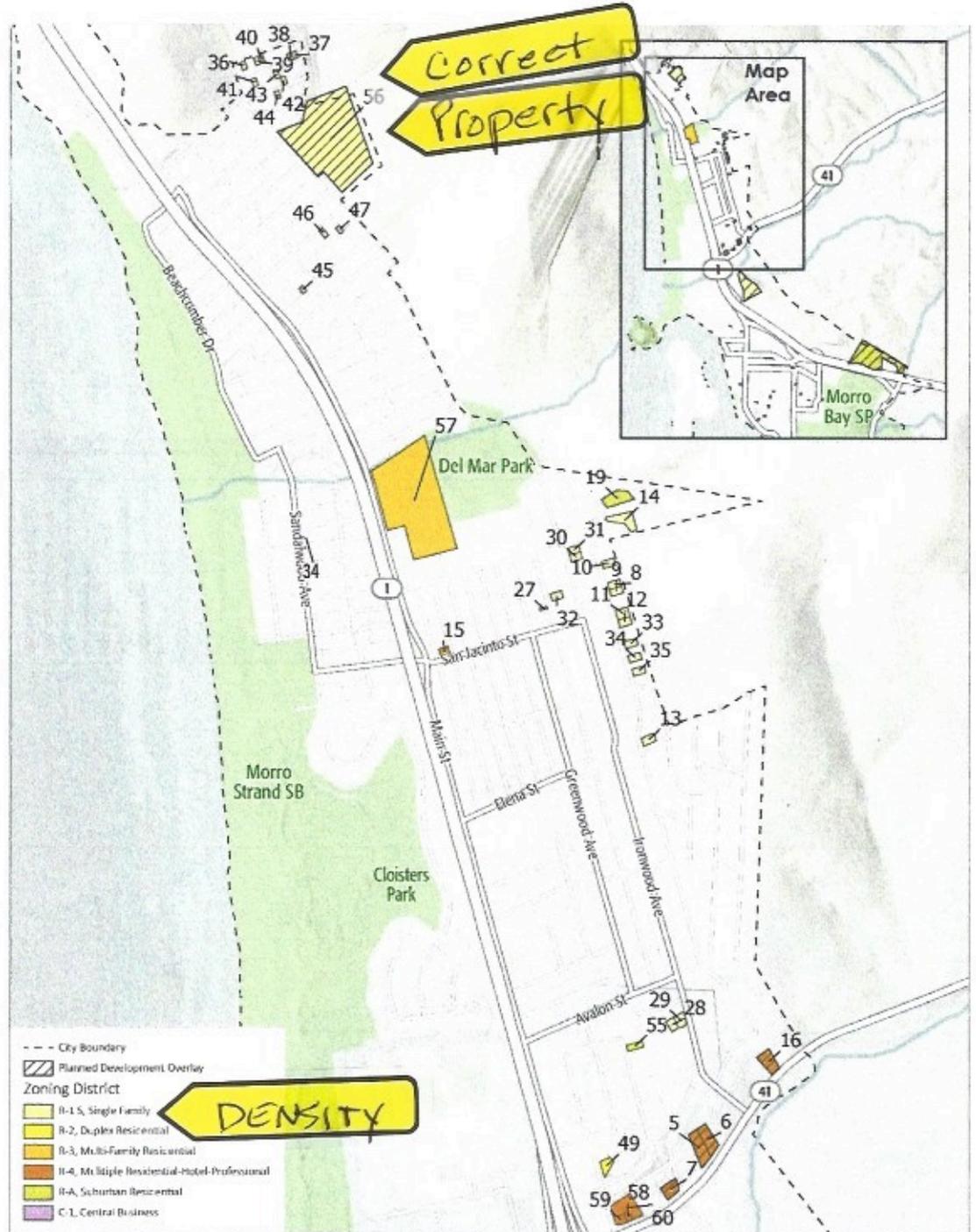
A. CONSENT CALENDAR

[https://youtu.be/HF\\_OzFt8V-U?t=39m54s](https://youtu.be/HF_OzFt8V-U?t=39m54s)

A-1 Approval of minutes from the GPAC meeting of November 17, 2016.  
Staff Recommendation: Approve minutes as submitted.

**MOTION:** Committee member Stewart moved to approve the Consent Calendar.  
Committee member Buquet seconded the motion passed (7-0).

Figure H-3.a.  
2020 Site Inventory - North



Correct  
Property

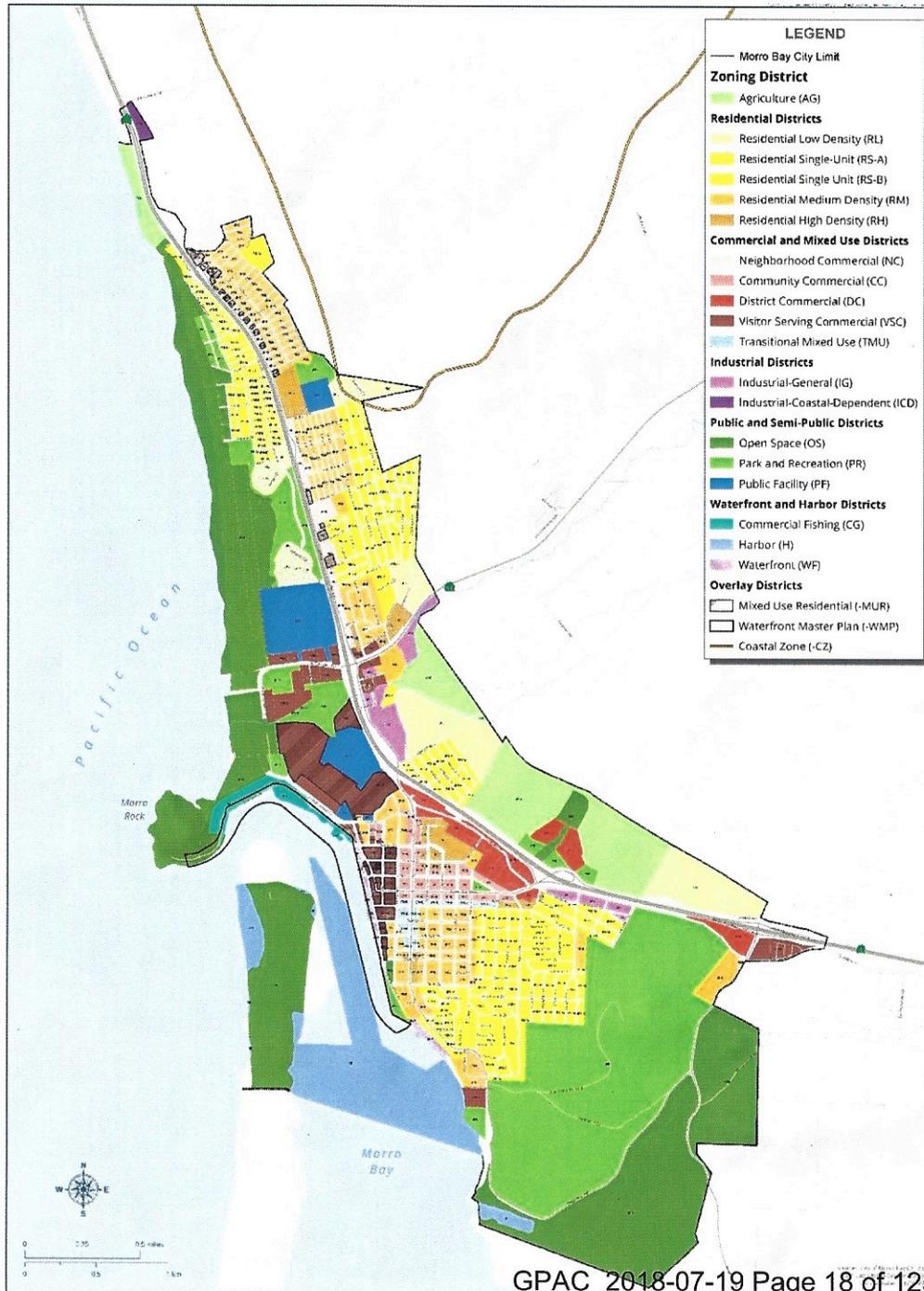
DENSITY

Source: County of San Luis Obispo, 2019; Esri, 2019; PlaceWorks, 2020

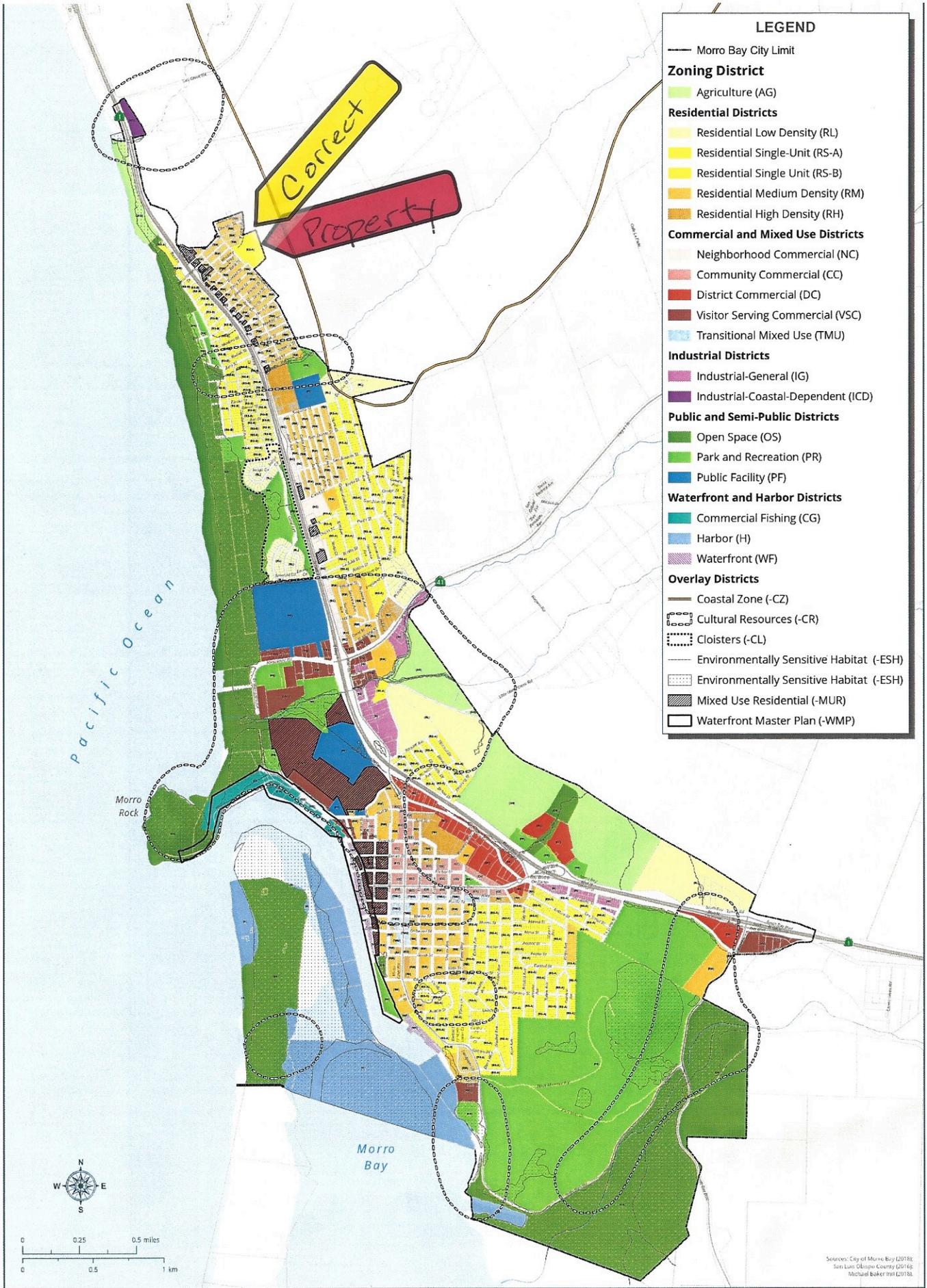


2020

# Proposed Zoning Map



2018



**Proposed Zoning**  
 Draft August 20, 2018

2018

Source: City of Morro Bay (2018)  
 San Luis Obispo County (2016)  
 Michael Baker Corp (2015)

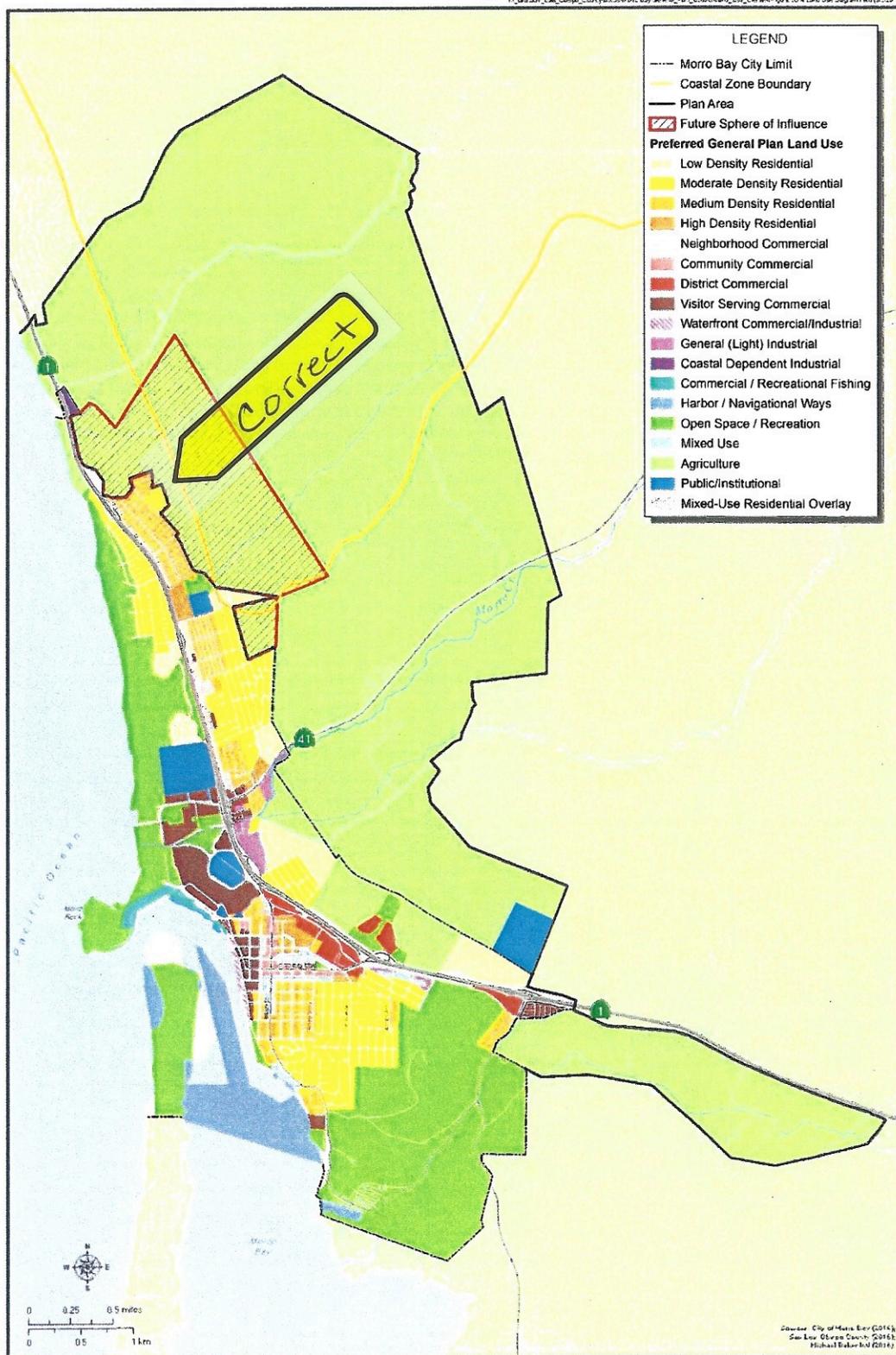
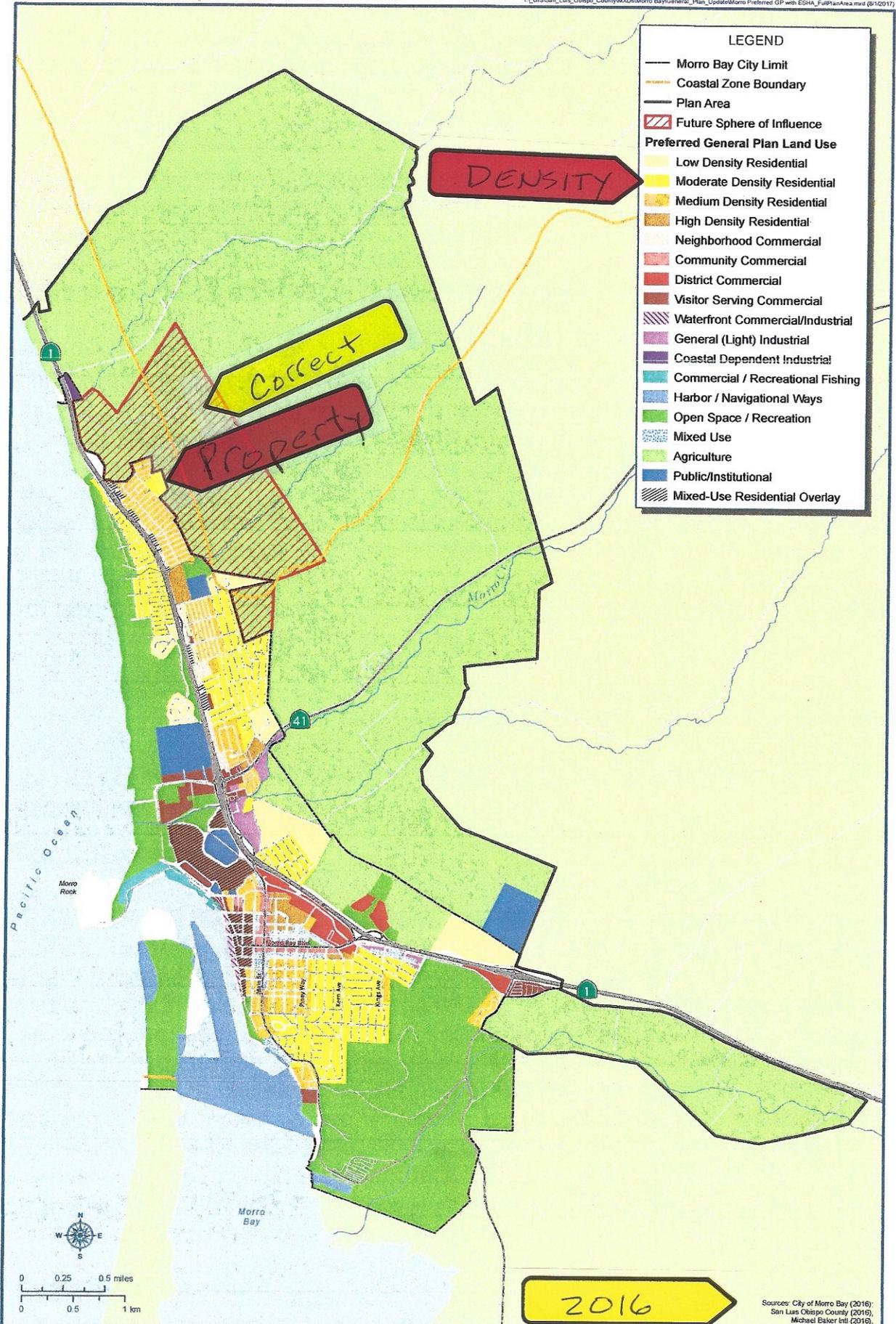


FIGURE 3  
Land Use Diagram





LEGEND	
—	Morro Bay City Limit
—	Coastal Zone Boundary
—	Plan Area
▨	Future Sphere of Influence
Preferred General Plan Land Use	
■	Low Density Residential
■	Moderate Density Residential
■	Medium Density Residential
■	High Density Residential
■	Neighborhood Commercial
■	Community Commercial
■	District Commercial
■	Visitor Serving Commercial
▨	Waterfront Commercial/Industrial
■	General (Light) Industrial
■	Coastal Dependent Industrial
■	Commercial / Recreational Fishing
■	Harbor / Navigational Ways
■	Open Space / Recreation
■	Mixed Use
■	Agriculture
■	Public/Institutional
▨	Mixed-Use Residential Overlay



Sources: City of Morro Bay (2016);  
San Luis Obispo County (2016);  
Michael Baker Intl (2016).

preservation of sensitive sites, decreased cost of municipal services and an opportunity to provide more affordable housing.

Density ranges area as follows:

Limited Density	-	up to 2 dwelling units per acre
Low Density	-	up to 4 dwelling units per acre
Low-Medium Density	-	4 - 7 dwelling units per acre
Medium Density	-	7 - 15 dwelling units per acre
High Density	-	15 - 27 dwelling units per acre

## 2. Commercial Land Uses

Six commercial land use categories have been established to meet the varieties of commercial needs within the City.

**Neighborhood Commercial:** This land use designation is intended to provide for those commercial uses which cater to the daily needs of residents within a one-to-two mile radius. Typical land uses are grocery and convenience food stores, laundries, hardware and drug stores.

**District Commercial:** This land use designation is intended to provide for commercial uses which cater to the needs of more than one neighborhood. It would provide for suitable land area, primarily in the Central Morro Bay Planning Area, for commercial businesses offering major household and personal goods and services.

**Service Commercial:** Many commercial uses must be located carefully with respect to residential neighborhoods. Those commercial businesses that create noise, require outdoor work areas, or have other characteristics which are not suitable to be located near residential land uses should be located in the areas designated for service commercial uses.

This land use category is intended to accommodate some forms of light industrial/manufacturing uses particularly relating to commercial fishing needs. Specifically, it is intended to encourage the continuation of boat building land uses and fish processing which does not require canning or extensive cooking facilities.

The City recognizes the need to preserve land for service commercial use, and will with any LUP amendment and zone change request carefully, recognizing the need for such uses as boat storage and repair, and light industry. Areas most suitable for service commercial/light industrial activities shall be protected as such. The characteristics of such areas include good vehicle access, buffers from residential areas and the principal commercial districts, and larger lot size. Some service commercial areas must also be preserved near the waterfront but care must be exercised to minimize conflicts with other uses.

**Visitor-Serving:** The visitor-serving land use category is especially important to the City since tourism is a significant contributor to the local economy. This category encourages concentration of tourist-intensive uses at major destination points in the City or at locations easily accessible to travelers along State Highway One. Visitor-serving uses that should be developed in those areas designated as such are hotels/motels, overnight RV facilities,

**SB-330 Housing Crisis Act of 2019.(2019-2020)**  
**Senate Bill No. 330**

CHAPTER 654

An act to amend Section 65589.5 of, to amend, repeal, and add Sections 65940, 65943, and 65950 of, to add and repeal Sections 65905.5, 65913.10, and 65941.1 of, and to add and repeal Chapter 12 (commencing with Section 66300) of Division 1 of Title 7 of, the Government Code, relating to housing.

[ Approved by Governor October 09, 2019. Filed with Secretary of State October 09, 2019. ]

**LEGISLATIVE COUNSEL'S DIGEST**

This bill, until January 1, 2025, with respect to land where housing is an allowable use, except as specified, would prohibit a county or city, including the electorate exercising its local initiative or referendum power, in which specified conditions exist, determined by the Department of Housing and Community Development as provided, from enacting a development policy, standard, or condition, as defined, that would have the effect of (A) changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances of the county or city as in effect on January 1, 2018;

**THE LAW ITSELF**

SEC. 13.

Chapter 12 (commencing with Section 66300) is added to Division 1 of Title 7 of the Government Code, to read:

**CHAPTER 12. Housing Crisis Act of 2019**

**66300.**

(b)(1)(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, "less intensive use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.

\*(B)(ii) deals with moratoriums

## Dana Swanson

---

**From:** betty winholtz [REDACTED]  
**Sent:** Monday, March 08, 2021 11:17 PM  
**To:** Dana Swanson  
**Subject:** Fw: special meeting

----- Forwarded Message -----

**From:** betty winholtz [REDACTED]  
**To:** John Heading <jheading@morrobayca.gov>; robert davis <rdavis@morrobayca.gov>; Jeffrey Heller <jheller@morrobayca.gov>; Dawn Addis <daddis@morrobayca.gov>; Laurel Barton <lbarton@morrobayca.gov>  
**Sent:** Monday, March 8, 2021, 11:16:36 PM PST  
**Subject:** special meeting

Dear City Council:

I object to this Special Meeting. I object to your review of the General Plan/Local Coastal Plan in this manner. Legally, you must review the environmental document prior to, or at least simultaneously with, the consideration of the document itself. The Planning Commission, who is legally obligated to send you a recommendation, will not begin its review of the environmental document until next week. Why are you meeting out of order?

By calling this a special meeting, rather than a hearing, the legal procedure is being bent. In addition, special meetings require the public to make comment on the item at hand before the presentation is even delivered, an unfair tactic.

By continuing to hold official meetings in the middle of the afternoon, the city council is not making live meetings available to the general public. The topics of your special meetings have far-reaching consequences into the future, particularly this one. The People's Business should be done when the most People are available to hear and participate.

Sincerely,  
Betty Winholtz