



CITY OF MORRO BAY PUBLIC INFORMATION SESSION





WELCOME

- Purpose of Meeting
- Historic Background
- General Plan Vision and Requirements
- Zoning Code Requirements
- Permitting Process
- California Environmental Quality Act



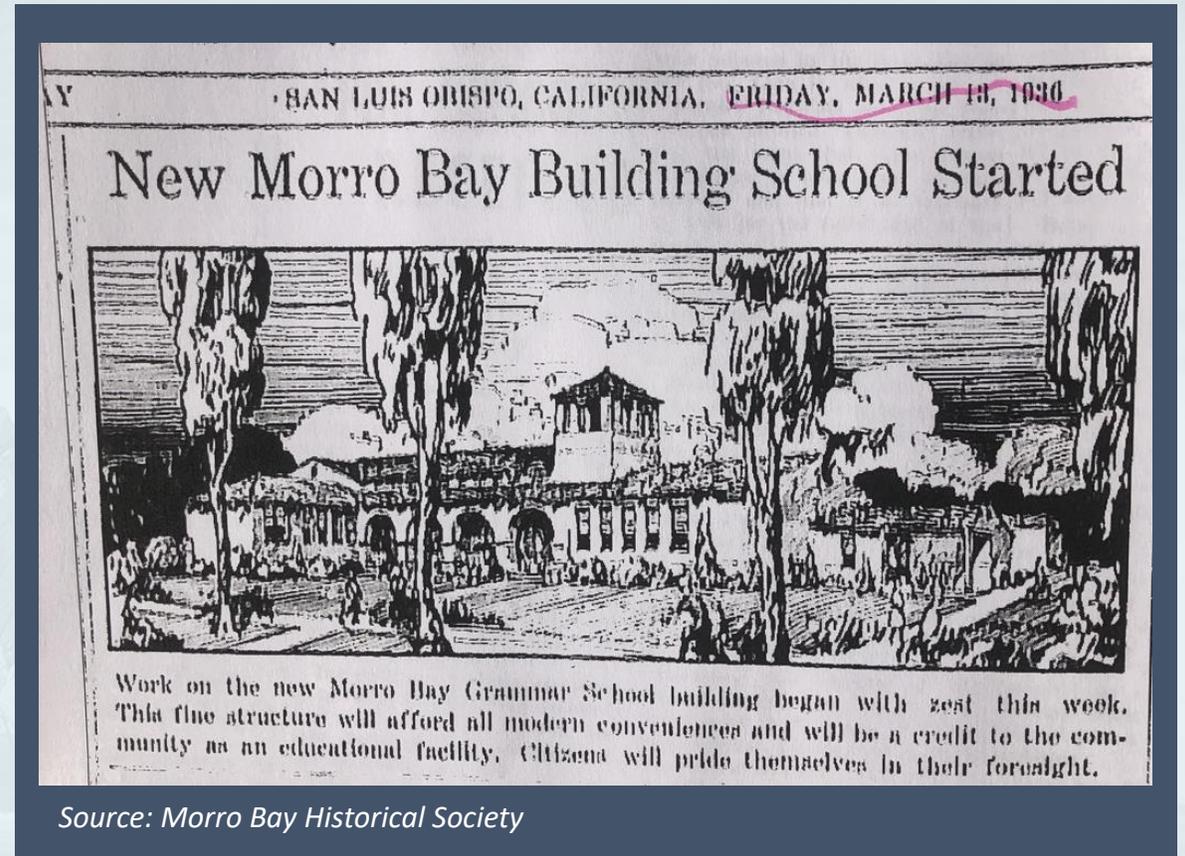
SITE LOCATION





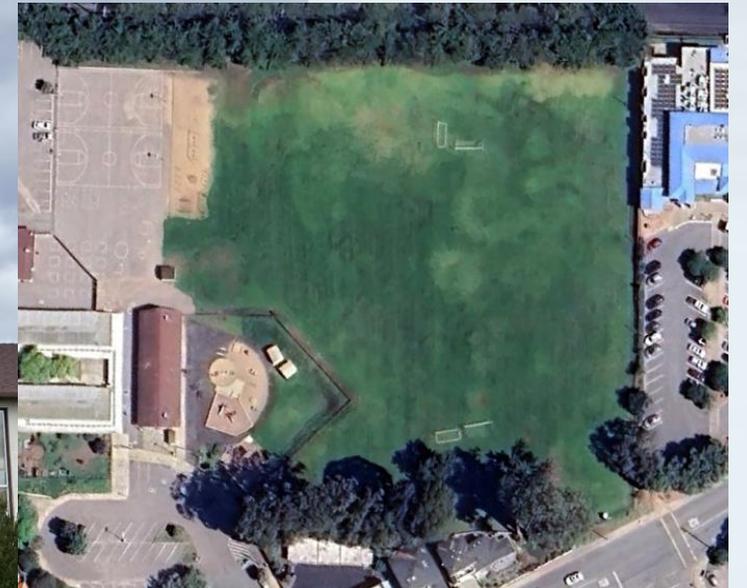
HISTORIC BACKGROUND

- Original building built in 1936, remodeled in 1956
- Additional surrounding classrooms added throughout the 20th century, in 1948, '52, '60, '88 and '89
- Closed in 2001 due to drop in revenue and population





EXISTING USES AND DEVELOPMENT



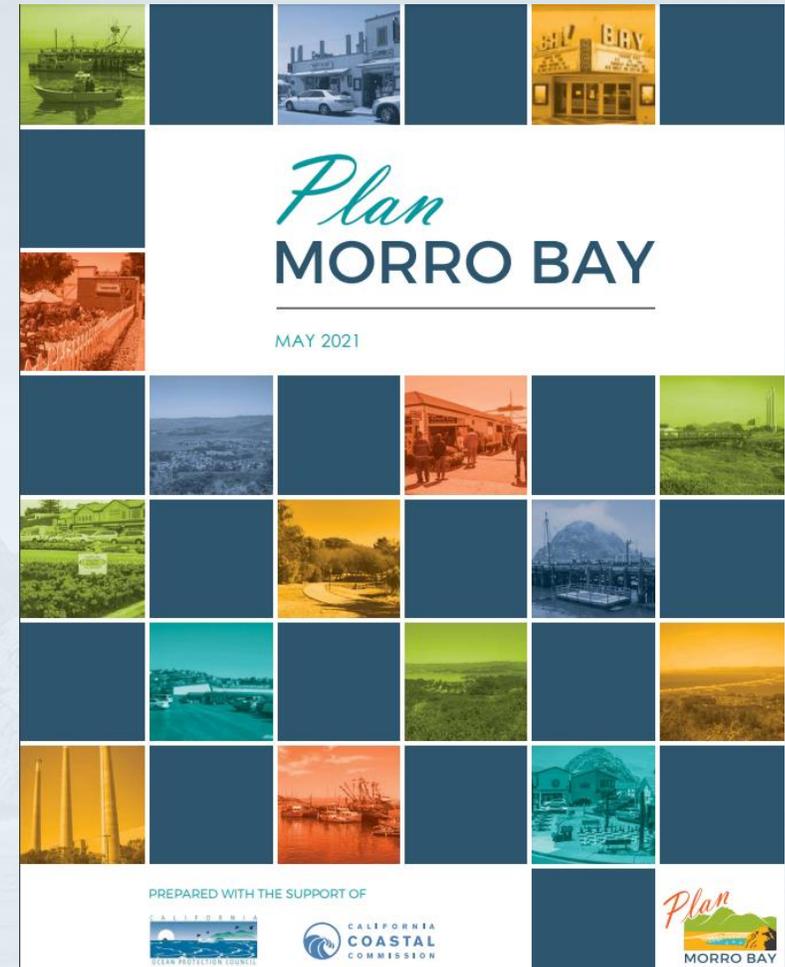


GENERAL PLAN

Required Elements:

- Land Use
- Circulation
- Housing
- Conservation and Open Space
- Noise
- Safety

Local Coastal Program





GENERAL PLAN –LAND USE





GENERAL PLAN - HOUSING

Plan Morro Bay Housing Element:

“The Housing Element has specific criteria for the inclusion of sites currently available to meet [housing] requirements. **There is additional capacity through other existing underutilized parcels** that also provide a future opportunity to be developed with additional housing. This partial list includes:

- The former power plant site, currently unoccupied.
- **The closed Morro Elementary School site, that is partially utilized as commercial lease space**
- Existing motels that could become supportive housing for special needs groups.”



GENERAL PLAN - CONSERVATION

Plan Morro Bay Conservation Policies:

- **POLICY C-2.1: Historic and Cultural Resources Strategy.** Develop a plan to address historic and cultural resource issues in Morro Bay, which may include conducting and updating inventories, exploring certification options, and developing context statements.
- **POLICY C-2.2: Interagency Cooperation.** Work with the Historical Society of Morro Bay and other local groups on historic preservation objectives.
- **POLICY C-2.3: Protection of Cultural Resources.** Ensure the protection of **historic**, cultural, and archaeological resources during development, construction, and other similar activities. Development shall avoid, to the maximum extent feasible, adversely impacting **historic**, cultural, and/or archaeological resources, and shall include adequate BMPs to address any such resources that may be identified during construction, including avoidance, minimization, and mitigation measures sufficient to allow documentation, **preservation**, and other forms of mitigation...



ZONING

Property is zoned **Residential High-Density (RH)**

- The RH district is intended to provide areas for a variety of medium to high-density residential development.
- Housing types include single-unit attached, townhouses, condominiums, and apartment buildings...
- This district also provides for uses such as schools, daycare centers, parks, and community facilities that may be appropriate in a higher-density residential environment.



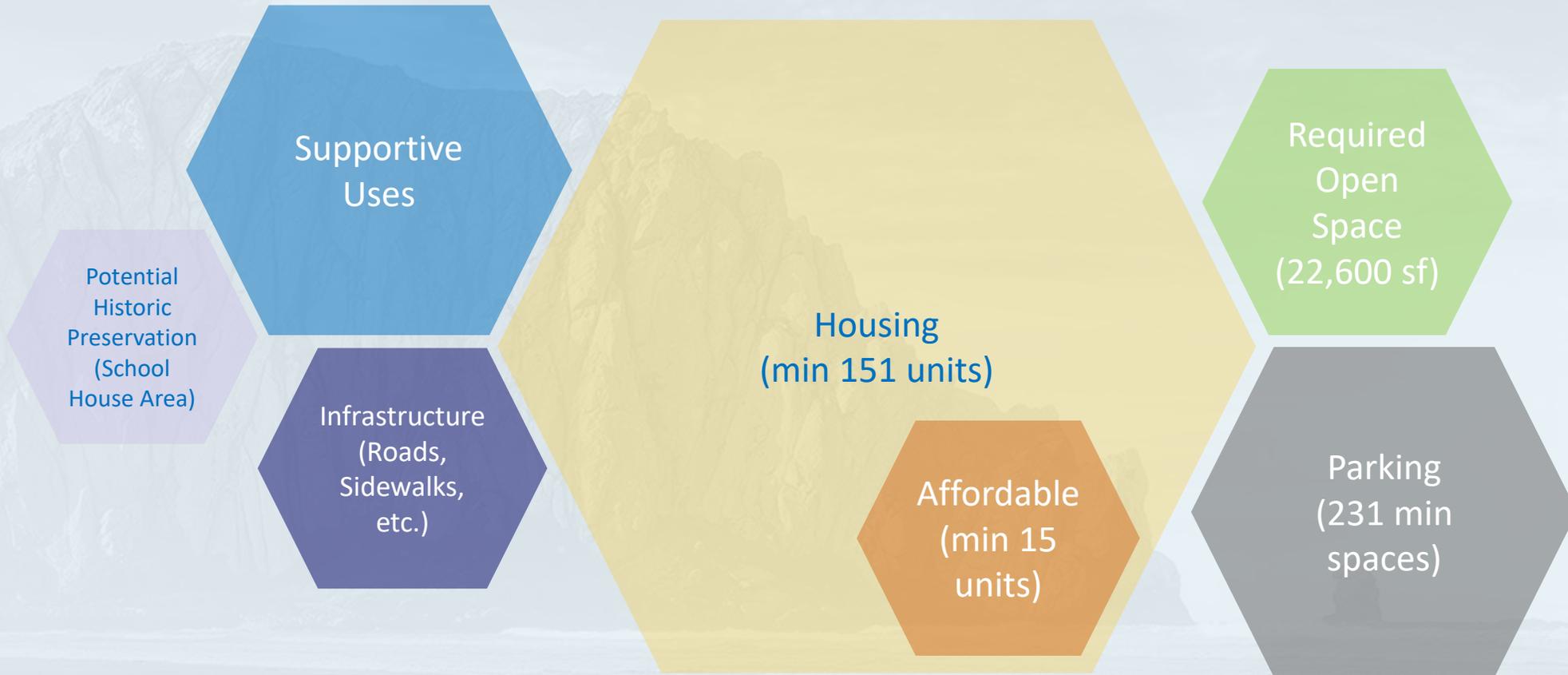


ZONING STANDARDS

RH Development Standards	
Minimum Density	15.1 units/acre x 10 acres = 151 units
Maximum Density	27 units/acre x 10 acres = 270 units
Inclusionary Housing Requirement	10% of residential units = 15 – 27 units
Maximum Lot Coverage	60%
Maximum Building Height	30 ft
Setbacks	15' (front), 5' -10' (side), 5' (rear)
Private Open Space	50 SF / unit
On Site Parking	231 units (for 151-unit development)



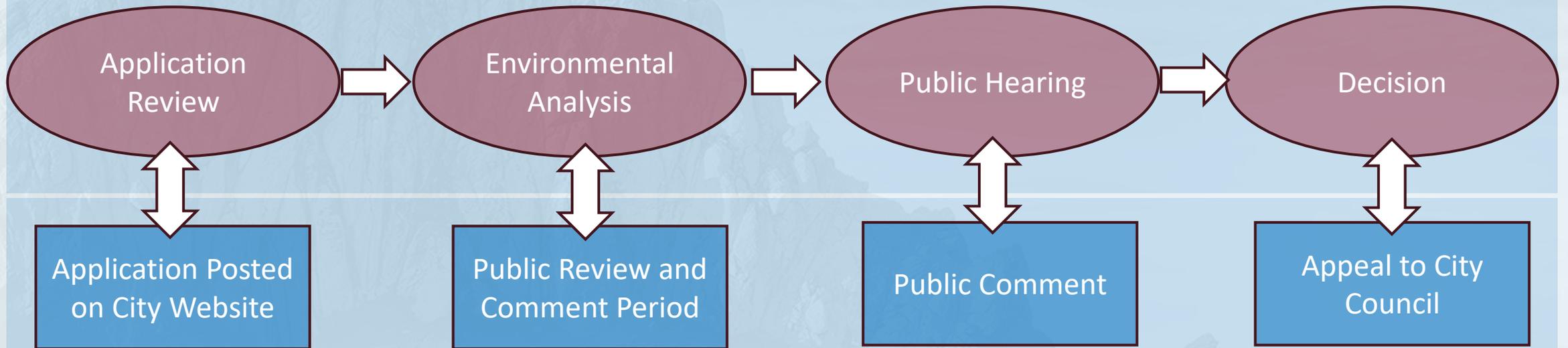
LAND USE - ABSTRACT





PERMITTING PROCESS

Discretionary Land Use Permit



Public Input



CEQA – HISTORICAL RESOURCES

According to CEQA section 15064.5, "Historical resources" includes:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources
2. A resource included in a local register of historical resources... or **identified as significant in an historical resource survey...**
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant... may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources, or identified in an historical resources survey **does not preclude a lead agency from determining that the resource may be an historical resource...**



CEQA – HISTORICAL RESOURCES

Criteria for listing on the California Register of Historical Resources:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.



KEY TAKEAWAYS

Roles:

- San Luis Coastal Unified School District is the current owner of the property
- City of Morro Bay is the land use and permitting authority

Planning and Zoning Requirements:

- No development proposed at this time
- The City is required to process a development application
- Development of the site would require a discretionary land use permit, which involves the public in every stage of the process
- The property is zoned for a minimum of 151 housing units, and is recognized in the General Plan as an opportunity site for affordable housing
- The City will require a Historic Resource Evaluation with any future development application