

General Plan Advisory Committee (GPAC) Comments Received on Public Draft with Response and Page Number Location for Hearing Draft of Plan Morro Bay

Location	Page in Public Draft of PMB	Page in Hearing Draft of PMB	Commenter	Comment	Edits Made?	Staff Reply:
Public Comments at GPAC Meetings:						
1 Conservation		-	Brom	Air quality - City should consider getting a monitoring box that can collect ozone data upload their data to AQICN.org. A good place to put the monitoring box would be 2601 Coral St.	No edits made	The station in MB doesn't monitor for particulate matter. Understand that it does monitor for ozone.
2 Public Safety	4-113	4-131	Brom	typo: One Water>OneWater	Typo fixed	
GPAC Comments:						
3 title page		acknowledgements page	Smith	In the final draft you should include a list of elected, planning commissioners, GPAC, staff & consultants that worked on the plan as well as thanks to Coastal Commission staff etc.	Acknowledgements page added	Done.
4 Introduction		1-1	Buquet	Wasn't there something about Morro Bay being a "fishing village" in this section?	No edits made	Reference to working waterfront included.
5 Introduction		1-1	Smith	Do we need all the descriptive language in the Introduction? Not necessary – confusing with Vision	No edits made	Introduction written succinctly and only 1 page long
6 Introduction	page 1-11	-	Smith	Proposed SOI is first mapped on Figure 1-1 – has not yet been described, should be described before or near where you see it mapped the firm time – don't think it really needs to be shown on this map in any case.	Figure has been removed due to other comments received from CCC	
7 Introduction	page 1-13	1-11	Smith	First paragraph of About Morro Bay section seems subjective and invented – no real reason to include it. Review all the intro text with an eye to "less subjective", "more fact". More interesting to start with the history section which is concrete. Same goes for the last paragraph in that section on pg. 1-14 before Present section starts	No edits made	Leave as is. It reflects our vision and value process.
8 Introduction	page 1-14	1-12	Smith	Under "Present" heading - says "past several decades" - if it says this then there should be data in Table 1-2 that covers several decades. It also says Morro Bay will add "several hundred new residents by 2020." If that is the case that data should be in the table.	Source added	
9 Introduction	page 1-14, Table 1-2	1-12 and 1-13	Smith	Table 1-2: 2015 Morro Bay Demographics. There is a row called "Under 20" and another row called "Population Under 18" - huh? If we are making the case that our population has virtually stagnated over time – a point that Dr. Tefft thought was very important to make, I'm sure we all recall - then it would be good to include a chart showing population in the past, compared to 2015 – the data is readily available. Same thing with employment reference on the next page.	Table edited	
10 Introduction	page 1-15	1-12	Smith	First paragraph - would like more historical statistics for comparison	No edits made	Unclear what edits are suggested here.
11 Introduction	page 1-15	1-12	Smith	Dancing around things - e.g. using the term "multi-generational community". Why don't we just say old?	No edits made	Multi-generational term is a better fit for the community. Page 1-14 does describe the percentage of elderly to be clear.
12 multiple locations		1-13	Smith	what are we trying to say with high percentage of housing units that are occupied seasonally or not occupied? Revisit that language	No edits made	Recommend leave as is. Appropriately noted in the document. Seasonally occupied units are important to be identified because of planning policy impacts.
13 Introduction	page 1-16	1-14	Smith	The Planning Area - this seems to be the first place the sphere of influence is referenced, so the figure on which it is mapped, on the next page, should be referenced here. Need a clearer explanation that we have a sphere, and what it is, and that there's another area, that we may potentially add to our sphere. And explain why we would do that. I think the reader should know, earlier in the document than the explanation appears.	Edited here and throughout the document	Agreed. Recommend adding both a good definition of SOI and why we need it.

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14 Introduction	page 1-19	1-17	Smith	Heading should be "Plan Morro Bay Organization" Could include a chart/graphic here that identifies the elements of the Blueprint vs the elements of the Greenprint.	Added	Agreed, include a section that states something like Blueprint contains the following Elements and Greenprint the following Elements and they are organized... and then followed by the Organization section
15 multiple locations		1-14	Smith	Check SOI and Future SOI language throughout - not clear enough. Maybe bring the language from the policy about Future SOI - about why the City might include it in SOI up to the Introduction	See earlier comment	Agreed. Refer to above comment.
16 Introduction		1-15	Smith	How to Use the Plan sections - may not be needed. Thinks the Organization section in the Introduction covers it. They really are Why they might use the plan"	No edits made	Staff recall is that GPAC overall liked this section. Makes sense to include it as an introductory item before the Organization section.
17 Introduction		appendices; identified on 1-18	Stewart	Documents that have the data that back up the plan - where are they?	Added Appendices to the Organization subsection	These documents are references as Appendices in the Table of Contents.
18 Vision & Values		2-1	Smith	Could Vision go right at the very beginning of PMB?	No edits made	The section is too long to incorporate into the Introduction. As a separate section, the goal is to give it importance by having it as a stand alone chapter.
19 Vision & Values		2-7	Buquet	Are the Community Values in any order?	No edits needed	No, they are not in any specific order.
20 Blueprint Intro	page 3-3	4-3	Michael Baker	Move Community Well-being paragraph from the Blueprint Intro to the Greenprint Intro	Made this change	
21 Blueprint Intro		-	Silloway	will there be interactive links in the final electronic version?		Yes.
22 Land Use	page 3-5	3-5	Smith	Minor point, but in the first paragraph it really should say "Much of the land use pattern for Morro Bay is set, and there is little opportunity or desire for the city to expand outward." There's a lot of open land around us, but I think it is true that we have no desire to sprawl into it.	Edits made	Okay. Agreed add "...or desire..." to the existing sentence on pg. 3-5.
23 Land Use	page 3-7	3-7	Smith	Although it is not updated as part of the Plan Morro Bay work, the reader should still be told where to find the Housing Element.	Added explanation shown at right	Once Plan Morro Bay is adopted the housing element will be included in the plan and on the City's website with the plan.
24 Land Use	page 3-7	3-7	Smith	Don't the standards that buildings and infrastructure are held to also influence land use resiliency? It isn't just where things are located, and how the locations affect other community aspects...	No edits made	Unclear.
25 Land Use	page 3-9	3-11	Smith	Could the plan area be added to Figure LU-2?	No edits made	This map is from SLOCOG. And it is not the purpose of this map to add the plan area.
26 Land Use	page 3-11 and more	3-13 and throughout	Smith	make it clear the C/R fishing land use designation area is where Measure D applies throughout the document	Checked and edits made as needed throughout document	Page 3-11 appears correct. For other pages, we should make sure we are consistently referring to it throughout the document.
27 Land Use	page 3-11 and more	-	Silloway	Could Measure D text go in the Plan?	No edits made	It's in the Zoning Code as the appropriate location.
28 Land Use	page 3-12	3-14	Smith	I would argue that the Mixed Use Residential Overlay designation provides additional development potential, as well as criteria.	4th paragraph of this page edited to insert after development "...potential as well as" criteria...	
29 Land Use	page 3-17	3-19	Smith	hard to see MU Residential overlay on Figure LU-3 when printed	The overlay is visible when zoomed in.	Agreed. We would recommend adding a key scale zoom in on a separate page that magnifies these areas into 3 separate sections.
30 Land Use	page 3-17	3-19; 4-73	Smith	Where are Morro Bay Community Center and Veteran's Hall on the map – not public facilities? They should also be shown on Figure OS-2	Added	We should add all City facilities as public/institutional uses.
31 Land Use	page 3-19	3-21	Silloway	Table LU-2: non-residential sf – thinks the 8 million sf number is misleading and very unlikely. Thinks the power plant building will be preserved as a historic landmark	No edits made	We have to account for this number because we placed land use designations on this area; and we have to do FAR for this area.
32 Land Use		1-14	Silloway	is the future SOI proposed in this plan? Scot: Yes and no. This isn't the SOI process but this will be the recommendation to LAFCO after this process	No further edits made to figures. Checked language throughout document	We have it mapped now. Review where the SOI and future SOI are discussed and make sure this is clear throughout the document
33 Land Use	page 3-20	3-22	Smith	Dynergy and the Wastewater Treatment plant are introduced in the second paragraph as though every reader already knows what they are and where they are...they may not.	Edited sentence to specify "Dynergy Power Plant" and "City Wastewater Treatment Plant Areas"....	

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34 Land Use	page 3-21	3-23	Smith	Should the "identified opportunity areas" be mapped?	Chaned language from "identified opportunity areas" to "areas with greatest potential for change".	
35 Land Use	page 3-22	3-25	Smith	I fundamentally disagree with the first sentence, Morro Bay is actually different than most cities in California, as it isn't growing much at all.	Revised first sentence and deleted the word growing.	
36 Land Use	page 3-23	3-25	multiple	Housing and Jobs Growth - is the use of households in the jobs/housing ratio appropriate? Are seasonal housing units removed from the jobs/housing ratio?	No edits made	This came from the CCTC traffic background report and the source is SLOCOG. It is typical to use jobs to housing units in housing element updates.
37 Land Use	page 3-23	3-26	Smith	Development Capacity - could the first sentence be worded differently? Makes it sound like Measure F needs to be removed/overturned.	No edits made	This just discusses the limitation, and how you would deal with that otherwise.
38 Land Use	page 3-23	3-26	Smith	The narrative under "development capacity" section sounds like it was written at the beginning of the project, when we were considering alternatives, rather than in the final document, when we've decided on a course of action. As of now, we've chosen a set of land uses and intensities that will keep us under the Measure F threshold, not sure why we have to say anything else at this time.	No edits made	It is appropriate to discuss it here, since it is related to development capacity.
39 Land Use	page 3-23	1-14; 3-26	Smith	Again, we need to be consistent in describing the current sphere of influence and the potential future sphere, and our intentions with expanding the sphere – if we do it, why would we do it. The explanation, which I generally agree with, is in Policy LU 3.6, but the reader might never find it there.	Language revised	Agreed. We need to do a better job of explaining why we are expanding the SOI as noted in staff comments above.
40 Land Use	page 3-25	3-28	Smith	The paragraph under Coastal Priority Uses and the first paragraph under Visitor Serving Uses are repetitive.	Edited per recommendation at right	Agreed. Delete the first sentence of the paragraph under Coastal Priority Uses "The coast is a valuable resources for natural..."
41 Land Use	page 3-26	3-31	Smith	Should map the Fisheries Sector/Measure D Zone, the Visitor's Sector and the Southern Sector in a figure (probably LU 5) – these are pretty important in this City.	Figure LU-5 updated to add this.	Agreed. We should add this and make language consistent with the Zoning Code.
42 Land Use	Page 3-27	3-31	Smith	Don't see that LU-5 differentiates between administrative, commercial and recreational services as the narrative says.	Figure LU-5 updated to add this.	Agreed. Figure LU-4 should be revised to reflect the narrative.
43 Land Use	Page 3-29	3-31	Stewart	Figure LU-4: add oyster farm to map	Building is on map. Actual farm in bay is off the map.	
44 Land Use	Page 3-31	3-34	Smith	LU4.2 is not a policy, its an implementation action. The policy might be "Ensure commercial fishing activity is prioritized in the Measure D area."	Changed to Implementation Action.	
45 Land Use	Page 3-31	3-34	Smith	LU4-3 How and who will assist the commercial fishing industry to adapt to climate and economic change? Is there a corresponding implementation action?	Added Implementation Action.	We should add an Implementation Action, something like track needs of the Fishing Industry through the HAB - meeting or reviewing once a year.
			Smith	Policy LU-4.6 - language is confusing	Revised to clarify	
46 Land Use	Page 3-32	3-33				
47 Land Use	Page 3-32	3-35	Smith	LU 5.2 Where is the prime agricultural land in the planning area? Typically this is mapped...	Revised per edits made by CCC	Revised by CCC so that should address this comment.
48 Land Use	page 3-33	3-35	Ingraffia	Re: Policy LU-5.4 - Could the Dynegy Master Plan require the draft MP be developed within a certain time frame?	Revised policy to clarify that the master plan will be done by the developer/property owner in the policy.	No. The Master Plan will be done by the Developer, and triggered when a development comes forward.
49 Land Use	page 3-33	3-35	Smith	LU 5.4 I would rewrite, to simplify and say "Master Plan the redevelopment of the Dynegy Site in order to encourage...xx uses"	Checked against CCC input and revised	Agreed.

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50 Land Use	page 3-33	3-36	Smith	Why is "Continued Industrial Uses" part of the title of this policy? Makes no sense when the policy means to say, "Once the Wastewater Treatment Plant is relocated, and operating at another site, master plan the redevelopment of the current Wastewater Treatment Site in order to encourage...xx uses."	Checked against CCC input and revised	Some City facilities are staying there such as the Corp Yard and the Desal Plant. The second part of Smith's comment is fine to retweak like above and say "to encourage XXX uses".
51 Land Use		3-36 and 3-37	not sure	Accommodations: people staying in boat slips - were they counted?	No edits made	No.
52 Community Design	page 3-49	-	Stewart	Floodplain issues for VSC uses around existing WWTP? Add more language re: environmental constraints? Elevation issues?	No edits made	Unclear.
53 Community Design	page 3-50	3-61 and 3-62	Smith	Description of North Embarcadero area is tentative, lots of "should" – Why "development standards should have" instead of "will" have. Why use the word "ideally" – in a final plan doc?	Edits made	Agreed, tentative language should be changed. Shoulds and ideally.
54 Community Design	page 3-51	3-63	Smith	The streets in the Embarcadero are not "pedestrian friendly streets" at all, but they are filled with pedestrians. They need to evolve to be pedestrian friendly streets by widening sidewalks, adding bulb outs, improving crossings etc....Those kinds of improvements are not specifically referred to anywhere in the plan, even in the Circulation Element – this is a missed opportunity. Again, there is very tentative language on 3-52 about changes on Centennial Parkway and Market Plaza. If the City has adopted plans for these areas, and/or released RFPs with specific goals for these areas set out, they should be described positively, and in concrete terms.	Edits made to Community Design and Land Use Element	Agreed. We should be improving crossings and adding policies to encourage pedestrian friendly streets.
55 Community Design	page 3-56	3-58 to 3-67	Smith	I think this section is missing a critical step, defining the key physical elements that make up the character areas of the City – there is no way to "consider" and "maintain" them if you don't agree what they are in the first place.	No edits needed	This is already described over several pages. Starting on page 82.
56 Community Design	page 3-56	3-68	Ingraffia	Policy CD-1.3 - all the city - have some guidelines already -clarify	Revised to clarify that some areas of town already have their own specific design guidelines	Yes, be specific and refer to commercial and multi-family. We did adopt permanent residential design guidelines in Oct 2018 so Policy CD1.4 needs to be fixed.
57 Community Design	page 3-57	3-69	Smith	CD1.6 Doesn't the law already require this?	Combined this policy into one of the policies under Goal C-10 in the Conservation Element	
58 Community Design	page 3-57	-	Smith	CD1.8 What kinds of things would be in this compendium? Materials suggestions? Not sure what "flexible design elements" we are talking about.	No edits needed	This is done through Design Guidelines. It is not customary to place in a General Plan document.
59 Community Design	page 3-58	Conservation element: begins 4-5	Smith	What about Sustainable Design elements in buildings and infrastructure, renewable energy, water conservation....all of these things contribute to a community's resiliency as well.	No edits needed	Already in Conservation Element
60 Economic Development		3-75	Buquet	cross-reference to housing element?	Done. Already mentioned in Affordable Housing section.	
61 Economic Development		3-79 and 3-80	Schneider	seems like home-based businesses are missing - develop them, encourage them	Added a mention of home-based businesses in the background/introductory text in this element and added a policy	Agreed. We should at least reference this if not more. Add a policy to encourage them as well.
62 Economic Development	page 3-64	3-80 and 3-81	Smith	Implementation action ED3.3 talks about maximizing energy from renewable resources. This is great, but where is the policy? Also don't see a policy that corresponds to implementation action ED3.4.	No edits made	Implementation Action ED3 refers back to Policy ED1.4.
63 Economic Development	page 3-66	-	Smith	Couldn't we also adopt a green building ordinance, that would include the guidelines in ED 3.2?	No edits made	This is covered under the Green Building Code, and the City has an adopted Incentive Program.
64 Economic Development	page 3-66	-	Smith	How would you limit chain stores in ED3.6? Zoning? Should say it if yes.	No edits made	Address in zoning
65 Economic Development	page 3-66	3-84	Smith	ED4.1 is there a specific implementation action needed to encourage healthcare employment? Don't see one, and this seems like an important sector to cultivate in Morro Bay.	No edits made	our policies do not discourage this use type. Associated with IA ED-12
66 Circulation		-	Stewart	parking - maybe there is enough but some people (visitors) don't know where it is. Need good signage.	No edits made	Agree. No edits necessary - covered in EDSP and DWSP.

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67 Circulation	page 3-71	appendices	Smith	Do we have an identified high injury network in Morro Bay, or have we identified intersections or segments that are high injury or death? If so we should identify them in the plan, or if not, we should have a policy to look at that issue, and address it.	No edits made	Injury and Fatal Collision Location (2009-2013) are included in the Baseline Assessment in Chapter 13 , Transportation and Mobility. The Circulation Element Technical Report includes collision info and these documents are part of the technical appendices of Plan Morro Bay.
68 Circulation	page 3-74	3-90 to 3-96	Smith	Confused by the group of street sections included here. Is this the full range of our street cross sections? Is this in any way correlated to Figure CIR-1B? It doesn't seem to be, even in the naming of the street types. These are certainly not modern or stellar examples of "complete streets" particularly Figure CIR-2a which shows a bicyclist riding on a 6' wide sidewalk. Also, reducing 12' lane widths to 10' is becoming industry standard, and would facilitate some improvement to these sections. Perhaps consider an implementation item seeking grant funding to prepare a Complete Streets Plan for the City to integrate with the Pedestrian/Bicycle Plan updates that the City will now be committing to complete annually.	IA for complete streets added	This is showing us what our street sections look like. Given that these are local streets, you wouldn't have sharrows until you get to the collector point. Yes, agree to add an implementation item seeking grant funding to prepare Complete Street plan. Better to update the 2011 Ped/Bike plan to incorporate Complete Streets.
69 Circulation	page 3-87	3-105	Smith	The items under Planned Circulation Improvements are all framed as "would" or "could" instead of "will" or "shall" – they should be the latter, if they are in the Plan.	No edits made	Not recommended to say will or shall, because this is only discussion of options available. We are not saying we are going to do this.
70 Circulation	page 3-97	3-119	Goldman and others	Policy CIR-4.3: expand geographic area or other approaches. Possible add an implementation action?	Added in policies because of CCC firection	Yes, allow payment of inlieu in all commercial areas, and updated the Implementation Action to reflect this.
71 Circulation	page 3-97	3-119	Buquet and others	Policy CIR-4.6: where is this referring to exactly? Should that be specified?	Policy revised	Revise policy Cir- 4.6 to state: "Excess Right-of-Way Parking: In the downtown and waterfront areas, reconfigure existing parking space alignments to achieve greater parking yield."
72 Conservation	page 4-14	4-22	Smith	Policy C-1.14 calls for eelgrass protection on a project-by-project basis, but the associated implementation C-12 suggests that a mitigation bank be established – are these items consistent?	No edits needed	Yes, it is consistent. The mitigation bank is just one option for protection.
73 Conservation	page 4-15	4-27	Smith	Seems odd to locate Air Quality in the Conservation Element – would fit better in the Blueprint than the Greenprint and is usually associated/placed near the noise element. I don't think I've seen it in a Conservation element.	No edits needed	Air Quality seems appropriately located in the Conservation Element.
74 Conservation	page 4-21	4-33	Smith	Can we explain what it means that transportation is the largest contributor to GHG emissions – is it that we drive our cars, or the delivery of goods to us via trucks, or both? Also does the residential GHG contribution come from our own energy consumption, or the power source of residential energy comes from, or again, both?	No edits needed	"Both" to both of Smith's questions. Transportation as the largest contributor is sourced from our GHG inventory in the CAP. It's referenced on previous page.
75 Conservation	page 4-21	4-35	Smith	Also, it would make sense to move the Energy Conservation section behind this one, instead of buried well beyond in the Element. I was looking to see Community Choice Energy referenced and/or anything about renewables, and didn't see anything till way back on 4-33.	Re-organization done	Agree. Move Energy to after GHG and before Water & Wastewater.
76 Conservation	page 4-22	4-38	Silloway	desal plant - worn out - should the document say that is could potentially be functional? Seems misleading. Scot: it does work using brackish water. Indeed it does need upgrading.	No edits needed	City has an adopted OneWater Plan, which references upgrading the desal plant.
77 Conservation	page 4-31	4-47	Smith	There is no mention of Green Streets (managing, capturing, cleansing stormwater and runoff in public right of ways) or blue/green infrastructure approaches in the water section, or specifically in Policy C-4.14 Seems like a missed opportunity. I've always thought Main Street could function as a "green seam" in the city, capturing runoff from stormdrains inland of it, and cleansing it before it goes into the ocean west of it.	Added to the policy	Yes, we should either edit Policy C.4.14 or add a separate policy to capture this comment.
78 Conservation	page 4-34	4-35	Smith	Not sure what "Morro Bay does not currently have its own energy-related uses" means, does this refer instead to our own energy production? Would be great to also reference the job creation potential of the renewable energy sector for our area, somewhere in here.	Updated to reflect MBCP and the agreement with Castle Wind	This section needs to be updated to reflect the City along with SLO City joining with Monterey Bay Community Power Authority's Community Choice Aggregation Program. Also to add reference to encourage wind power off the coast and to reference the Community Benefits Agreement with Castle Wind.

General Plan Advisory Committee (GPAC) Comments Received on Public Draft with Response and Page Number Location for Hearing Draft of Plan Morro Bay

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79 Conservation	page 4-39	4-56	Smith	Figure C-6 Radcliff is certainly a "Street Providing Views", but is not identified on this map.	figure has been edited	Yes agree. Radcliff Street should be identified as a "street providing views" with the orange line.
80 Conservation	page 4-40	4-58	Smith	Morro Rock should be labelled using same font/size as the other scenic views labelled on this map.	figure has been edited	Yes, Figure C-7 should have "Morro Rock" in same bold font as other identified scenic views.
81 Conservation	page 4-41	4-61	Smith	Add a policy like OS3.1 for this section as well?	policy added	Okay.
82 Conservation	page 4-42	4-60	Smith	Policy C-8.5 suggests we "identify degraded viewsheds and other issues affecting viewshed quality." – to what end? To fix them? We should say.	No edits made	Already addressed by CCC edits
83 Conservation	page 4-42	4-60	Stewart	Policy C-8.8 - clarify if this policy just applies to the less developed areas of the coastline	No edits made	Superseded by CCC edits
84 Conservation	page 4-42	4-61 and 4-62	all discussed	Policy C-8.9 - GPAC recommendation was to add an IA that requires the City to make a plan for undergrounding – in-lieu fee study	Add implementation action	Need to add an implementation piece to this to develop an in lieu fee program.
85 Conservation	-	-	Silloway	Add an IA to seek scenic highway designation of Highway 41	No edits made	A majority of Hwy 41 is outside of City limits as noted in the City's current General Plan/ Scenic Highway Element. Unclear how the City would make this happen. There is also no policy with which to attach an Implementation Action (IA).
86 Conservation	page 4-43	-	Smith	In the second paragraph, I think it means to say "The estuary surrounds the terrain along the water in the park and integrates..."	CCC deleted this whole section so no edits needed	
87 Conservation	page 4-47	-	Smith	Since eelgrass health is so important to preservation of the Morro Bay Estuary, should it specifically be referenced here?	Superseded by CCC edits	
88 Conservation	page 4-48	4-27	Buquet	Discussed 45 or 50 year criteria for historic resource analysis under CEQA and what level of protection that affords. Should that be explained more in PMB? Also discussed the local inventory and other things related to historic buildings.	Edits made per direction at right	The text should be changed to "50" and "45" should be deleted. Archaeological and built environment resources that are 50 years or older have reached the age threshold for evaluation.
89 Open Space	-	-	Silloway	Please change Cerrito Peak to Cerrito Peak/Eagle Rock throughout PMB	Edited this name throughout	Agreed. We will make this change.
90 Open Space	pages 4-57-58	4-72	Silloway	Table OS-1 and text on the following page - rework the table to show where the parkland ratio comes from	Table and text edited	
91 Open Space	page 4-57	4-69	Buquet	Is Cerrito Peak included in Table OS-1	No edits made	No
92 Open Space	page 4-61 and other places in element	4-74	Silloway	above Tidelands - Franklin Riley Park - it was designated by the Council. City owned land. Add in to PMB	Added to table	Agreed. This should be added to Table OS-2 and other places in Element as applicable.
93 Open Space	page 4-61	4-75	Smith	Where are Morro Bay Community Center and Veteran's Hall on the map – not public facilities? They should also be shown on Figure OS-2	Added to figure	Yes, we do use these 2 facilities for recreational purposes/classes and should update the map.
94 Open Space	page 4-61	4-75	Smith	Figure OS-2 use a different color for the CA Coastal Trail, its hard to see. And can we add other trails in the City?	Edited on figure	Agreed. The gray color is indistinguishable from the road color.
95 Open Space	page 4-64	4-78	Smith	Shouldn't the bike park be reflected anywhere in our inventory?	No edits needed	No, because this was approved as an interim use.
96 Open Space	page 4-68	4-84	Smith	Should policy OS-3.4 also address conservation areas.	Policy edited	Agreed, yes we would update this policy to include conservation areas.
97 Open Space	page 4-73	-	Silloway	area outside City limits (Chevron properties area) - policies/IAs don't address passive recreation. They should and there could be a trail between Alva Paul and Del Mar Park.	No edits needed	Outside City limits, so it wouldn't be appropriate in OS element, but could be addressed in LU Element with properties that are future sphere or future planning area located.
98 Public Safety	page 4-89	4-100	Smith	In Policy PS-1.1 do we mean to say vulnerable public assets? I think that's what we are talking about here and elsewhere in this element.	No edits needed	It just means assets, not public assets. It's fine to leave it as is.
99 Public Safety	page 4-91	4-105	Schneider	Policy PS-2.10 - seems like locating around hazards would be hard on many of the small lots in Morro Bay	Edits made as described at right	change policy to read: Require that new development in areas subject to liquefaction and/or landslide hazards is constructed and located in a manner that will minimize risks to life and property.
100 Public Safety	page 4-105	4-107; 4-123	Smith	Should we discuss the basic Armor, Adapt, Retreat strategy we take in resiliency approaches?	No edits needed	This is discussed in the document. It's in the Vulnerability Assessment and the Coastal Hazards section.
101 Community Well-being	page 4-116	4-140	Stewart	Does Morro Bay really have good clinical care options? Does Morro Bay really have poor access to fresh food?	Revised to clarify that this text was referring to the county as a whole. There was not Morro Bay-specific info in the Community Baseline Assessment for food access.	This language is sourced from the Community Baseline Assessment.

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			Smith	Its great to include this element in the General Plan. It would be even better if there were some data points about our community's health (physical health, longevity) instead of the general statement that our residents "tend to be healthier". We mention our "large population over 50" and its potential to have special health concerns – do we know what they are in our residents?	Added some information from the quality of life survey city did	
102 Community Well-being	page 4-116	4-140 and 4-141				
103 Community Well-being		-	Stewart	Should mention the community garden by Del Mar park in this element	No edits needed	This is on private property owned by the Church.
104 Community Well-being	page 4-118	4-143	multiple	Table CW-1 - quite a few questions about and issues with the data in this table	No edits needed	Noted.
			Smith	Great to include Quality of Life indicators, how were these specific ones chosen? There's no explanation for this. There are many, many others that could have been included, such as educational attainment, poverty rates, economic growth rates, homelessness, chronic disease rates, traffic safety, etc. It might be good to include a policy that calls for the community to undertake an exercise to develop a set of quality of life indicators that we want to track over time. This approach has been taken in many other places. Specifically on the table on this page, is it really the crime rates per 100,000 residents? We only have 10,000 residents so what does this number really mean for us?	Added new policy regarding updating quality of life survey	Agree with policy recommendation. A Quality of Life (QOL) survey was done in 2016. The policy should call for updating the information every 5 years.
105 Community Well-being	page 4-118	4-144				
106 Implementation	page 5-6	5-6	Schneider	IA LU-10 - written a little strangely	No edits made	
107 Implementation	page 5-6	5-6	Schneider	IA LU-11 - should we clarify that facilities are assumed to be less expensive than building actual low-cost rooms?	No edits made	Not applicable to this action item.
108 Implementation	page 5-6-7	5-6	Smith	LU12 and LU 14, do we need to define STVR and LUCVR?	Spelled out first occurrence in text. Checked and they are both in Acronyms list.	
109 Implementation	page 5-6	-	Ingraffia	IA LU-13 - where did the "units over 4,000 square feet in size" part of the last sentence come from? Does it make sense to include?	Deleted this IA	We will be updating Short Term Vacation Rental policy separate from Plan Morro Bay.
110 Implementation	page 5-10	5-7	Smith	IA LU-20: When will we update the Waterfront Master Plan, and in order to do what?	No edits needed	It's not necessary to identify a date for updating, as it will be based on Council goals, objectives, and the budgeting process.
111 Implementation	page 5-10	-	Smith	IA LU-21: Isn't the Downtown Waterfront Strategic Plan already completed, adopted?	IA removed and LUE updated	Yes, it is. We will remove this item. The Land Use Element will need to be updated to reflect it is already adopted.
112 Implementation	page 5-10 to 5-11	-	Smith	IAs LU-22 through LU-34 Are these really Implementation Actions of the General Plan? They read as notes for planners in the future about very specific issues on the waterfront...	These IAs were deleted	
113 Implementation	pages 5-12 to 5-13	5-7 and 5-8	Smith	IA CD-5 and CD-6: these are important items, so great to see them included. Not sure why CD5 specifically calls out reuse of some of the existing buildings – maybe the plan will do this maybe it won't, not sure what we achieve by calling it out now.	Name of character area updated	Recommend leaving this in because allows for re-use, as has been previously discussed by PC. Also, IA CD-6 needs to update the character area name, as PC has realigned the south border of the Cloisters area
114 Implementation	pages 5-13 to 5-14	5-8 and 5-9	Smith	IAs CD-10 through CD-16: These many items appear to contain the content of missing Development Standards for the Waterfront – why isn't the Implementation Action "Create and adopt development standards for the Waterfront (or however we want to define it) to address xx and xx, and to ensure xx and xx are defined..."	Amended to mention that the actions will be incorporated into the WMP	We could amend IA CD-10 through CD-16 by adding at the end of the action item that we should incorporate this into updating of the Waterfront Master Plan.
115 Implementation	page 5-14	5-9	Smith	IA ED-3: What does "maximize" mean, how will we know that we have achieved this one? I'm for it, but it is very vague.	No edits made	Okay to have action items where it's not specific because it's a way to implement policies, and still maintain flexibility in how it's implemented.
116 Implementation	page 5-15	5-9	Smith	Why explore opportunities to establish CFDs and BIDs – perhaps a good idea, and or we need more BIDs (?) but we should explain why.	No edits made	The Element discusses many of the issues related to this including market surplus, leakage, housing/jobs balance, with the corresponding goal identified. This implementation action implements Policy ED 1.2.
117 Implementation	page 5-23	-	Smith	IA C-12: How will we consider this – will we study it? What would we need to know in order to commit to it?	Edits made per direction at right	Change wording of "consider" to "investigate" and the City's HAB is already looking into this.
118 Implementation	page 5-24	-	Silloway	IA C-22: Not sure it is appropriate to use the word "advocate" in this IA. Scot: fine because the City is already doing this.	No edits made	This item is completed, as City Council has already approved joining the Monterey Community Choice Aggregatoin entity with City of SLO.

General Plan Advisory Committee (GPAC) Comments Received on Public Draft with Response and Page Number Location for Hearing Draft of Plan Morro Bay

Location	Page in Public Draft of PMB	Page in Hearing Draft of PMB	Commenter	Comment	Edits Made?	Staff Reply:
119 Implementation	page 5-25	5-17	Smith	IA C-25: How does this action item relate to the food waste bins we've already received? Are we promoting that program, suggesting another one?	Added in refence to include home composting and curbside composting	
120 Implementation	page 5-26	5-18		IA OS-4: Add Harbor Department to Responsibility column	Added	Agreed.
121 Implementation	page 5-30	5-20	Smith	IA CW-2: I think this training is typically called diversity, or cultural awareness or sensitivity training, not equity training.	Edited per recommendation at right	We can edit this to add diversity training in addition to community equity.
122 Glossary and Acronyms	6-29		Stewart	Prehistoric - add under cultural and historic definitions somewhere	Added to glossary	Yes this is a good idea to add.
123 Glossary and Acronyms	-		Goldman	Add - Acreage, gross - in addition to Gross Acreage	No edits needed	This definition is already in the glossary.
124 Glossary and Acronyms	6-2			Add SLO APCD to acronyms	Added to list of acronyms	Agreed. Yes this will be added.
125 Appendices	appendix		Smith	Include community engagement summaries in Appendices	No edits made	Leave as is. Already in Appendix.
126 general comment		table begins on 5-5	Silloway	Found the numbering of the policies and IAs being similar confusing	Element structure re-organized and edit to table made as described at right	Let's go ahead and move Relevant Goals column to the left next to IA number as suggested.
127 general comment		-	Buquet	state requirements and local issues - could we symbolize what is a state or local priority like we do for coastal issues with the Morro Rock icon?	No edits made	Adding additional symbols as suggested is highly likely to generate concern from Coastal.
128 general comment		-	Stewart	should caption figures at the top of the page - easier to see	change made	
129 general comment		-	Buquet	page numbering at the bottom of the pages in the dark blue color bar throughout the blueprint are very hard to read	color fixed	This will be fixed.
130 general comment		-	Buquet	Likes the idea of hospitality ambassadors in Morro Bay	No edits made	Noted.