



AGENDA NO: C-1

MEETING DATE: March 6, 2018

**THE FOLLOWING CORRESPONDENCE WAS RECEIVED
BY THE COMMUNITY DEVELOPMENT DEPARTMENT
FOLLOWING POSTING OF THE AGENDA**



CITY OF MORRO BAY

HARBOR DEPARTMENT
1275 Embarcadero Road
Morro Bay, CA 93442

To: Chairman; City of Morro Bay Planning Commission
Director; Morro Bay Harbor Department
Director; Morro Bay Community Development Department

From: Chairman; Morro Bay Harbor Advisory Board

Date: March 2, 2018

Re: Morro Bay Working Waterfront Initiative

During its March 2, 2018 regular meeting, the Morro Bay Harbor Advisory Board (HAB) and its Working Waterfront Ad Hoc Committee addressed issues raised during the January 11, 2018 meeting of the joint Planning Commission (PC) and HAB Working Waterfront sub-committee. Please be advised of the following:

- A. During the January 11 joint sub-committee meeting concern was raised that the HAB's "Working Waterfront Land Uses" recommendation was too complicated and too all-encompassing. During its March 2, 2018 meeting, the HAB discussed this concern, and re-affirmed the need for Working Waterfront land uses to be expressed as explicitly as possible. This recommendation results from confusion that exists and has existed for some time regarding allowable land uses within the Measure D area of the waterfront, and the HAB's desire to have such confusion avoided relative to a generalized Morro Bay Working Waterfront.

However, in an effort to provide a more concise Working Waterfront Land Uses recommendation, during its March 2 meeting the HAB modified the wording of its recommendation as follows:

Morro Bay Working Waterfront Land Uses:

The Morro Bay Harbor Advisory Board recommends to the Morro Bay City Council that in the update of the Morro Bay General Plan, the Morro Bay Local Coastal Plan, and the Morro Bay Waterfront Master Plan, consideration be given to Working Waterfront uses including, but not limited to: Harbor Tract lease sites and other City lands adjacent to Morro Bay; structures on, over, or adjacent to Morro Bay along the waterfront within the City limits; infrastructure, facilities and properties that provide access to Morro Bay; infrastructure, facilities and properties that are used for water-

dependent or Harbor related private, commercial, industrial, or City activities.

By way of definition, these activities include, but are not limited to: tourism; boating; commercial fishing; recreational fishing; mariculture; charter boat operations; boat repair and maintenance; boat building; marine supply services; marine construction; marine industry support services; seafood processing; seafood sales; aquariums; transportation; shipping; military activities; coastal-dependent energy production; boat marinas; boat moorage; boat dockage; wharfage; boat launching; and other water dependent uses.

Further, the Harbor Advisory Board recommends that the designated Measure D area and its defined uses be incorporated into the City of Morro Bay's Working Waterfront.

B. During the January 11 meeting the joint sub-committee endorsed the concept of three sectors in a Morro Bay Working Waterfront. However, a desire was expressed to somewhat modify the description of those sectors. During its March 2 meeting, the HAB discussed this desire, and now offers the following sector descriptions:

- Fisheries Sector – the Measure D zone, north of Beach Street
- Visitor's Sector – Beach Street south to the Tidelands Park/Launch Ramp area
- Southern Sector – South of the Tidelands Park/Launch Ramp area to the State Park Marina

C. During and following the January 11 joint sub-committee meeting, the HAB's Working Waterfront Ad Hoc Committee expressed concern that in the General Plan and Local Coastal Plan update, historic uses of waterfront properties that may not conform with later land use planning and/or Code not be excluded. For example, if an existing and allowed non-conforming use were for some reason to arrest or stop operations, that same existing non-conforming use should be able to reinstate in that location at a future date.

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