



# CITY OF MORRO BAY CITY COUNCIL AGENDA

---

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

---

## **Regular Meeting - Tuesday, April 11, 2017 Veterans Memorial Hall - 6:00 P.M. 209 Surf St., Morro Bay, CA**

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE  
PLEDGE OF ALLEGIANCE  
RECOGNITION - None  
CLOSED SESSION REPORT  
MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS & PRESENTATIONS  
CITY MANAGER REPORTS, ANNOUNCEMENTS AND PRESENTATIONS  
PRESENTATIONS

- RISE Sexual Assault Awareness Proclamation

### **PUBLIC COMMENT PERIOD**

Members of the audience wishing to address the Council on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Council at this time.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

- When recognized by the Mayor, please come forward to the podium and state your name and city of residence for the record. Comments are to be limited to three minutes.
- All remarks shall be addressed to Council, as a whole, and not to any individual member thereof.
- The Council respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the City Council to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in City Council meetings is welcome and your courtesy will be appreciated.

### **A. CONSENT AGENDA**

Unless an item is pulled for separate action by the City Council, the following actions are approved without discussion. The public will also be provided an opportunity to comment on consent agenda items.

A-1 RISE SEXUAL ASSAULT AWARENESS MONTH PROCLAMATION;  
(ADMINISTRATION)

**RECOMMENDATION: Approve as submitted.**

A-2 STATUS REPORT ON PARKING IN-LIEU FEE WAIVERS; (COMMUNITY  
DEVELOPMENT)

**RECOMMENDATION: Receive and file.**

A-3 ADOPTION OF RESOLUTION NO. 16-17 INITIATING PROCEEDINGS TO LEVY THE  
ANNUAL ASSESSMENT FOR THE NORTH POINT NATURAL AREA – LANDSCAPING  
AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT; (PUBLIC WORKS)

**RECOMMENDATION: Council adopt Resolution No. 16-17 ordering the preparation of an  
Engineer’s Report detailing the expenses projected for Fiscal Year 2017-18 for the  
maintenance of the North Point Natural Area under the provisions of the “Landscaping  
and Lighting Act of 1972.”**

A-4 ADOPTION OF RESOLUTION NO. 15-17 INITIATING PROCEEDINGS TO LEVY THE  
ANNUAL ASSESSMENT FOR THE CLOISTERS PARK AND OPEN SPACE –  
LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT; (PUBLIC  
WORKS)

**RECOMMENDATION: Council adopt Resolution No. 15-17 ordering the preparation of an  
Engineer’s Report detailing the expenses projected for Fiscal Year 2017-18 for the  
maintenance of the Cloisters Park and Open Space under the provisions of the  
“Landscaping and Lighting Act of 1972.”**

A-5 ADOPTION OF 2017-18 CITY GOALS AND PROGRAM OBJECTIVES; (CITY  
MANAGER)

**RECOMMENDATION: Council adopt the 2017-18 City Goals and Objectives, as presented.**

B. PUBLIC HEARINGS

B-1 PUBLIC HEARING AND ADOPTION OF RESOLUTION NO. 11-17, WHICH RESCINDS  
RESOLUTION NO. 61-16 AND AMENDS AND ADOPTS THE COMPLETE 2017/18  
MASTER FEE SCHEDULE; (FINANCE)

**RECOMMENDATION: Council conduct the formally noticed public hearing, review the  
proposed fee schedule, and adopt Resolution No. 11-17, which updates the City Master  
Fee Schedule for Fiscal Year (FY) 2017/18. That Resolution will also rescind Resolution  
No. 61-16 that adopted the current 2016/17 Master Fee Schedule, and replaces it in its  
entirety.**

C. BUSINESS ITEMS

C-1 MARIJUANA POLICY OUTREACH AND SURVEY DISCUSSION AND DIRECTION;  
(CITY MANAGER)

**RECOMMENDATION: Council provide staff specific direction on whether and how to  
conduct a survey to inform Council discussion on likely updates to the City’s Marijuana  
policies and ordinances.**

C-2 DISCUSSION AND POSSIBLE AWARD OF RFP AND APPROVAL OF CONDITIONAL CONSENT OF LANDOWNER PERTAINING TO LEASE SITE 87-88/87W-88W LOCATED AT 833 EMBARCADERO (OFF THE HOOK); (HARBOR/COMMUNITY DEVELOPMENT)

**RECOMMENDATION: Council review the staff report and associated materials, receive the presentation by staff and provide direction in relation to both the award of the RFP and issuance of Consent of Land Owner in relation to the Off the Hook lease site (Lease Site 87-88/87W-88W).**

C-3 REVIEW OF PREFERRED LAND USE ALTERNATIVES FOR THE GENERAL PLAN/LOCAL COASTAL PROGRAM UPDATE AND REVIEW OF PROJECT TIMELINE AND FUNDING; (COMMUNITY DEVELOPMENT)

**RECOMMENDATION: Council review the presentation by staff, received public comment and review the prepared materials and provide feedback on the preferred Land Use Alternatives associated with the General Plan/Local Coastal Program update.**

C-4 COUNCIL OUTREACH DISCUSSION AND DIRECTION; (CITY MANAGER)

**RECOMMENDATION: Council further discuss Council Member Outreach and Staff Support and provide direction.**

D. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

E. ADJOURNMENT

There will be a Special Council Education and Training Program on **Wednesday, April 12, 2017, at 2:00 p.m.** at the Inn at Morro Bay located at 60 State Park Road, Morro Bay, California. The next Regular Meeting will be held on **Tuesday, April 25, 2017 at 6:00 p.m.** at the Veteran's Memorial Hall located at 209 Surf Street, Morro Bay, California.

**THIS AGENDA IS SUBJECT TO AMENDMENT UP TO 72 HOURS PRIOR TO THE DATE AND TIME SET FOR THE MEETING. PLEASE REFER TO THE AGENDA POSTED AT CITY HALL FOR ANY REVISIONS OR CALL THE CLERK'S OFFICE AT 772-6205 FOR FURTHER INFORMATION.**

**MATERIALS RELATED TO AN ITEM ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKET ARE AVAILABLE FOR PUBLIC INSPECTION AT CITY HALL LOCATED AT 595 HARBOR STREET; MORRO BAY LIBRARY LOCATED AT 625 HARBOR STREET; AND MILL'S COPY CENTER LOCATED AT 495 MORRO BAY BOULEVARD DURING NORMAL BUSINESS HOURS.**

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

This Page Intentionally Left Blank

**A PROCLAMATION OF THE CITY COUNCIL  
OF THE CITY OF MORRO BAY DECLARING  
APRIL 2017 AS “SEXUAL ASSAULT AWARENESS MONTH”**

**CITY COUNCIL  
City of Morro Bay, California**

**WHEREAS**, Sexual Assault Awareness Month calls attention to the fact that sexual violence is widespread and impacts every person in San Luis Obispo County; and

**WHEREAS**, rape, sexual assault, and sexual harassment harm our community, and statistics show that one in five women and one in 71 men will be raped at some point in their lives; and

**WHEREAS**, child sexual abuse prevention must be a priority to confront the reality that one in six boys and one in four girls will experience a sexual assault before age 18, and youth ages 12 to 17 are 2.5 times as likely to be victims of sexual violence; and

**WHEREAS**, our local student population is also at high-risk – nationally one in five women and one in 16 men are sexually assaulted during their time in college; and

**WHEREAS**, last year RISE received 1,146 crisis calls from members of our community and sent advocates out 80 times to accompany sexual assault survivors at SART medical exams, law enforcement interviews, etc.; and

**WHEREAS**, the number of RISE clients receiving counseling for sexual assault related issues continues to increase every year, with a total of 2,126 hours of counseling provided at low or no cost to community members across the County last year; and

**WHEREAS**, the theme of this year’s Sexual Assault Awareness Month campaign is, “Engaging New Voices.” The campaign calls on new partners and community members to help expand sexual assault prevention efforts and ensure the next generation fosters attitudes that promote healthy relationships, equality, and respect; and

**WHEREAS**, the City of Morro Bay joins RISE and other advocates and communities across the country in taking action to prevent sexual violence, and acknowledges that each day of the year is an opportunity to create change for the future.

**NOW, THEREFORE, BE IT RESOLVED** that the Morro Bay City Council does hereby proclaim April 2017 as “Sexual Assault Awareness Month” in Morro Bay.

**IN WITNESS WHEREOF** I have  
hereunto set my hand and caused the  
seal of the City of Morro Bay to be  
affixed this 11th day of April, 2017

---

Jamie L. Irons, Mayor  
City of Morro Bay, California

This Page Intentionally Left Blank



AGENDA NO: A-2

MEETING DATE: April 11, 2017

# Staff Report

**TO:** Honorable Mayor and City Council

**DATE:** March 27, 2017

**FROM:** Scot Graham, Community Development Director

**SUBJECT:** Status Report on Parking In-Lieu Fee Waivers

**RECOMMENDATION**

Receive and File.

**BACKGROUND**

The City Council, on June 28, 2016, adopted Resolution No. 54-16, suspending the \$15,000 In-Lieu parking fee for up to twenty-four months while the General Plan and Local Coastal Program update is underway (Resolution No. 54-16 provided as Attachment A). Resolution No. 54-16 applies to the Embarcadero and Downtown and serves not only to suspend the \$15,000 Parking In-Lieu Fee, but also implements the following measures:

1. Use of historic parking credits along the Embarcadero is an acceptable practice for evaluation of parking requirements found Chapter 17.44 of the City of Morro Bay Municipal Code.
2. The Parking In-Lieu fee program, established by Resolution No. 37-05, shall be suspended, from the date of adoption of this Resolution, for a period of no more than 24 months, as an economic incentive for new or redevelopment/expansion of commercial properties within the City.
3. The parking in-lieu fee program, for the following 24 months, shall include the following parameters:
  - a. Parking in-lieu fees are waived for the first four (4) required parking spaces
  - b. In-Lieu fees in the amount of \$500.00 shall be paid for any additional in-lieu parking spaces required beyond the initial 4.

Prepared By: <u>SG</u>	Dept Review: <u>SG</u>
City Manager Review: _____	City Attorney Review: <u>JWP</u>

- c. Community Development Department staff shall have the ability to administer the in-lieu fee program for all administrative approvals involving seven (7) or fewer in-lieu spaces.
- d. Projects involving a need for eight (8) to fifteen (15) in-lieu spaces shall require Planning Commission review.
- e. Projects requesting in-lieu parking spaces totaling sixteen (16) or greater shall require approval by the City Council.

The City Council may reduce or increase that period by adoption of another resolution.

- 4. Staff is directed to develop a comprehensive parking solution for the downtown and waterfront/Embarcadero areas of the City as part of the General Plan/Local Coastal Program update process, including recommending actions needed to rescind or revised this Resolution and Resolution No. 37-05. as needed.

#### **DISCUSSION/CONCLUSION**

The Council has requested regular updates on the number of parking space waivers issued by the City. While staff is aware of at least two potential projects that may make use of the fee waiver, none have come forward. So, to date, no waivers have been issued.

#### **ATTACHMENTS**

- A. CC Resolution No. 54-16

Attachment A

RESOLUTION NO. 54-16

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MORRO BAY, CALIFORNIA  
TO MEMORIALIZE HISTORIC PARKING CREDITS, SUSPEND PARKING IN-LIEU  
FEES FOR THE EMBARCADERO AND DOWNTOWN AREAS, AND DIRECT THE  
EVALUATION OF THE COMMERCIAL PARKING PROGRAM**

**THE CITY COUNCIL  
City of Morro Bay, California**

**WHEREAS**, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on May 3, 2016, for the purpose of considering an interpretation of historic parking credits and to forward a recommendation to City Council for approval; and

**WHEREAS**, the City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on June 28, 2016, for the purpose of considering the memorialization of historic parking credits, the suspension of parking in-lieu fees for the Embarcadero and Downtown areas for 18- 24 months, and directing the evaluation of the overall commercial parking program as part of the General Plan / Local Coastal Plan update process; and

**WHEREAS**, the City Council has duly considered all evidence, including the recommendations made by the Planning Commission, the testimony of interested parties, and the evaluation and recommendations by staff, presented at said hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Morro Bay as follows:

1. Use of historic parking credits along the Embarcadero is an acceptable practice for evaluation of parking requirements found Chapter 17.44 of the City of Morro Bay Municipal Code.
2. The Parking In-Lieu fee program, established by Resolution No. 37-05, shall be suspended, from the date of adoption of this Resolution, for a period of no more than 24 months, as an economic incentive for new or redevelopment/expansion of commercial properties within the City.
3. The parking in-lieu fee program, for the following 24 months, shall include the following parameters:
  - a. Parking in-lieu fees are waived for the first four (4) required parking spaces
  - b. In-Lieu fees in the amount of \$500.00 shall be paid for any additional in-lieu parking spaces required beyond the initial 4.

- c. Community Development Department staff shall have the ability to administer the in-lieu fee program for all administrative approvals involving seven (7) or fewer in-lieu spaces.
- d. Projects involving a need for eight (8) to fifteen (15) in-lieu spaces shall require Planning Commission review.
- e. Projects requesting in-lieu parking spaces totaling sixteen (16) or greater shall require approval by the City Council.

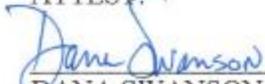
The City Council may reduce or increase that period by adoption of another resolution.

- 4. Staff is directed to develop a comprehensive parking solution for the downtown and waterfront/Embarcadero areas of the City as part of the General Plan/Local Coastal Program update process, including recommending actions needed to rescind or revised this Resolution and Resolution No. 37-05. as needed.

**PASSED AND ADOPTED** by the City Council of the City of Morro Bay at a regular meeting thereof held on this 28th day of June, 2016 on the following vote:

AYES: Makowetski, Johnson, Smukler  
NOES: None  
ABSENT: Heading  
ABSTAIN: Irons

  
\_\_\_\_\_  
JAMIE L. IRONS, Mayor

ATTEST:  
  
\_\_\_\_\_  
DANA SWANSON, City Clerk



AGENDA NO: A-3

MEETING DATE: April 11, 2017

# Staff Report

TO: Honorable Mayor and City Council

DATE: March 14, 2017

FROM: Rob Livick, PE/PLS – Public Works Director/City Engineer

SUBJECT: Adoption of Resolution No. 16-17 Initiating Proceedings to Levy the Annual Assessment for the North Point Natural Area - Landscaping and Lighting Maintenance Assessment District

### RECOMMENDATION

Staff recommends City Council adopt Resolution No. 16-17 ordering the preparation of an Engineer’s Report detailing the expenses projected for Fiscal Year 2017-18 for the maintenance of the North Point Natural Area under the provisions of the “Landscaping and Lighting Act of 1972.”

### ALTERNATIVE

Staff does not recommend any alternatives to the recommendation.

### FISCAL IMPACT

The F.Y. 2016-17 assessments provided \$5,645 for the maintenance of the North Point Natural Area.

### BACKGROUND

On June 27, 1994, the City Council accepted Lot 11 of the North Point subdivision and accepted the final map for Tract 2110. As per the conditions of approval, a Landscaping and Lighting Maintenance Assessment District was formed for the ongoing maintenance of the 1.3-acre natural area. The area includes a non-irrigated meadow area, decomposed granite and asphalt walkways, stairway/beach access, parking lot, drip irrigation system, public access signage and parking lot.

On December 9, 1996, the City Council adopted Resolution No. 89-96, which ordered the formation of the North Point Landscaping and Lighting Maintenance Assessment District and confirmed the yearly assessment of \$5,645. On January 13, 1997, the City Council adopted Resolution No. 01-97, which approved and accepted the on- and off-site improvements for Tract 2110. By adoption of Resolution No. 01-97, the City officially started the maintenance of the North Point Natural Area.

After the initial formation of the assessment district, each year, for the assessment to continue,

Prepared By: RL

Dept Review: RL

City Manager Review: \_\_\_\_\_

City Attorney Review: JWP

the City must adopt a series of three resolutions to confirm the levy of assessment for the upcoming fiscal year. The first resolution, which is the one being proposed by this staff report, initiates the annual levy process and directs the preparation of an Engineer's Report; the second resolution approves the Engineer's Report and notices the intent to levy the assessment; and the third resolution levies the assessment for the upcoming fiscal year.

### **DISCUSSION**

Upon adoption of Resolution No. 16-17, which initiates the proceedings to levy the annual assessment, an Engineer's Report will be prepared for review and acceptance or rejection at the May 9, 2017 City Council meeting. At that meeting will be a resolution for consideration declaring the City Council's intent to levy and collect the assessment. That Resolution will list the improvements, names the district and gives its general location; it also refers to the proposed assessment and gives notice of the time and place for a meeting regarding the levy of the continuing assessment. The Government Code states the third and final meeting must be noticed in accordance with Sections 22500 *et seq.* of the California Streets and Highways Code, and is tentatively scheduled for June 27, 2017.

The North Point Natural Area Landscaping and Lighting Maintenance Assessment District is a separate fund from all other City funds and can only be expended for improvements authorized for the District. Once set, the annual assessment is transmitted to the County Auditor for recordation on the County assessment role. The assessment amount will then appear each year on the parcel owner's property tax bill.

In conformance with Proposition 218, "The Right to Vote on Taxes Act," passed in 1996 by the voters in the State of California, the North Point Natural Area Landscaping and Lighting Maintenance Assessment District was approved, at that time, by one hundred percent (100%) of the owners for which the assessment is to be levied. All property owners were fully apprised of the costs and benefits associated with the district, prior to its approval by them.

### **CONCLUSION**

Resolution No. 16-17 has been prepared for City Council review and adoption. The Resolution serves as the initiation to the annual assessment proceedings and orders an Engineer's Report detailing the proposed costs for the maintenance of the North Point Natural Area for assessing private property owners of Tract Map No. 2110 (excluding the City's property). The Resolution also gives notice review and acceptance or rejection of the Engineer's Report, will be scheduled for the May 9, 2017, Council meeting.

### **ATTACHMENT**

1. Proposed Resolution No. 16-17

**RESOLUTION NO. 16-17**

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MORRO BAY, CALIFORNIA  
INITIATING PROCEEDINGS TO LEVY THE ANNUAL ASSESSMENT  
FOR THE NORTH POINT NATURAL AREA LANDSCAPING AND LIGHTING  
MAINTENANCE ASSESSMENT DISTRICT PURSUANT TO THE  
"LANDSCAPING AND LIGHTING ACT OF 1972"  
(STREETS AND HIGHWAYS SECTIONS 22500 *ET SEQ.*)**

**THE CITY COUNCIL  
City of Morro Bay, California**

**WHEREAS**, the City placed certain conditions on the development of Tract 2110 "North Point," requiring formation of a property Landscaping and Lighting Maintenance Assessment District encompassing and coterminous with the proposed subdivision to provide for the maintenance of a natural area, parking lot, landscaping, decomposed granite and asphalt walkways, and coastal access stairway and other common area improvements to be held by or dedicated to the City of Morro Bay; and

**WHEREAS**, those conditions are more specifically identified in the Precise Plan (condition F1-F7) related to North Point; and

**WHEREAS**, the owners of the real property within the proposed district (the "Owners") consented to the formation of the district pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code sections 22500 *et seq.*) (the "Act"), and are the only owners of property to be subject to assessments within the district; and

**WHEREAS**, the Owners offered, in fee and in perpetuity, Lot 11 of Tract 2110, and the City accepted that Offer of Dedication; provided, that the cost of maintenance, thereof, would be borne by an assessment district as required by the Conditions of Approval of North Point; and

**WHEREAS**, one hundred percent of the property owners, at the time of the subdivision of the land, approved formation of the District to assure conformance with the "Right to Vote on Taxes Act" (Proposition 218, California Constitution Act XIII, C & D); and

**WHEREAS**, subsequent owners of the lots within the subdivision have received "constructive notice" of the existence of the assessment district through the real estate disclosures, title report process, and publicly available records.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Morro Bay, California:

1. The City Council of the City of Morro Bay hereby declares its intent to initiate the proceedings to levy and collect assessments pursuant to the Act.

2. The improvements to be subject to assessment for maintenance by the District shall include those enumerated in the conditions of approval of North Point and in Section 22525 of the Act, which were installed by the developer as a condition of approval of Tract 2110 or which are hereafter installed by developer; pursuant to the Final Improvement Plans for North Point as approved by the City.
3. The Assessment District is a District located in the City of Morro Bay, County of San Luis Obispo. A map showing the boundaries of the proposed District is attached as Exhibit A which is hereby incorporated herein.
4. An Engineer's Report will be prepared for consideration at the May 9, 2017, City Council meeting and that date is set to review and accept or reject that report.

**PASSED AND ADOPTED** by the City Council of the City of Morro Bay at a regular meeting thereof held on the 11<sup>th</sup> day of April 2017 by the following vote:

AYES:  
NOES:  
ABSENT:

---

Jamie L. Irons, Mayor

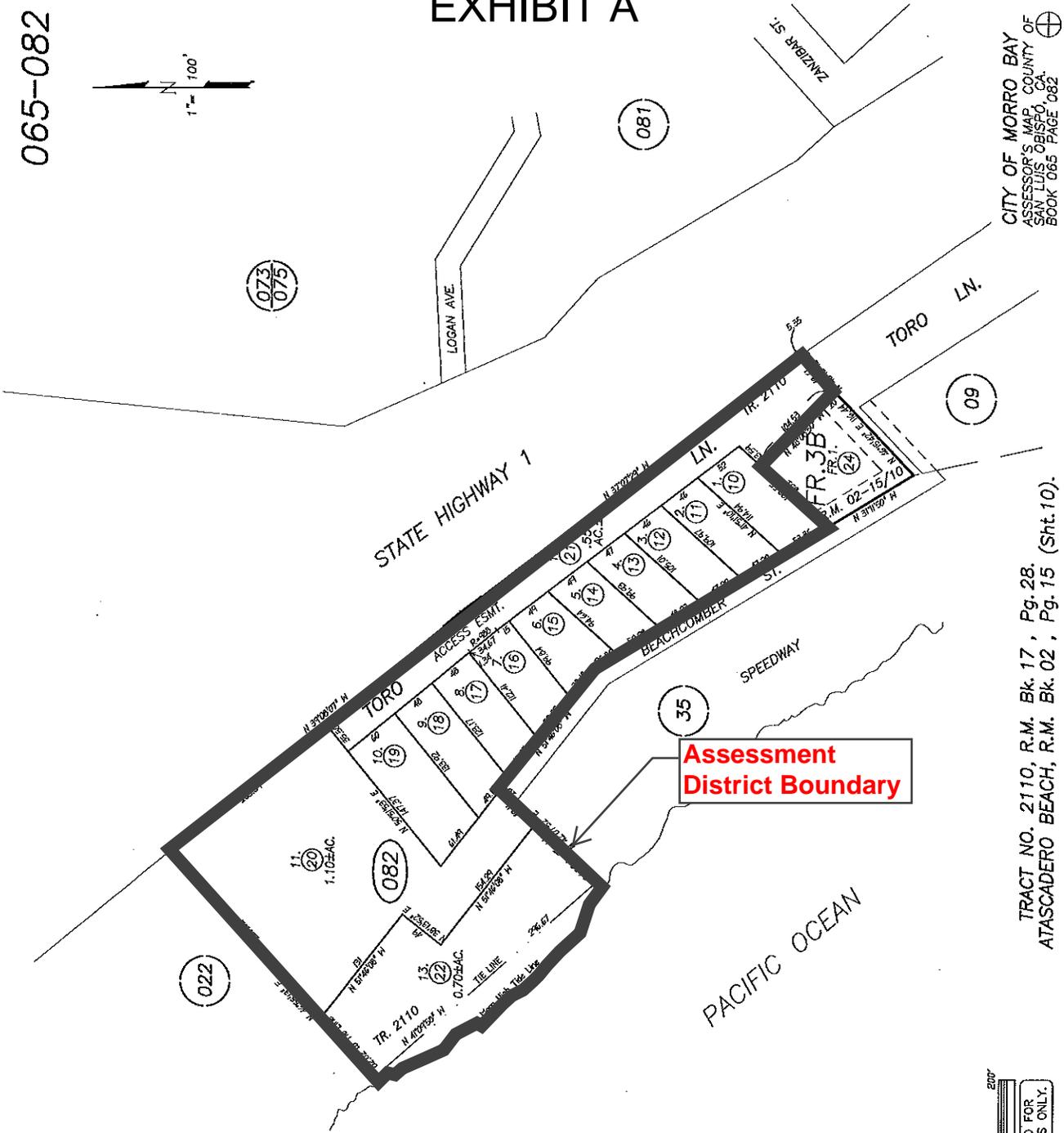
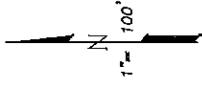
ATTEST:

---

Dana Swanson, City Clerk

065-082

# EXHIBIT A



**Assessment District Boundary**

CITY OF MORRO BAY  
ASSESSOR'S MAP COUNTY OF  
SAN LUIS OBISPO, CALIF.  
BOOK 065 PAGE 082

TRACT NO. 2110, R.M. Bk. 17, Pg. 28.  
ATASCADERO BEACH, R.M. Bk. 02, Pg. 15 (Sht. 10).



065-082

REVISIONS	
T.S.	DATE
1A	03-22-07
09-025	04-16-08

50' 0 100' 200'

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

CB  
09-25-04

This Page Intentionally Left Blank



AGENDA NO: A-4

MEETING DATE: April 11, 2017

# Staff Report

**TO:** Honorable Mayor and City Council      **DATE:** March 31, 2017

**FROM:** Rob Livick, PE/PLS - Public Works Director/City Engineer

**SUBJECT:** Adoption of Resolution No. 15-17 Initiating Proceedings to Levy the Annual Assessment for the Cloisters Park and Open Space - Landscaping and Lighting Maintenance Assessment District

## RECOMMENDATION

Staff recommends City Council adopt Resolution No. 15-17 ordering the preparation of an Engineer's Report detailing the expenses projected for Fiscal Year 2017-18 for the maintenance of the Cloisters Park and Open Space under the provisions of the "Landscaping and Lighting Act of 1972."

## ALTERNATIVE

Staff does not recommend any alternatives to the recommendation.

## FISCAL IMPACT

The F.Y. 2016-17 assessments provided \$148,944 for the maintenance of the Cloisters Park and Open space totaling 34 acres.

## BACKGROUND

On September 23, 1996, the City Council passed Resolution No. 69-96, which approved the final map for Tract 1996, known as the Cloisters Sub-division, consisting of 124 lots. With that approval, the City Council accepted lots 121 and 122 of the Cloisters subdivision, 34 acres of open space and organized park. Prior to the acceptance of the final map and pursuant to the Conditions of Approval, an assessment district was formed to cover the cost of maintenance of the parkland and open space. The assessment district formation proceedings began in August 1996 and concluded with the final public hearing for formation on September 23, 1996, which levied the annual assessment of \$148,944 for the maintenance of the 34 acres of parkland and open space.

After the initial formation of the assessment district; each year, for the assessment to continue, the City must adopt a series of three resolutions to confirm the levy of assessment for the upcoming fiscal year. The first resolution, which is the one being proposed by this staff report, initiates the annual levy process and directs the preparation of an Engineer's Report; the second resolution approves the Engineer's Report and notices the intent to levy the assessment; and the third resolution levies the assessment for the upcoming fiscal year.

## DISCUSSION

After the adoption of Resolution No. 15-17, which initiates the proceedings to levy the annual assessment, an Engineer's Report will be prepared for review and acceptance or rejection at the May 9, 2017 City Council meeting. At that meeting will be a resolution for consideration declaring the City Council's intent to levy and collect the assessment. That Resolution will list the improvements, names the district and gives its general location; it also refers to the

Prepared By: RL

Dept Review: RL

City Manager Review: \_\_\_\_\_

City Attorney Review: JWP

proposed assessment and gives notice of the time and place for a meeting regarding the levy of the continuing assessment. The Government Code states the third and final meeting must be noticed in accordance with Sections 22500 *et seq.* of the California Streets and Highways Code, and is tentatively scheduled for June 27, 2017.

The Cloisters Landscaping and Lighting Maintenance Assessment District is a separate fund from all other City funds and can only be utilized for improvements within the District. Once set, the annual assessment is transmitted to the County Auditor for recording on the County assessment role. The assessment amount will then appear each year on the parcel owner's property tax bill.

In conformance with Proposition 218, The Right to Vote on Taxes Act, passed in 1996 by the voters in the State of California, the Cloisters Landscaping and Lighting Maintenance Assessment District was approved, at that time, by one hundred percent (100%) of the owners for which the assessment is to be levied. All property owners were fully apprised of the costs and benefits associated with the district, prior to its approval by them.

### **CONCLUSION**

Resolution No. 15-17 has been prepared for City Council review and adoption. The Resolution serves as the initiation of the annual assessment proceedings and orders the preparation of the Annual Engineer's Report detailing the proposed costs for the maintenance of the Cloisters Park and Open Space for assessing property owners of lots located within the bounds of Tract Map No. 1996 (excluding the City's property). The Resolution also gives notice review and acceptance or rejection of the Engineer's Report, will be scheduled for the May 9, 2017, Council meeting.

### **ATTACHMENT**

1. Proposed Resolution No. 15-17

**RESOLUTION NO. 15-17**

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MORRO BAY, CALIFORNIA  
INITIATING PROCEEDINGS TO LEVY THE ANNUAL ASSESSMENT  
FOR CLOISTERS LANDSCAPING AND LIGHTING  
MAINTENANCE ASSESSMENT DISTRICT PURSUANT TO THE  
"LANDSCAPING AND LIGHTING ACT OF 1972"  
(STREETS AND HIGHWAYS SECTIONS 22500 *ET SEQ.*)**

**THE CITY COUNCIL  
City of Morro Bay, California**

**WHEREAS**, the City Council has placed certain conditions on the development of Tract 1996, The Cloisters, requiring formation of a property Maintenance Assessment District encompassing and coterminous with the proposed subdivision to provide for the maintenance of a public park, bicycle pathway, right-of-way landscaping, coastal access ways, ESH restoration area, and other common area improvements to be held by or dedicated to the City of Morro Bay as required by City Ordinance and;

**WHEREAS**, those conditions are more specifically identified in Vesting Tentative Tract Map (condition 10e) and Precise Plan (condition 2c) as required by City Ordinance; and

**WHEREAS**, the owners of the real property within the proposed district (the "Owners") have consented in writing to the formation of the district pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code sections 22500 *et seq.*) (the "Act"), and are the only owners of property to be subject to assessments within the district; and

**WHEREAS**, the Owners offered, in fee and in perpetuity, Lot 121 (Parcel 1) and Lot 122 of Tract 1996, and the City has accepted that Offer of Dedication; provided, that the costs of maintenance thereof, are borne by an assessment district as required by the Conditions of Approval of the project; and

**WHEREAS**, one hundred percent of the property owners, at the time of the subdivision of the land, approved formation of the district to assure conformance with the "Right to Vote on Taxes Act" (Proposition 218, California Constitution Act XIII C & D); and

**WHEREAS**, subsequent owners of the lots within the subdivision have received "constructive notice" of the existence of the assessment district through the real estate disclosures, title report process, and publicly available records.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Morro Bay:

1. The City Council of the City of Morro Bay hereby declares its intent to initiate the proceedings to levy and collect assessments pursuant to the Act.
2. The improvements to be subject to assessment for maintenance by such District shall include those enumerated in the conditions of project approval and in Section 22525 of the Act, which were installed by the developer as a condition of approval of Tract 1996; pursuant to the Final Improvement Plans for the Cloisters Project as approved by the City.

3. The Assessment District is a District located in the City of Morro Bay, County of San Luis Obispo. A map showing the boundaries of the District is attached as Exhibit A which is hereby incorporated herein.
4. An Engineer's Report will be prepared for consideration by the City Council at the May 9, 2017, meeting and that date is set to review and accept or reject that report.
5. This District is called the "Cloisters Landscaping and Lighting Maintenance Assessment District."

**PASSED AND ADOPTED** by the City Council of the City of Morro Bay at a regular meeting thereof held on the 11<sup>th</sup> day of April 2017 by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Jamie L. Irons, Mayor

ATTEST:

\_\_\_\_\_  
Dana Swanson, City Clerk



This Page Intentionally Left Blank



# Staff Report

**TO:** Honorable Mayor & City Council **DATE:** April 5, 2017  
**FROM:** David W. Buckingham, City Manager  
**SUBJECT:** Adoption of 2017-18 City Goals and Program Objectives

**RECOMMENDATION**

Staff recommends the City Council adopt the 2017-18 City Goals and Objectives, as presented.

**FISCAL IMPACT**

The fiscal impact of approval of the City Goals and Program Objectives will be discussed in the 2017-18 budget process.

**BACKGROUND/ DISCUSSION**

On December 8, 2015, the City Council adopted Resolution No. 72-15 outlining the Strategic Planning Framework, which directs the timing for development of City Goals and Objectives.

In accordance with that policy, study sessions were held on January 10 and 24, 2017, for initial discussion and reprioritization of the City’s goals and program objectives.

On January 31, 2017, the City conducted a well-attended Community Goals Forum during which members of the community interacted with Council and staff to provide input to the goal setting process.

Based on discussion at those study sessions, staff presented updated City Goals and Program Objectives for FY 2017-18 for discussion at the February 14, 2017, City Council meeting. At that meeting, Council discussed the updated goals and objectives in detail and directed a few changes to the final draft. Those changes were presented to Council at the February 28, 2017, City Council meeting. At the February 28<sup>th</sup> meeting Council voted to continue the item for additional discussion. A special meeting was held on April 4, 2017, to discuss the goals. At the April 4<sup>th</sup> meeting there was Council consensus to make changes to the goals and to bring back under the consent portion of the agenda for adoption at the next City Council meeting. Those changes are presented now for formal adoption.

When adopted, the attached goal and objectives memo will be signed by the Mayor and City Manager.

**ATTACHMENT**

- 1. Memorandum dated April 5, 2017 re: 2017-2018 City Goals and Objectives

Prepared By: <u>DWB</u>	Dept Review: _____
City Manager Review: <u>DWB</u>	City Attorney Review: _____



# CITY OF MORRO BAY

CITY HALL  
595 Harbor Street  
Morro Bay, CA 93442

AGENDA NO: A-5  
ATTACHMENT: 1  
MEETING DATE: April 11, 2017

## Memorandum For City Council, Staff and the Public

**Date:** April 5, 2017

**Subject:** FY2017-2018 Goals and Objectives

1. **Purpose.** The purpose of this document is to identify City of Morro Bay Goals and Objectives for the Budget Year July 2017 – June 2018.
  - a) The City of Morro Bay strategic planning framework, adopted by the City Council on December 8, 2015, directs the timing for development of City Goals and Objectives.
  - b) In accordance with that policy, the City conducted a goal setting process in January and February 2017 that included Council Study Sessions, a Community Goals Forums, a Council Meeting discussion and a further special Council work session to develop a new set of long term goals and budget year objectives. The 2017-18 Goals and Objectives were approved by Council on April 11, 2017.
  - c) The objectives under each goal identify a number of specific objectives the City intends to accomplish in the July 2017 to June 2018 budget year. Accomplishing these objectives, however, is dependent on adequate resourcing – both staff time and money. Thus, some objectives may not be completed if adequate resources are not allocated during the fiscal year 2016/2017 budget process.
2. **Goals and Objectives.** Following are the City of Morro Bay’s four long-term goals and subordinate program objectives for budget year 2017-18:

### **Goal #1 (Essential Goal) – Achieve Economic and Fiscal Sustainability**

**Description:** This essential goal recognizes the City has been living within our means, but is not currently able to fund all basic services and requirements at the level appropriate for a community of our size. It also recognizes the importance of strengthening and maintaining strong financial management practices. Due both to our previous inability to fund important services such as street paving and replacement of key facilities, and the lack of an adequate General Fund capital budget, plus the impact of recent cost concerns - especially escalating CalPERS costs - we are unable to continue living as we have in the past. This goal centers around economic development and fiscal actions (revenue enhancement, public funding measures, cost control, and sound fiscal management practices) that target a 25% increase in projected revenues from the end of FY17 to the end of FY25.

**Duration:** This is an 8-year goal - the City intends to achieve fiscal sustainability by 2025.

**Focus:** This goal includes objectives related to revenue enhancement, general economic development, cost control, and assurance of sound financial management practices are in place.

- a. Consider the proposed strategies in the Economic Development Strategic Plan and act on those most likely to generate revenues in the near term. In considering all the following objectives and working with local and regional businesses and groups: promote a balanced economic development approach that retains, expands, and attracts businesses for a strong, stable, complementary, and diverse business environment that honors the character of our community and is consistent with our Community Vision.
- b. Pursue opportunities and relationships that are likely to result in the revitalization and redevelopment of important properties including the Morro Bay Power Plant, the existing wastewater treatment plant site, Morro Bay Elementary School, and the Morro Bay Aquarium lease site. Take proactive action to facilitate the revitalization of underused and vacant parcels in all commercial districts.
- c. Evaluate and implement opportunities to increase TOT revenues including, but not limited to:
  - 1) Take appropriate action, including implementation of specific programs, to increase shoulder-season and off-season TOT-producing visitor nights by 10% over FY16 levels.
  - 2) Research and bring to Council for decision incentive programs, including a TOT rebate program, that would reasonably result in the renovation of some existing hotel stock and deliver higher average daily rates and thus higher TOT revenues.
  - 3) Facilitate private revitalization / redevelopment activities that will result in planning approval for a 3% increase in number of hotel rooms in the City, with priority placed on 3 and 4-star properties to better balance our hotel stock.
- d. Evaluate opportunities for new or expanded revenue sources, including, but not limited to: paid parking, marijuana associated revenues, other tax measures and a review of City fees.
- e. Considering Council direction to identify no less than \$400K of cost reductions across FY19 and FY20, develop a cost control and reduction plan to achieve these cuts, including a complete review of staffing levels and non-labor costs in all departments.
- f. Develop a staff-internal emergency cost reduction plan to inform future fiscal emergencies.

## **Goal #2 (Essential Goal) – Complete WRF Project and “OneWater” Program**

**Description:** This essential City goal centers around completion of the City’s Water Reclamation Facility (WRF) and includes implementation of a fiscally conservative, comprehensive water resource policy, program and infrastructure to ensure a sustainable

water future. Key items include building the WRF and associated reclamation system, developing a “OneWater” policy, and diversifying our water supply toward achieving water independence.

**Duration:** This is a 6-year goal that we intend to complete by July 2023.

**Focus:** This goal includes objectives related to the Water Reclamation Facility, and “OneWater” planning and implementation.

- a. Complete water/sewer rate study and bring to Council for Prop 218 process consideration any rate increase requirements to fund the proposed WRF.
- b. Following CEQA guidelines, bring the WRF Environmental Impact Report (EIR) to Council for approval and certification.
- c. Complete and submit the State Revolving Fund loan application with the State Water Control Board for the WRF project, to secure funding for the project.
- d. Complete the acquisition of the preferred site for the WRF project.
- e. Take appropriate selection action and bring to Council for approval, a contract for the design-build construction delivery of the new WRF.
- f. Take all appropriate actions, and bring to Council for information/approval, as required, information that will allow the City to make a decision to achieve water independence. Include an evaluation of future options regarding our existing State Water allocation.
- g. Budget for, select a consultant, complete, and bring to Council for initial consideration, a “OneWater” plan for the City that considers all water resources - from storm water to groundwater to waste water - as a single “water resource.”

### **Goal #3 (Important Goal) - Improve Infrastructure and Public Spaces**

**Description:** This important goal centers around substantially improving the City’s streets, multi-modal transportation infrastructure, facilities and public spaces. The City does not currently have sufficient revenues to fund the capital improvement program required to make substantial and necessary infrastructure improvements and, therefore, this goal is contingent on making significant progress on Goal #1 – Achieve Fiscal Sustainability.

**Duration:** This is, at minimum, an 8-year goal.

**Focus:** This goal includes objectives related to streets, bike / pedestrian / parking improvements, City facilities, and beautification of public spaces.

- a. Bring to Council for decision an item to consider adding a street improvement tax measure to the November 2018 ballot.
- b. Bring to Council for information, consideration and possible implementation a review of circulation and parking management plans and options in the downtown and waterfront districts.
- c. Bring to Council for decision proposals that result in a public/private partnership redevelopment of the City-owned “Market Plaza” property consisting of the

- DiStasios's parcel, and, if appropriate to be included in redevelopment, the "Front Street" parking lot (below DiStasio's), and the parking lot at Pacific and Market.
- d. Complete the approved RFQ process for a marine services facility (boatyard) and bring to Council for information and consideration of next steps prior to any decision on feasibility study.
  - e. Inventory, evaluate and refresh existing programs for volunteer groups to assist in providing routine maintenance in the City (such as adopt-a-park programs), while soliciting and facilitating additional volunteer group support for routine maintenance (such as park beautification) and small capital projects (such as park bathroom reconstruction).

**Goal #4 (Important Goal) - Review and Update Significant City Land Use Plans**

**Description:** This important goal centers around completion of the City's General Plan (GP) / Local Coastal Program(LCP) rewrite, and update of other essential land use documents. While the GP is the important task, update of other essential land use plans and master plans is also a priority.

**Duration:** This is a 2-year goal that should be complete by summer 2019.

**Focus:** This goal includes objectives related to completion of the GP/ LCP and other important planning documents.

- a. Complete the GP/ LCP rewrite no later than August 2018.
- b. Complete the zoning code update approved and started in FY17.
- c. Ensure affordable housing and vacation rental challenges are addressed in the GP/LCP process and all land use planning.
- d. Bring to Council for consideration the results of Code Enforcement outreach on existing codes related to fences and hedges, and boat, RV and trailer parking / storage on City streets and neighborhoods to determine whether to keep, or modify, related existing ordinances.
- e. Bring to Council for adoption a rewrite of the secondary unit ordinance (updated in FY16) based on changes in State law.
- f. Begin community outreach and Council discussion on future use of the 26-acre Atascadero Road site (location of the existing WWTP) to be prepared to begin master planning that site in FY19.
- g. Explore, in public meetings with city residents, opportunities to protect important scenic, recreational, natural and agricultural resources on the Estero Marine Terminal site and surrounding lands in partnership with land conservation organizations.

Jamie Irons  
Mayor

David Buckingham  
City Manager

This Page Intentionally Left Blank



AGENDA NO: B-1

MEETING DATE: April 11, 2017

# Staff Report

**TO:** Honorable Mayor and Council Members **DATE:** April 3, 2017

**FROM:** Craig Schmollinger, Finance Director/City Treasurer

**SUBJECT:** Public Hearing and Adoption of Resolution No. 11-17, which Rescinds Resolution 61-16 and Amends and Adopts the Complete 2017/18 Master Fee Schedule

## RECOMMENDATION

Staff recommends the Council conduct the formally noticed public hearing, review the proposed fee schedule, and adopt Resolution No. 11-17, which updates the City Master Fee Schedule for Fiscal Year (FY) 2017/18. That Resolution will also rescind Resolution No. 61-16 that adopted the current 2016/17 Master Fee Schedule, and replaces it in its entirety.

## BACKGROUND

Annually, the City reviews and revises the adopted Master Fee Schedule, which dictates what charges are approved for various City provided services. Council has directed this annual process be revised to have one consolidated fee schedule brought forward in late Spring. This format allows staff to implement any revised fees into budget preparations for the upcoming FY's. As such, the item tonight is being presented as a formally noticed public hearing with the target of adopting the 2017/8 revised Master Fee Schedule, while also rescinding Resolution No. 61-16.

The Morro Bay Municipal Code Chapter 3.34, Master Fee Schedule, stipulates how the City shall move forward with amending the Master Fee Schedule. Relevant sections of that chapter are included below for reference.

### 3.34.010 – Established

The city Master Fee Schedule is established, which shall set forth a consolidated listing of fees as fixed and adopted by the city council, in accordance with all applicable provisions of state and city laws.

### 3.34.020 – Fee revisions and reviews

Any fees included in the Master Fee Schedule may be reviewed and revised annually by the city council. The city's cost of providing the services shall be computed and reflected in these fees. The fees shall then be enumerated and the revised Master Fee Schedule adopted by resolution of the city council.

On July 14, 2015, the City Council established December as the desired index for Consumer Price Index (CPI) and Engineering News Record (ENR) Construction Cost Index for the San Francisco-Oakland-San Jose area as the adjusting factor. The CPI and ENR adjustments between December 2015 and December 2016, were increases of 3.52% and 4.07%, respectively.

The draft Master Fee Schedule was distributed to the department directors, who have included proposed fee adjustments for the FY 2017/18 draft budget (pending Council adoption).

Prepared by: _____CS_____	Dept Review: __CS_____
City Manager Review: _____	City Attorney Review: _____

## **DISCUSSION**

Staff prepared Resolution No. 11-17 to adopt the proposed FY 2017/18 Master Fee Schedule, and rescind and replace in its entirety Resolution No. 61-16 that established the FY 2016/17 Master Fee Schedule. Most fees were adjusted by either CPI or ENR; however, some fees were adjusted by different amounts as identified by department below.

### *Harbor Department:*

The impounded vessel rate is being proposed to increase from \$10.32 to \$12.50 as the monthly per foot rate. That new rate will allow greater cost recovery of staff time for impounding a vessel. Staff are confident that new rate does not exceed the cost of providing the service.

### *Fire Department*

Several fees are being proposed to be adjusted based on a separate proposal relating to Fire Marshal duties, currently being conducted by a part-time employee at less than market hourly rates. That separate proposal is to include a full-time Fire Marshal at a reasonable market salary level. Given the anticipated cost of the Fire Marshal of \$73 per hour (fully-benefited rate), fees were proposed to be adjusted based on the time required by the Fire Marshal for various activities. For example, a Marine Welding Permit should take the Fire Marshal 1-hour to review and sign off, so that fee is proposed at \$73 (1 hour x \$73 per hour = \$73).

The Plan Review Fee is proposed to increase from 0.3% of total project valuation to 0.9% of total project valuation. This proposed increase is based on the new anticipated Fire Marshal benefited rate and the time it should take that individual to perform plan review work. This proposal is intended to recover actual costs for the Fire Marshal to provide Plan Review related duties, which is in-line with the Council adopted Resolution No. 63-15 relating to cost recovery.

Knox Box installation charges are being proposed for elimination. This proposal will hopefully encourage businesses and homeowners to install Knox boxes, as purchase costs and installation fees can be expensive. By having Knox boxes installed, the Fire Department can more readily access a building during an emergency, which is a great benefit to the building owner and the Fire Department.

### *Public Works*

A new category for both the Water and Wastewater impact fees was established to comply with new State Law requirements for impact fees associated with secondary dwelling units. New impact fees are being proposed for water meters less than 1-inch in diameter, as \$5,392 for water and \$5,445 for wastewater, respectively.

The City Engineer Map Review - Final Map Fees are being adjusted upwards to more fully capture the costs of providing the services. That same methodology was utilized for the proposed adjustment to Street/Right-of-Way abandonments, Special Encroachments into the Public Right-of-Way, Annual Utility Encroachment Permit, Water Meter Re-Reads, and After-Hours Water Meter Turn Off/On fees as well. Staff is confident the proposed fees do not exceed the actual cost to provide the services.

“Other Fees” were added, which will allow the City to establish fees for the dedication and installation of trees, plaques, park benches, and other park amenities. Those fee amounts are intended to pay for the actual cost of providing the service.

### *Community Development*

Community Development is proposing to increase Demolition Fees beyond CPI to better cover actual costs for providing the service. Several other fees are being proposed to increase based on more fully capturing cost of providing the service, such as; Re-Inspection, Property Condition Report for Condominium Conversions, and Inspection fees.

Several fees were added to the proposed 2017/18 Master Fee Schedule, where the department will be able to capture anticipated actual costs. Those fees include: Solar Permits, Certificate of Occupancy (new State mandate), Change of Ownership/Add Contractor, Permit Extension, Archaeology Research, Planning Commission Conceptual Review, and Special Use Permit (Major/Minor) fees.

Again, staff is confident that the proposed fees do not exceed the actual costs of providing the various services.

*Recreation Department:*  
CPI increases proposed.

### **ALTERNATIVES**

Alternatives would be to approve some or none of the requested proposed fee adjustments, or to approve fee adjustments of different amounts than proposed. Adjustments greater than what is being proposed would need to be reviewed to ensure the new fee did not exceed the actual cost of providing the service.

### **FINANCIAL IMPACT**

While increasing fees, it is generally safe to assume an increase in revenue, the anticipated increase is unknown.

### **CONCLUSION**

In summary, staff is recommending the following:

1. City Council review the fee changes contained in the draft Fiscal Year 2017/18 Master Fee Schedule, and make changes as desired; and
2. Adopt Resolution No. 11-17, establishing the Fiscal Year 2017/18 Master Fee Schedule, as amended, and rescinding and replacing Resolution 61-16.

### **ATTACHMENTS**

1. Resolution No. 11-17
2. FY 2017/18 Master Fee Schedule (Clean)
3. FY 2017/18 Master Fee Schedule, (Track Changes)

**RESOLUTION NO. 11-17**

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MORRO BAY, CALIFORNIA  
ADOPTING FISCAL YEAR 2017/18 MASTER FEE SCHEDULE**

**THE CITY COUNCIL  
City of Morro Bay, California**

**WHEREAS**, the City Council finds fees and charges for City services are annually in need of review for possible updating to reflect changes in the cost of providing those services; and

**WHEREAS**, pursuant to the California Constitution, with certain exceptions, if a City Fee exceeds the City's cost for providing the service covered by that fee, that fee is considered a tax; and

**WHEREAS**, the City has reviewed the attached fees, and finds they do not exceed the actual costs of providing related services when that limitation is applicable; and

**WHEREAS**, California Government Code sections 66000, *et seq.*, mandate numerous detailed and stringent requirements for all development fees levied by local government on new construction projects; and

**WHEREAS**, Section 66017 of the California Government Code requires a 60-day "waiting period" before any development fee increase can become effective; and

**WHEREAS**, pursuant to Government Code section 66016, *et seq.*, specific fees to be charged for services must be adopted by City Council resolution or ordinance, after providing notice and holding a public hearing; and

**WHEREAS**, the City's Municipal Code Section 3.34.020 Fee revisions and reviews, states: *Any fees, included in the Master Fee Schedule, may be reviewed and revised annually by the city council. The city's cost of providing the services shall be computed and reflected in these fees. The fees shall then be enumerated, and the revised Master Fee Schedule adopted by resolution of the city council. (Ord. 325 (part), 1988);* and

**WHEREAS**, on July 14, 2015, City Council adopted Resolution No. 55-15, specifying the month of December as the determinant for retrieving Consumer Price Index (CPI) and Engineering News Record (ENR) Construction Cost Index adjustment factors; and

**WHEREAS**, with the adoption of Resolution 55-15, the City Council set the San Francisco-Oakland-San Jose area as the comparable area to the City of Morro Bay for consumer price index changes; and

**WHEREAS**, on August 11, 2008, the City Council adopted Resolution No. 49-08, which stated that "the Master Fee Schedule will be brought back in its entirety for review annually;"

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Morro Bay, the Fiscal Year 2017/18 Master Fee Schedule, attached hereto and incorporated herein, is hereby amended and readopted.

**PASSED AND ADOPTED** by the City Council of the City of Morro Bay at a regular meeting thereof held on the 11<sup>th</sup> day of April 2017 by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Jamie L. Irons, Mayor

ATTEST:

\_\_\_\_\_  
Dana Swanson, City Clerk

# CITY OF MORRO BAY FEE SCHEDULE FOR THE FISCAL YEAR 2017/18

All fees adjust annually by either the December Consumer Price Index (CPI = 3.5%) or Construction Cost Index (ENR = 4.07%). The CPI used is for the San Francisco-Oakland-San Jose area.

## Table of Contents

Category	Page Number
General	2
Finance	3
Community Development	4
Public Works	13
Police	17
Fire	19
Harbor	24
Recreation	28
Transit	32

<b>GENERAL FEES</b>	
<b>FEE NAME</b>	<b>ADOPTED FEE</b>
Photocopies (unless otherwise defined)	\$0.40 per page \$0.70 per 11 x 17" page
Print material mailed	Cost of copying/printing and postage
Non-refundable appeal fee for non-land use administrative decisions	\$250 per appeal
Elections filing fee - Notice of intention to circulate petition; this amount is refundable under Elections Code Section 9202(b), with conditions	\$200

<b>FINANCE</b>	
<b>FEE NAME</b>	<b>ADOPTED FEE</b>
Budget document, per copy	Per page cost for photocopying
City audit document, per copy	Per page cost for photocopying
Master Fee Schedule	Per page cost for photocopying
Business Tax Schedule	Per page cost for photocopying
Returned check charge, per CA Civil Code Section 1719	\$25 for the first check \$35 for each subsequent check
<b>UTILITY BILLING</b>	
Water service application fee	\$28
Physical posting of shut-off notice at customer location	\$60.51
Refundable/transferable deposit - residential tenants only on signup (MC 13.04.220)	\$100
Deposit required for service termination for delinquent non-payment (residential tenants only, if a deposit has not previously been collected)	\$100
Reconnection (MC 13.040.310)	\$51

<b>COMMUNITY DEVELOPMENT</b>	
<b>FEE NAME</b>	<b>ADOPTED FEE</b>
Valuation of from 0 - \$3,000 (including electrical service less than 600 amp, and minor plumbing alternatives)	\$92
\$3,001 and up	.025 x total valuation as determined by the Building Official (50% submittal/50% at issuance)
Construction Operation After Hours	\$35
Building Re-Address Processing	\$34
Demo Commercial	\$500
Demo Residential	\$300
In-lieu Housing Fee (if unit not affordable housing) - per square foot	\$0.36
General Plan Maintenance	6% surcharge on all Building Permits
SMIP Category I (Residential)	.00013 x valuation
SMIP Category II (Commercial)	.00028 x valuation
Unsafe Building repair, demolition or moving structure	Charged at cost
Inspection Fees - outside of normal work hours - per hour, 2 hour minimum	\$168
Re-Inspection Fees - per hour	\$125
Property condition report for Condominium Conversions (Review/Inspection)	\$200
Inspection for which no fee is otherwise indicated - per hour, 1 hour minimum – Use for Certificate of Occupancy	\$125
Additional Plan Review required by changes, additions, revisions to the approved plans - per hour, 1hour minimum	\$125
Use of outside consultants for special plan checking and inspection	Charged at cost + 25% Administration Fee

Permits – Change Ownership/Add Contractor	\$125
Permit Extension of Time	\$125
Residential Solar Permit 1kW to 15 kW	\$350
Residential Solar over 15kW	\$350 + \$15 per kW above 15kW
Commercial Solar Permit below 50kW	\$750
Commercial Solar Permit 50kW – 250kW	\$750 + 5\$ per kW above 50kW
<b>SPECIAL INSPECTION &amp; PLAN REVIEW FEES</b>	
Penalty for commencing construction without permit(s). This is in addition to the standard building permit fees.	\$117 + 2 times the permit fee
Retrofit upon transfer of sale	\$38
<b>DEVELOPMENT IMPACT FEES</b>	
<b>Building fees per square foot, including garages (enclosed spaces). Single family residential additions of 500 square feet or less are exempt. Water and Wastewater fees are additional. An increase in meter size resulting from the need to comply with the hydraulic demand associated with Fire Sprinklers is exempt.</b>	
Residential, Single Family	\$5.75
Residential, Multi-family	\$9.13
Non-residential, commercial	\$4.37
Non-residential, office	\$3.08
Non-residential, industrial	\$1.58
<b>Park fees for residential in-fill lots, per square foot</b>	
Single-family	\$1.33
Single-Family, Detached Accessory Structure	\$0.33
Accessory Dwelling Unit	\$0.33
Multi-family	\$2.23

<b>Public Facilities Fees, per square foot.</b>	
<b>Single-family residential:</b>	
General Government	\$1.28
Police	\$0.43
Parks	\$1.34
Fire	\$0.47
Storm Drain	\$0.06
Traffic	\$2.07

<b>DEVELOPMENT IMPACT FEES (continued)</b>	
<b>Multi-family residential:</b>	
General Government	\$2.12
Police	\$0.70
Parks	\$2.23
Fire	\$0.79
Storm Drain	\$0.07
Traffic	\$3.22
<b>Public Facilities Fees, per square foot</b>	
<b>Non-residential, commercial:</b>	
General Government	\$0.27
Police	\$0.07
Parks	\$0.02
Fire	\$0.24
Storm Drain	\$0.04
Traffic	\$3.73
<b>Non-residential, office:</b>	
General Government	\$0.35
Police	\$.09
Parks	\$0.02
Fire	\$0.34
Storm Drain	\$0.04
Traffic	\$2.24
<b>Non-residential, industrial:</b>	
General Government	\$0.10
Police	\$0.04
Parks	\$0.02
Fire	\$0.09

<b>Public Facilities Fees, per square foot (continued)</b>	
Storm Drain	\$0.04
Traffic	\$1.29
<b>PLANNING</b>	
<b>Affordable Housing In-Lieu:</b>	
Funding assistance application fee	\$602
Reasonable Accommodation (ADA) fee (no fee required if in conjunction with other discretionary permit)	\$117
<b>Coastal Permits (may be billed at direct cost):</b>	
Coastal Permit in combination with Conditional Use Permit	No fee
Coastal Permit (Administrative)	\$783
Regular CDP Without CUP - New single family and single family additions over 25%, Multiple Dwelling, Office, Commercial, Convention, Industrial & Institutional	\$5,494
Additions between 10% and 25% to a Single Family Dwelling in Coastal Appeals area (Planning Commission)	\$2,113
Emergency Permit (excluding required regular CDP)	\$706
Other administrative – Tree Removal, private	\$269
<b>Environmental (may be billed at direct cost):</b>	
Categorical Exemption	\$95
Negative Declaration	\$1,531
Mitigated Negative Declaration If contracted = contract amount + 25% administrative fee	\$3,736, if done in house or as a deposit for outside consultant
Filing Fee - for environmental document	\$200
Environmental Impact Report - Contract Amount + 25% administrative fee	\$5,000 deposit

Archaeology Research Fee – Santa Barbara Central Coast Information Services	\$100
<b>Miscellaneous:</b>	
Letter regarding land use confirmation or other research – per hour cost	\$95
Development Agreement – charged at fully allocated hourly rates for all personnel involved, plus any outside costs	\$10,000 deposit
Applicant Requested Continuance	\$123
Fine, in addition to permit fee	\$100 + two times the permit fee + plus \$50 per day – after notice.
Appeal of City decision, excluding Coastal Permits in the appeal jurisdiction – refundable if applicant prevails	\$277
Copy of Planning Commission DVD	\$13
Street name/Rename Processing	\$448
Conceptual Review Fee – Fee is credited toward any future discretionary permit application	\$1,500
<b>Notification fees:</b>	
Planning Commission Hearing	\$317
Administrative Permit Noticing	\$158
Special Events	Actual staff cost
<b>Sign Permits:</b>	
Sign Permit	\$211
Sign Exception (CUP)	\$951
Pole Sign (CUP)	\$951
Fines – Temporary, beyond time allowed by Ordinance – per day after notice given	\$53
Fines – Permanently attached sign w/o permit – per day after notice	\$53

<b>Subdivisions: all Subdivisions may be billed at direct cost</b>	
Tentative Parcel Map Application	\$6,867
Tentative Tract Map 0 to 10 lots, add \$100.00 per lot over 10 lots	\$6,867
Amendments to Existing Tract or Parcel Maps	\$3,169
Lot Line Adjustment	\$1,057
Certificate of compliance (legal determination) – initial fee covers up to 4 lots. Add \$250 per lot over 4 lots	\$2,070 + \$250 per lot for every lot over 4
Lot Mergers	\$1,057
<b>Text Amendments &amp; Annexations (May be billed at direct cost)</b>	
Zone Ord. Changes/LCP - Minor (single section revisions/additions) - Major (multiple sections revised/added) If contracted – contract amount + 25% administrative fee. Fee amount becomes an initial deposit.	Minor = \$7,396 Major = \$10,565
Specific Plan (Billed as deposit with charges at the fully allocated hourly rates for all personnel involved + any outside costs). If contracted = cost + 25% administration fee. Fee amount becomes an initial deposit.	\$5,000 deposit
General Plan/Local Coastal Plan Amendment: - Minor (single section revisions/additions) - Major (multiple sections revised/added) If contracted – cost + 25% administrative fee. Fee amount becomes an initial deposit.	\$7,396 \$10,565
Annexations – Deposit to be determined by staff. Billed at fully allocated staff cost. If contracted – contract amount + 25% administrative fee.	\$5,355
<b>Time Extensions</b>	
Time extension for CUP, regular Coastal Permits and variance (Planning Commission)	\$951

Time Extensions for Tract Maps and Parcel Maps	\$951
Time Extension - Administrative	\$264
<b>Use Permits</b> <ul style="list-style-type: none"> <li>- All use permits may be billed at direct cost at the discretion of the Community Development Manager and the scheduled fee would then be deemed as a deposit.</li> <li>- All Projects in the Planned Development Overlay require a Use Permit</li> </ul>	
Conditional Use Permit (CUP)	\$5,494
CUP Concept Plan	\$8,452
CUP Precise Plan	\$3,169
CUP Combined Concept/Precise Plan	\$8,452
Conditional Use Permit for an SFR addition of 25% or less of the existing floor area. (appeals area only)	\$2,113
One SFR in a Planned Development Zone or Bluff Area	\$1,585
Occupancy Change in Commercial/Industrial Zones	\$846
Additions to non-conforming structures, not adding units or new uses	\$2,070
Minor Use Permit (Residential & Industrial Uses)	\$602
Temporary Use Permit – Longer than 10 days	\$1,057
Outdoor display and sales and outdoor dining	\$960
Administrative Temporary Use Permit – 7 consecutive days or 10 non-consecutive days	\$158
Amendments to Existing Permits (Planning Commission)	\$2,747
Major modification while processing	\$1,625
Minor amendments to existing permits (Administrative)	\$205
Special Use Permit (Minor – PC Review)	\$2,113
Special Use Permit (Major – PC Review)	\$5,494

<b>Variances</b>	
Variance	\$2,113
Variance processed with other permits	\$807
Minor Variance	\$444
Parking Exception (will always be accompanied by a Conditional Use Permit, Minor Use Permit or Coastal Development Permit)	\$207
<b>Laserfiche Applies to all Planning and Building Permits</b>	
Laserfiche of planning and building documents, including scanning and storage. Fee based on plan set pages only.	\$15 for first page of plan set, and \$7 for each additional page.

<b>PUBLIC WORKS</b>	
<b>FEE NAME</b>	<b>AMOUNT</b>
<b>IMPACT FEES</b>	
<b>Water Impact fee (Capacity Credit is given for existing meter ) Based on Water &amp; Wastewater Impact Fee Update, Bartle Wells Associates, 3/17/15</b>	
Less than 1-inch meter	\$5,392
1 inch meter	\$7,234
1-1/2 inch meter	\$14,466
2 inch meter	\$23,146
3 inch meter	\$43,399
<b>Wastewater fee (Capacity Credit is given based on existing water meter size) Based on Water &amp; Wastewater Impact Fee Update, Bartle Wells Associates, 3/17/15</b>	
Less than 1-inch meter	\$5,445
1 inch meter	\$7,260
1-1/2 inch meter	\$14,553
2 inch meter	\$23,234
3 inch meter	\$43,563
<b>PLANNING AND ENGINEERING DEVELOPMENT REVIEW FEES</b>	
<b>Flood Hazard Development Permit (MC 14.72.040) - time and materials costs may be added to minimum, when actual cost exceeds the minimum fee (PW):</b>	
Permit, minimum fee	\$212
Flood plain letter	\$106
<b>City Engineer Map Review Fees Subdivisions - (PW):</b>	
Final Map - Tract, minimum fee (MC 16.24.040J)	\$4,992
Final Map – Tract, Per lot for every lot over 4 lots	\$131
Final Parcel Maps	\$4,992
Final Maps Amendment Review, minimum fee	\$1,136

<b>Public Improvement Plans</b>	
<b>Inspections/Plan Review - time and materials costs may be added to minimum, when actual cost exceeds the minimum fee:</b>	
Public/Subdivision Improvement Plan Check, and Inspection as a Percentage of the Engineer's estimate for Subdivision Improvements	5 - Percent
<b>Abandonment Process:</b>	
Street/R-O-W Abandonment Process	\$6,144
<b>Encroachment Permits (MC 13.16.140) - time and materials costs may be added to minimum, when actual cost exceeds the minimum fee (PW):</b>	
Regular – Surface Improvements	\$194
Regular – Underground Improvements	\$425
Special - Private Encroachments into the Public R/W, Landscaping plant materials and exempt.	\$1,490
Traffic Control Plan Review, in Addition to Encroachment Permit.	\$110
Annual Utility Encroachment Permit	\$1,857
Wide Load Permit with Traffic Control Plans - Per Year (Set by State of California)	\$90
Wide Load Permit with Traffic Control Plans - One Time (Set by State of California)	\$16
<b>Street &amp; Sidewalks:</b>	
Exception Application Exception Application (Sidewalk Deferral)	\$178
<b>PLANNING AND ENGINEERING DEVELOPMENT REVIEW FEES</b>	
<b>Storm Water Fees (PW):</b>	
<b>Single Family;</b>	
<b>Other than Single Family (per 6,000 square foot lot area, or fraction thereof):</b>	
Planning review of preliminary stormwater plan	\$159
Building permit review of stormwater plan	\$208
Inspection of stormwater facility/erosion control	\$111

<b>Trees (PW):</b>	
Removal Permit (to trim, brace or remove, MC 12.08.110)	\$287

**WATER**

**Water Service:**

Application (MC 13.04.07)	\$27.92
Connection - Outside City), only by Council Resolution (MC 13.04.100)	2 x Fee

**Meter Installations/Connections:**

3/4 inch Meter/Service (Only installed where Fire sprinklers are not required)	\$1,512
1 inch meter Meter/Service	\$2,028
1" Meter/1-1/2" Service (for residential fire sprinklers)	\$2,566
1" Meter/2" Service (for residential fire sprinklers)	\$3,211
1-1/2" inch meter and above	T&M (\$3,500 deposit)
Meter Box Installation	\$244
Water Meter Re-Read	\$51
Reconnection (MC 13.04.310)	\$51
After - Hours Water Meter Turn Off/On	\$218
"Drop in" meter fee, up to 2 inches	0.75 x Reg Meter Fee
Relocation of water meter for customer convenience	0.5 x Reg Meter Fee

<p>Water meter lock and any other damage. Subject to Police investigation and potential prosecution for theft of water and tampering with City Property</p>	<p>T&amp;M (\$51 minimum)</p>
---	-------------------------------

<b>Meter Installations/Connections (continued):</b>	
Water Meter Testing (Remove, test and replace meter); fee refunded if meter test indicates an overage of greater than 2%	\$159
Water Equivalency Unit (WEU) "In-Lieu" Fee - <b>per WEU required.</b> In-lieu fee is an alternative for an applicant that does not provide the WEU offset, as required and set by Council Resolution	2 x \$3,139/WEU required = \$6,278
Fire Hydrants/Non-Potable - Meter Installation and Removal for Contractor Use (MC 13.04.360):	\$51 Installation; \$51 Removal
Hydrant Meter Rental, per day plus cost of water at current rate structure.	\$5 + \$500 Refundable Deposit
Certificate of Compliance – Water Retrofit	\$27
Water Service Refundable Deposit - residential tenants only	\$100
<b>WASTEWATER</b>	
Connection Permit - This is in addition to an Encroachment Permit.	\$85
Discharge Fee - Recreational Vehicles and Campers	\$25 + 0.25/gal or fraction there of
Discharge Fee - Tank Trucks and Commercial per truck, for gallon. No septage allowed	\$100 + \$0.25/gal or fraction there of
Raising Manhole to Grade	T&M (\$750 min)
Sewage Spill Cleanup - cost of providing service Sewage spill clean up	T&M (\$750 min)
<b>OTHER FEES</b>	
Dedication 15 Gallon Tree and Plaque	\$250
Dedication Park Bench and Plaque	\$450
Dedication Park Bench at Tidelands Park or Cloisters Park and Plaque	\$900
Other Park Amenity Dedication	To Be Determined on an individual basis

<b>POLICE SERVICES</b>	
<b>FEE NAME</b>	<b>ADOPTED FEE</b>
<b>Permits and Licenses:</b>	
Tow/Taxi Service Provider Application Fee	\$654
Taxi Operator Permit Application Fee	\$416
Taxi Operator Permit Application Renewal Fee	\$69
Second Hand Dealer Permit - City Application Fee (does not include Department of Justice fee) (MBMC 5.40.330)	\$348
Second Hand Dealer Permit renewal - City Application Fee (does not include Department of Justice fee) (MBMC 5.40.330)	\$173
Massage Therapist/Parlor Permit Application Fee (MBMC 5.40.330)	\$145
<b>Support Services Activity:</b>	
Digital Photo Reproduction to CD - per hour, 1 hour minimum	\$58
Audio/Video Tape Reproduction - per hour, 1 hour minimum	\$58
Record Searches/Reviews/Clearance/Responses - per hour, 1 hour minimum	\$58
<b>Officer Activity:</b>	
Equipment Citation Sign Off	\$17
Vehicle Impound Fee Administrative Costs (CVD 22850.5)	\$173
Abandoned Vehicle Removal (junk vehicles/parts)	\$348
<b>Other Police Services:</b>	
Firearms-seizure/storage (PC 33880)	\$58

<b>State Mandated Costs</b>	
Concealed Weapons Permit (does not include DOJ or other fees (PC25455))	\$116
Renewal of Concealed Weapons Permit (does not include cost of ID card)	\$28
Subpoena Duces Tecum (does not include costs of report, etc) (EC 1563(b)(1))	\$17
Delinquent Parking Citation Copy (VC 40206.5)	\$2
Repossessed Vehicle (GC 41612)	\$17
Booking Fees (current cost-cost is dependent on charges by County) (GC 53150) & (GC 29550.1)	\$126
Live scan Fingerprint Fees (PC 13300(e))	\$22
Criminal History Review (PC13322)	\$28
<b>Cost Recovery:</b>	
DUI Emergency Response (MBMC 3.40.030)	Actual Cost
False Alarm Response (after 3 <sup>rd</sup> false alarm in a year) (MBMC 9.22.020)	\$232

<b>FIRE</b>	
<b>FEE NAME</b>	<b>ADOPTED FEE</b>
<b>Permits:</b>	
Permit Inspection Fees:	
Any single permit identified in Title 24 CFC and not specifically addressed in the Master Fee Schedule	\$146
Any combination of permits shall not exceed	\$438
Special Occurrence or Use Permit (equipment & personnel charges additional)	\$146
<b>Special Permits:</b>	
Marine Welding Permit: Vessel, Pier, Wharf, Waterfront	\$73
Aircraft Landing Permit, per occurrence (required Fire standby equipment & personnel charges additional)	\$146
<b>Equipment &amp; Personnel Charges:</b>	
Engine or Truck: per hour, per vehicle (personnel charges additional)	\$129
Squad/Rescue: per hour, per vehicle (personnel charges additional)	\$94
Utility/Command Vehicle: per hour, per vehicle (personnel charges additional)	\$45
Personnel charges	Per hour, per person - 2 hour minimum, unless otherwise specified, at current productive hourly rate

<b>Plan Review Fees:</b>	
Fire Plan Concept Review	Personnel charges, as specified in Equipment and Personnel Charges
Plan Review	0.9% of total valuation plus use of outside consultant for Plan Review & Inspection is based on actual cost plus \$67 fee
Additional Plan Review required by changes, additions or revisions to approved plans	Personnel charges, as specified in Equipment & Personnel Charges, on an hourly basis, plus actual cost of outside consultant for Plan Review
<b>Fire Protection:</b>	
System & Equipment Fees:	
Fire Sprinkler System Installation Inspection - (above ground):	
Residential	\$146 + \$0.55 per head
Commercial	\$219 + \$0.55 per head
Commercial projects or tenant improvements under 1,000 sq. ft.	\$146 + \$0.55 per head
Underground water line inspection	\$146
Fire Alarm System Installation Inspection:	
0 - 15 devices	\$146
16 - 50 devices	\$219
51 - 100 devices	\$292
101 - 500 devices	\$365
501 and up	\$365 + \$292 for each additional 100 devices or portion thereof
Specialized Fire Protection System Inspection, e.g., Halon, Dry Chemical Commercial Kitchen Hood System	\$146
Flammable or Combustible Tank Installation Inspection	\$73
On-site Hydrant System Installation Inspection	\$146
Use of Outside Consultants for Plan Review & and/or Inspection	\$146 + actual cost
Request for Building Fire Flow Calculations	\$73
Request for Hydrant Flow Information	\$73

<b>Fire Protection (continued):</b>	
Request for Hydrant Flow Test	\$73 fee plus personnel & equipment as specified in Personnel and Equipment Charges, 1 hr min
Engine company business inspection:	
1st and 2nd inspections	No charge
3rd and subsequent inspections	\$219
<b>Fire Prevention:</b>	
New and annual business/facility inspection fees:	
1st and 2nd inspections	No charge
3rd and subsequent inspections	\$146
Administrative citation for failure to correct a violation shall be charged per 1.03.050 of the Municipal Code	\$146
Administrative citation for second violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$292
Administrative citation for third and each additional violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$584
Annual weed and hazard abatement inspection fees:	
1st inspection for compliance	No charge
2nd and subsequent inspections	\$146
Administrative citation for failure to correct a violation shall be charged per 1.03.050 of the Municipal Code	\$146
Administrative citation for second violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$292
Administrative citation for third and each additional violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$584

<b>Incident Response Fees:</b>	
Hazardous Material/Chemical Incident	No charge first half-hour (excluding negligent/intentional acts) Each additional hour, or fraction thereof, will be charged as specified in the Personnel and Equipment Charges plus the cost of any materials and contract services used
Negligent Incidents	Response due to negligent/malicious act (e.g., DUI traffic accident, climber on Morro Rock, incendiary fire, negligent hazardous material incident, negligent confined space incident, etc.)  Two hour minimum to be charged as specified by Personnel & Equipment Charges plus any material costs and contract services used.
Excessive or Malicious False Alarms	Emergency response due to "Failure to Notify" when working on or testing fire/alarm system  0.5 hours minimum to be charged as specified by Personnel & Equipment Charges.
Malicious False Alarms	.5 hour minimum to be charged as specified by Personnel & Equipment Charges plus any material costs.
Alarm system malfunction resulting in 2 in 30 days or 3 in 12 months	Charged as specified by Personnel & Equipment Charges plus any material costs
<b>Other Fire Services:</b>	
Copy of response report, per report	\$28
Additional copies, per page	See General Fees for copy charges
Cause & Origin investigation reports, per report	\$116
Non-renewal of required annual permit	Charge double permit fee rate
Failure to obtain permit	Charge double permit fee rate
Missed site inspection appointment	\$73
Failure to meet permit requirements/requiring re-inspection	\$73

<b>Permits - California Fire Code:</b>	
See operational and construction permits identified in the California Fire Code, Section 105	
Special Occurrence or Use Permit includes 1 inspection	
<b>Plan Review Fees:</b>	
Plan Review Fees	Total valuation to recover the cost of providing service
Use of outside consultant for Plan Review and/or Inspection	\$73 plus actual cost of consultant
All Plan Review Fees shown are minimum amounts, based on average processing. Large or complex projects may be subject to increased fees based upon time, costs, or equipment costs as shown per Equipment & Personnel Charges.	

## HARBOR DEPARTMENT

- 1. All fees are due in advance. At the Harbor Department’s discretion, billing in arrears for qualified and registered vessels with current account status may be allowed.**
- 2. Any account past due over 10 days will be charged a \$35 late fee on a monthly basis. Accounts are due and payable by the 10<sup>th</sup> of every month.**

### VESSEL FEES

- 1. All vessel fees based on the length of the vessel or the length of the slip, whichever is greater, with a 36-foot minimum.**
- 2. The Harbor Director may waive dockage fees for “tall ships” visiting Morro Bay Harbor for any period less than 30 days with written notice.**
- 3. Transient Slip fees will be charged by the day or by the month, whichever is less.**
- 4. Transient Slip monthly subleases shall be limited to 3 months in any slip as long as there are vessels appropriate to the slip size on the sublease waiting list.**
- 5. Floating Dock and Anchorage stay limited to 30 days in any 6 month period.**
- 6. A 10% discount is available for assigned Commercial Fishing Vessel slips when paid one full year in advance during the first month of the fiscal year after adoption of the Master Fee Schedule for that fiscal year.**

Commercial Fishing Slips – monthly rate per foot	\$4.97
Commercial Fishing Slip Waiting List Deposit	\$435
Head Float Berth – monthly rate	\$199
Transient Slips – monthly sublease rate per foot	\$8.92
Transient Slips – daily rate per foot	\$1.24
T-Piers – daily rate per foot	\$0.28
Floating Dock	\$0.28
A1-5 Anchorage Area – first 5 days	\$0.00
A1-5 Anchorage Area – daily rate/foot over 5 days	\$0.23

<b>Vessel Fees (continued)</b>	
Temporary Moorage – large vessels or equipment requiring special accommodation – daily rate	\$177
Impounded Vessels – monthly rate per foot, minimum monthly increments	\$ \$12.50
<b>MOORING FEES</b>	
<p><b>1. A 10% discount is available for Private and City mooring fees when paid one full year in advance during the first month of the fiscal year after adoption of the Master Fee Schedule for that fiscal year.</b></p> <p><b>2. Guest Mooring stay limited to 30 days in any 6 month period.</b></p>	
City Moorings – monthly rate	\$251.5
Private Moorings – monthly rate	\$87.04
Guest Moorings – daily rate per foot	\$0.28
Mooring Ownership Transfer – private moorings	\$1,171
<b>SERVICE FEES</b>	
<p><b>1. South T-Pier Hoist may only be used for fish unloading in certain cases; see Harbor Department Rules and Regulations.</b></p> <p><b>2. Dry Storage fee for use of each designated approximate 9-foot by 20-foot space.</b></p>	
T-Pier Electrical – daily rate	\$2.75
South T-Pier Hoist – rate per use	\$14.96
South T-Pier Hoist Fish Unloading – per hour	\$78.37
Wharfage – rate per ton	\$0.97
Loaned Electric Cord or Adaptor Replacement	\$170.78
Dry Storage – daily rate	\$3.05

**LIVEABOARD FEES**

**1. Liveaboard permits are valid for 2 fiscal years. Any Liveaboard application, submitted during the period January 1 through June 30, is valid only for that fiscal year and the following fiscal year, but will be prorated by reducing the Liveaboard application fee, stated herein, by 25%. Any Liveaboard application, submitted July 1 through December 31, will not be prorated.**

**2. Liveaboard Permit Inspections may be conducted by the Harbor Patrol or by a qualified Marine Surveyor acceptable to the City.**

Liveaboard Permit Administration - biennial	\$170.78
Liveaboard Permit Inspection – biennial (if done by Harbor Patrol)	\$85.45
Service Fee, Moorings - monthly	\$16.91
Service Fee, City Slips - monthly	\$34.83

**VESSEL ASSISTANCE FEES**

**1. Vessels requiring non-emergency assistance more than once in any 6-month period may be charged at the rates established herein.**

**2. Officers and vessels charged on an hourly basis with a 2-hour minimum.**

One Patrol Officer + Patrol Vessel – per hour	\$207
Each Additional Patrol Officer – per hour	\$85.45

**LAUNCH RAMP PARKING FEES**

**1. Launch Ramp Parking fees apply to the extended yellow-striped truck and trailer parking spaces at the Launch Ramp parking lot and Tidelands Park.**

**2. Annual Parking Permits are valid for one calendar year and may be prorated to the nearest month.**

Daily (or any part thereof)	\$5
Annual Permit	\$110
Failure to Pay Established Fee	\$58
Failure to Visibly Display Receipt	58

<b>LEASE ADMINISTRATION FEES</b>	
Master Lease Approval	\$2,136
Actions Requiring City Council Approval	\$681
Actions Requiring Administrative Approval	\$257

<b>RECREATION</b>		
<b>FACILITY RENTALS:</b>		
<b>COMMUNITY CENTER</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Auditorium – Per Hour	\$80	\$118
Auditorium, one-half – Per Hour	\$49	\$70
Multi-Purpose Room – Per Hour	\$44	\$65
Lounge – Per Hour	\$35	\$53
Studio – Per Hour	\$27	\$40
Kitchen – Per Hour Note: Kitchen only rentals permitted Monday – Friday; weekend rentals must be combined with room rental.	\$21	\$26
Kitchen – 8 Hours	\$106	\$132
<b>VETERAN’S MEMORIAL BUILDING</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Assembly, w/o kitchen – Per Hour	\$35	\$47
Complete, w/o kitchen – Per Hour	\$40	\$553
Meeting, w/o kitchen – Per Hour	\$29	\$39
Kitchen & barbeque – Per Hour Note: Kitchen only rentals permitted Monday – Friday; weekend rentals must be combined with room rental.	\$21	\$26
Kitchen – 8 hours	\$106	\$132

<b>RECREATION FACILITY RENTALS (continued)</b>		
<b>TEEN CENTER</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Up to 20 participants; 3 hours	\$320	\$320
21-30 participants; 3 hours	\$426	\$426
31 – 40 participants; 3 hours (maximum = 40 participants)	\$478	\$478
<b>ADDITIONAL FEES</b>		
Processing Fee: \$10, non-refundable Public Special Event/Festival Processing Fee: \$30, non-refundable		
Security Deposit: \$150, no alcohol or live music \$500, alcohol and/or live music The City reserves the right to require additional security deposit limits at its discretion.	Janitorial, non-refundable, per event based on group size: 100-200 participants: \$1149 201 or more participants: \$298	
Event set-up: \$50 per hour Event breakdown: \$50 per hour Veteran’s Memorial Building stage use, set-up and breakdown: \$100 flat rate	Facility Attendant(s): \$15 per hour each Security Guard(s): \$30 per hour each (Required for events with alcohol and/or dancing) Unscheduled overtime: \$75 per hour	
Insurance: cost based on event size/type	Cancellations: 20% charge of invoiced costs	
<b>PARK and OPEN SPACE RENTALS</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Anchor Memorial Park Open Area Bayshore Bluffs Open Area Centennial Parkway Open Area City Park Open Area Cloisters Park Open Area General Open Area Monte Young Open Area Morro Rock Open Area Tidelands Park Open Area	<b>Single Area:</b> \$52 Rental Fee/Area <b>Multi-Area, Entire Park, Multi-Day Event:</b> \$104/Day + Rental Fee	<b>Single Area:</b> \$78 Rental Fee/Area <b>Multi-Area, Entire Park, Multi-Day Event:</b> \$155/Day + Rental Fee

<b>Park and Open Space Rentals (continued)</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
City Park Basketball Courts Coleman Park Coleman Basketball Courts Del Mar Park Hillside or Meadow Del Mar Park Basketball Courts Del Mar Roller Hockey Rink Del Mar Tennis Courts Lila Keiser Park BBQ (Excluding Tournament Use) Monte Young Tennis Courts North Point Overlook	<b>Single Area:</b> \$52 Rental Fee/Area <b>Multi-Area, Entire Park, Multi-Day Event:</b> \$207/Day + Rental Fee <b>Note:</b> See courts/rink hourly rental charges below, which are in addition to area rental fee.	<b>Single Area:</b> \$78 Rental Fee/Area <b>Multi-Area, Entire Park, Multi-Day Event:</b> \$310/Day + Rental Fee
Lila Keiser Park Tournament Use (does not include field prep, or hourly use rates)	\$518	\$1,035
Public Special Event/Festival	\$518	\$1,035
<b>HOURLY and PARK USE FEES</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Giant Chessboard – Wooden Pieces	\$42	\$113
Giant Chessboard – Plastic Pieces	\$11	\$13
Roller Hockey Rink, Basketball Courts, Pickleball Court & Tennis Court Hourly	\$6	\$7

<b>HOURLY and PARK USE FEES (continued)</b>		
Lila Keiser hourly field rental w/o lights	\$6	\$7
Lila Keiser hourly field rental w/ lights	\$18	\$20
Lila Keiser field preparation	\$29	\$32
City Park Banner Placement	\$104/wk	\$155/wk
<b>ADDITIONAL FEES</b>		
Processing Fee: \$8, non-refundable Public Special Event/Festival Processing Fee: \$30, non-refundable		
Security Deposit: \$50, Bounce House \$150, no alcohol or live music \$500, alcohol and/or live music \$500 Organized Sporting Event (tournaments) \$500 Public Special Event/Festival The City reserves the right to require additional security deposit limits at its discretion	Lila Keiser Support Services: \$26per hour Insurance: cost based on event size/type Cancellations: 20% of invoiced costs	
<b>MISCELLANEOUS PROPERTY USE</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Recreation equipment rental, per bag Includes one: Horseshoes, Badminton, Volleyball, Bocce Ball	\$11	\$13
Skate Park - Per Hour (2 hour minimum)	\$112	\$167
Photography/Filming – Per Day	\$518	\$1,035
<b>ADDITIONAL FEES</b>		
Equipment Rental Deposit: \$50 Photography/Filming Deposit: \$1,000		

<b>MORRO BAY TRANSIT AND TROLLEY</b>	
<b>Morro Bay Transit - Fixed Route</b>	
Regular fare, per ride	\$1.50
Discount fare, per ride	\$0.75
Regular punch pass (11 rides for the price of 10)	\$15
Discount punch pass (11 rides for the price of 10)	\$7.50
Regular day pass	\$4
Discount day pass	\$2
<b>Morro Bay Transit - Call-a-Ride:</b>	
Fare, per ride	\$2.50
Call-A-Ride punch pass (11 rides for the price of 10)	\$25
<b>Morro Bay Trolley Fares (Ages 12 and up):</b>	
Per ride (Children, under 12 years old ride free, but must be accompanied by a fare-paying adult)	\$1
All day pass	\$3
<b>Morro Bay Trolley Advertising:</b>	
Exterior Side of Trolley (approx. 36"x20") - with supplied sign	\$390
Exterior Side of Trolley (approx. 36"x20") - MB Community Foundation supplied sign	\$455
Exterior Rear of Trolley (approx. 24"x20") - with supplied sign	\$355
Exterior Rear of Trolley (approx. 24"x20") - MB Community Foundation supplied sign	\$390
Interior (approx. 26"x12") - with supplied sign	\$167
Interior (approx. 26"x12") - MB Community Foundation supplied sign	\$198

**Morro Bay Trolley Rental Rates:**

**Hourly rate includes driver, fuel, cleaning, standby mechanic and administration, unless otherwise noted.**

One day, within City Limits, per hour (2 hour minimum):

Transportation of passengers to and from one location to another or continuous loop with multiple stops; plus cost of fuel	\$111
--	-------

One day, outside City limits, per hour (3 hour minimum)

Transportation of passengers to and from one location to another or continuous loop with multiple stops; plus cost of fuel	\$111
--	-------

--	--

# CITY OF MORRO BAY FEE SCHEDULE FOR THE FISCAL YEAR 201~~7~~<sup>6</sup>/~~18~~<sup>7</sup>

All fees adjust annually by either the December Consumer Price Index (CPI = ~~3.52~~%) or Construction Cost Index (ENR = ~~4.072-08~~%). The CPI used is for the San Francisco-Oakland-San Jose area.

## Table of Contents

Category	Page Number
General	2
Finance	3
Community Development	4
Public Works	<del>13</del> <sup>2</sup>
Police	<del>17</del> <sup>6</sup>
Fire	<del>19</del> <sup>8</sup>
Harbor	<del>24</del> <sup>3</sup>
Recreation	<del>28</del> <sup>7</sup>
Transit	<del>32</del> <sup>1</sup>

<b>GENERAL FEES</b>	
<b>FEE NAME</b>	<b>ADOPTED FEE</b>
Photocopies (unless otherwise defined)	\$ <del>0.41</del> <u>40</u> per page \$ <del>0.72</del> <u>70</u> per 11 x 17" page
Print material mailed	Cost of copying/printing and postage
Non-refundable appeal fee for non-land use administrative decisions	\$250 per appeal
Elections filing fee - Notice of intention to circulate petition; this amount is refundable under Elections Code Section 9202(b), with conditions	\$200

<b>FINANCE</b>	
<b>FEE NAME</b>	<b>ADOPTED FEE</b>
Budget document, per copy	Per page cost for photocopying
City audit document, per copy	Per page cost for photocopying
Master Fee Schedule	Per page cost for photocopying
Business Tax Schedule	Per page cost for photocopying
Returned check charge, per CA Civil Code Section 1719	\$25 for the first check \$35 for each subsequent check
<b>UTILITY BILLING</b>	
Water service application fee	<del>\$26.83</del> 28
Physical posting of shut-off notice at customer location	<del>\$57.79</del> 60.51
Refundable/transferable deposit - residential tenants only on signup (MC 13.040.220)	\$100
Deposit required for service termination for delinquent non-payment (residential tenants only, if a deposit has not previously been collected)	\$100
Reconnection (MC 13.040.310)	<del>\$48.50</del> 51

<b>COMMUNITY DEVELOPMENT</b>	
<b>FEE NAME</b>	<b>ADOPTED FEE</b>
Valuation of from 0 - \$3,000 (including electrical service less than 600 amp, and minor plumbing alternatives)	<del>\$8992</del>
\$3,001 and up	.025 x total valuation as determined by the Building Official (50% submittal/50% at issuance)
Construction Operation After Hours	<del>\$3435</del>
Building Re-Address Processing	<del>\$3334</del>
Demo <del>with Asbestos</del> <u>Commercial</u>	<del>\$143500</del>
Demo <del>without Asbestos</del> <u>Residential</u>	<del>\$71300</del>
In-lieu Housing Fee (if unit not affordable housing) - per square foot	<del>\$0.365</del>
General Plan Maintenance	6% surcharge on all Building Permits
SMIP Category I (Residential)	.00013 x valuation
SMIP Category II (Commercial)	.00028 x valuation
Unsafe Building repair, demolition or moving structure	Charged at cost
Inspection Fees - outside of normal work hours - per hour, 2 hour minimum	<del>\$1682</del>
Re-Inspection Fees - per hour	<del>\$12582</del>
Property condition report for Condominium Conversions ( <u>Review/Inspection</u> )	<del>\$200</del>
Inspection for which no fee is otherwise indicated - per hour, 1/2 hour minimum – <u>Use for Certificate of Occupancy</u>	<del>\$12582</del>
Additional Plan Review required by changes, additions, revisions to the approved plans - per hour, 1/2-hour minimum	<del>\$12582</del>
Use of outside consultants for special plan checking and inspection	Charged at cost <u>+ 25% Administration Fee</u>

<u>Permits – Change Ownership/Add Contractor</u>	<u>\$125</u>
<u>Permit Extension of Time</u>	<u>\$125</u>
<u>Residential Solar Permit 1kW to 15 kW</u>	<u>\$350</u>
<u>Residential Solar over 15kW</u>	<u>\$350 + \$15 per kW above 15kW</u>
<u>Commercial Solar Permit below 50kW</u>	<u>\$750</u>
<u>Commercial Solar Permit 50kW – 250kW</u>	<u>\$750 + 5\$ per kW above 50kW</u>
<b>SPECIAL INSPECTION &amp; PLAN REVIEW FEES</b>	
Penalty for commencing construction without permit(s). This is in addition to the standard building permit fees.	<del>\$1173</del> + 2 times the permit fee + <del>\$55 per day after notice</del>
Retrofit upon transfer of sale	<del>\$387</del>
<b>DEVELOPMENT IMPACT FEES</b>	
<b>Building fees per square foot, including garages (enclosed spaces). Single family residential additions of 500 square feet or less are exempt. Water and Wastewater fees are additional. An increase in meter size resulting from the need to comply with the hydraulic demand associated with Fire Sprinklers is exempt.</b>	
Residential, Single Family	<del>\$4.195.75</del>
Residential, Multi-family	<del>\$6.689.13</del>
Non-residential, commercial	<del>\$4.204.37</del>
Non-residential, office	<del>\$2.983.08</del>
Non-residential, industrial	<del>\$1.585</del>
<b>Park fees for residential in-fill lots, per square foot</b>	
Single-family	<del>\$1.3329</del>
<u>Single-Family, Detached Accessory Structure</u>	<u>\$0.33</u>
<u>Accessory Dwelling Unit</u>	<u>\$0.33</u>
Multi-family	<del>\$2.2315</del>

**Public Facilities Fees, per square foot.**

**Single-family residential:**

General Government	\$1.2 <del>84</del>
Police	\$0.4 <del>32</del>
Parks	\$1. <del>3429</del>
Fire	\$0.4 <del>75</del>
Storm Drain	\$0.0 <del>65</del>
Traffic	\$2.0 <del>70</del>

<b>DEVELOPMENT IMPACT FEES (continued)</b>	
<b>Multi-family residential:</b>	
General Government	\$2. <del>1205</del>
Police	\$0. <del>7068</del>
Parks	\$2. <del>2315</del>
Fire	\$0. <del>796</del>
Storm Drain	\$0. <del>076</del>
Traffic	\$3. <del>2211</del>
<b>Public Facilities Fees, per square foot</b>	
<b>Non-residential, commercial:</b>	
General Government	\$0. <del>276</del>
Police	\$0. <del>076</del>
Parks	\$0. <del>021</del>
Fire	\$0. <del>243</del>
Storm Drain	\$0. <del>043</del>
Traffic	\$3. <del>7360</del>
<b>Non-residential, office:</b>	
General Government	\$0. <del>354</del>
Police	\$0. <del>098</del>
Parks	\$0. <del>021</del>
Fire	\$0. <del>343</del>
Storm Drain	\$0. <del>043</del>
Traffic	\$2. <del>2416</del>
<b>Non-residential, industrial:</b>	
General Government	\$0. <del>1009</del>
Police	\$0. <del>043</del>
Parks	\$0. <del>021</del>
Fire	\$0. <del>098</del>

<b>Public Facilities Fees, per square foot (continued)</b>	
Storm Drain	\$0.043
Traffic	\$1.295
<b>PLANNING</b>	
<b>Affordable Housing In-Lieu:</b>	
Funding assistance <u>application</u> fee	\$602582
Reasonable Accommodation ( <u>ADA</u> ) fee (no fee required if in conjunction with other discretionary permit)	\$1173
<b>Coastal Permits (may be billed at direct cost):</b>	
Coastal Permit in combination with Conditional Use Permit	No fee
Coastal Permit (Administrative)	\$757783
<u>Regular CDP Without CUP</u> - New single family and single family additions over 25%, Multiple Dwelling, Office, Commercial, Convention, Industrial & Institutional	\$5,3085,494
Additions between 10% and 25% to a Single Family Dwelling in Coastal Appeals area (Planning Commission)	\$2,0422,113
Emergency Permit (excluding required regular CDP)	\$682706
Other administrative – Tree Removal, private	\$260269
<b>Environmental (may be billed at direct cost):</b>	
Categorical Exemption	\$952
Negative Declaration	\$1,531
Mitigated Negative Declaration If contracted = contract amount + 25% administrative fee	\$3,6103,736, if done in house or as a deposit for outside consultant
Filing Fee - for environmental document <u>as per County</u>	\$200
Environmental Impact Report - Contract Amount + 25% administrative fee	\$5,000 deposit

<u>Archaeology Research Fee – Santa Barbara Central Coast Information Services</u>	<u>\$100</u>
<b>Miscellaneous:</b>	
Letter regarding land use confirmation or other research – per hour cost	<del>\$95</del>
Development Agreement – charged at fully allocated hourly rates for all personnel involved, plus any outside costs	\$10,000 deposit
Applicant Requested Continuance	<del>\$12349</del>
Fine, in addition to permit fee <del>Deposit Required</del>	\$100 + two times the permit fee + plus \$50 per day – after notice.
<del>Request for averaging of front yard setback</del>	<del>\$118</del>
Appeal of City decision, excluding Coastal Permits in the appeal jurisdiction – refundable if applicant prevails	<del>\$277268</del>
Copy of Planning Commission DVD	<del>\$1342</del>
Street name/Rename Processing	<del>\$433448</del>
<u>Conceptual Review Fee – Fee is credited toward any future discretionary permit application</u>	<u>\$1,500</u>
<b>Notification fees:</b>	
Planning Commission Hearing	<del>\$306317</del>
Administrative Permit Noticing	<del>\$153158</del>
Special Events	Actual staff cost
<b>Sign Permits:</b>	
Sign Permit	<del>\$204211</del>
Sign Exception (CUP)	<del>\$919951</del>
Pole Sign (CUP)	<del>\$919951</del>
Fines – Temporary, beyond time allowed by Ordinance – per day after notice given	<del>\$531</del>
Fines – Permanently attached sign w/o permit – per day after notice	<del>\$531</del>



<b>Subdivisions: all Subdivisions may be billed at direct cost</b>	
Tentative Parcel Map Application	<del>\$6,635</del> <u>6,867</u>
Tentative Tract Map 0 to 10 lots, add \$100.00 per lot over 10 lots	<del>\$6,635</del> <u>6,867</u>
Amendments to Existing Tract or Parcel Maps	<del>\$3,062</del> <u>3,169</u>
Lot Line Adjustment	<del>\$1,021</del> <u>1,057</u>
Certificate of compliance (legal determination) – initial fee covers up to 4 lots. Add \$250 per lot over 4 lots	<del>\$2,000</del> <u>2,070</u> + \$250 per lot for every lot over 4
Lot Mergers	<del>\$1,057</del> <u>1,021</u>
<b>Text Amendments &amp; Annexations (May be billed at direct cost)</b>	
Zone Ord. Changes/LCP - Minor (single section revisions/additions) - Major (multiple sections revised/added) If contracted – contract amount + 25% administrative fee. Fee amount becomes an initial deposit.	<u>Minor = \$7,1467.396</u> <u>Major = \$10,20810.565</u>
Specific Plan (Billed as deposit with charges at the fully allocated hourly rates for all personnel involved + any outside costs). <u>If contracted = cost + 25% administration fee. Fee amount becomes an initial deposit.</u>	\$5,000 deposit
General Plan/Local Coastal Plan Amendment: - Minor (single section revisions/additions) - Major (multiple sections revised/added) If contracted – <del>contract amount</del> <u>cost</u> + 25% administrative fee. Fee amount becomes an initial deposit.	<u>\$7,1467.396</u> <u>\$10,20810.565</u>
Annexations – Deposit to be determined by staff. Billed at fully allocated staff cost. If contracted – contract amount + 25% administrative fee.	<del>\$5,174</del> <u>5.355</u>
<b>Time Extensions</b>	
Time extension for CUP, regular Coastal Permits and variance (Planning Commission)	<del>\$919</del> <u>951</u>
Time Extensions for Tract Maps and Parcel Maps	<del>\$919</del> <u>951</u>

Time Extension - Administrative	\$ <del>255</del> 264
<b>Use Permits</b> - All use permits may be billed at direct cost at the discretion of the Community Development Manager and the scheduled fee would then be deemed as a deposit.  - All Projects in the Planned Development Overlay require a Use Permit	
Conditional Use Permit (CUP)	\$ <del>5,308</del> 5,494
CUP Concept Plan	\$ <del>8,166</del> 8,452
CUP Precise Plan	\$ <del>3,062</del> 3,169
CUP Combined Concept/Precise Plan	\$ <del>8,166</del> 8,452
Conditional Use Permit for an SFR addition of 25% or less of the existing floor area. ( <u>appeals area only</u> )	\$ <del>2,042</del> 2,113
One SFR in a Planned Development Zone or Bluff Area	\$ <del>1,531</del> 1,585
Occupancy Change in Commercial/Industrial Zones	\$ <del>817</del> 846
Additions to non-conforming structures, not adding units or new uses	\$ <del>2,000</del> 2,070
Minor Use Permit ( <u>Residential &amp; Industrial Uses</u> )	\$ <del>582</del> 602
Temporary Use Permit – Longer than 10 days	\$ <del>1,021</del> 1,057
Outdoor display and sales and outdoor dining	\$ <del>928</del> 960
Administrative Temporary Use Permit – 7 consecutive days or 10 non-consecutive days	\$ <del>153</del> 158
Amendments to Existing Permits (Planning Commission)	\$ <del>2,654</del> 2,747
Major modification while processing	\$ <del>1,570</del> 1,625
Minor amendments to existing permits (Administrative)	\$ <del>198</del> 205
<u>Special Use Permit (Minor – PC Review)</u>	\$ <u>2,113</u>
<u>Special Use Permit (Major – PC Review)</u>	\$ <u>5,494</u>

<b>Variations</b>	
Variance	\$ <del>2,042</del> 2,113
Variance processed with other permits	\$ <del>780</del> 807
Minor Variance	\$ <del>429</del> 444
Parking Exception (will always be accompanied by a Conditional Use Permit, Minor Use Permit or Coastal Development Permit)	\$ <del>200</del> 207
<b>Laserfiche Applies to all Planning and Building Permits</b>	
Laserfiche of planning and building documents, including scanning and storage. Fee based on plan set pages only.	\$15 for first page of plan set, and \$7 for each additional page.

<b>PUBLIC WORKS</b>	
<b>FEE NAME</b>	<b>AMOUNT</b>
<b>IMPACT FEES</b>	
<b>Water Impact fee (Capacity Credit is given for existing meter ) Based on Water &amp; Wastewater Impact Fee Update, Bartle Wells Associates, 3/17/15</b>	
<u>Less than 1-inch meter</u>	<u>\$5,392</u>
1 inch meter <del>or smaller</del>	<u>\$7,234</u> <del>6,951</del>
1-1/2 inch meter	<u>\$13,900</u> <del>14,466</del>
2 inch meter	<u>\$22,241</u> <del>23,146</del>
3 inch meter	<u>\$41,702</u> <del>43,399</del>
<b>Wastewater fee (Capacity Credit is given based on existing water meter size) Based on Water &amp; Wastewater Impact Fee Update, Bartle Wells Associates, 3/17/15</b>	
<u>Less than 1-inch meter</u>	<u>\$5,445</u>
1 inch meter <del>or smaller</del>	<u>\$6,976</u> <del>7,260</del>
1-1/2 inch meter	<u>\$13,984</u> <del>14,553</del>
2 inch meter	<u>\$22,325</u> <del>23,234</del>
3 inch meter	<u>\$41,859</u> <del>43,563</del>
<b>PLANNING AND ENGINEERING DEVELOPMENT REVIEW FEES</b>	
<b>Flood Hazard Development Permit (MC 14.72.040) - time and materials costs may be added to minimum, when actual cost exceeds the minimum fee (PW):</b>	
Permit, minimum fee	<u>\$204</u> <del>212</del>
Flood plain letter	<u>\$102</u> <del>106</del>
<b>City Engineer Map Review Fees Subdivisions - <del>time and materials costs may be added to minimum, when actual cost exceeds the minimum fee</del> (PW):</b>	
Final Map - Tract, minimum fee (MC 16.24.040J)	<u>\$1,314</u> <del>4,992</del>
<u>Final Map – Tract, Per lot for every lot over 4 lots</u>	<u>\$131</u>
Final Parcel Maps <del>with Improvements, minimum fee</del>	<u>\$338</u> <del>4,992</del>
Final Maps Amendment Review, minimum fee	<u>\$283</u> <del>1,136</del>



<b>Public Improvement Plans</b>	
<b>Inspections/Plan Review - time and materials costs may be added to minimum, when actual cost exceeds the minimum fee:</b>	
<u>Inspections</u>	<u>Cost of service, i.e., Time and Materials</u>
Public/Subdivision Improvement Plan Check, <u>and Inspection as a Percentage of the Engineer's estimate for Subdivision Improvements</u> <del>minimum fee</del>	<u>\$473.5 - Percent</u>
<b>Abandonment Process:</b>	
Street/R-O-W Abandonment Process	<u>\$9426.144</u>
<b>Encroachment Permits (MC 13.16.140) - time and materials costs may be added to minimum, when actual cost exceeds the minimum fee (PW):</b>	
Regular <u>- Surface Improvements</u>	<u>\$194139</u>
Regular <u>- Underground Improvements</u>	<u>\$425</u>
Special - <u>Engineered Structures, minimum fee</u> <u>Private Encrachsments into the Public R/W, Landscaping plant materials and exempt.</u>	<u>\$1,490303</u>
<u>Non-Engineered Structures, minimum fee</u> <u>Traffic Control Plan Review, in Addition to Encroachment Permit.</u>	<u>\$11039</u>
Annual Utility Encroachment Permit	<u>\$2431,857</u>
Wide Load Permit with Traffic Control Plans - Per Year (Set by State of California)	\$90
Wide Load Permit with Traffic Control Plans - One Time (Set by State of California)	\$16
<b>Street &amp; Sidewalks:</b>	
Exception Application Exception Application (Sidewalk Deferral)	<u>\$178+</u>
<b>PLANNING AND ENGINEERING DEVELOPMENT REVIEW FEES</b>	
<b>Storm Water Fees (PW):</b>	
<b>Single Family; Other than Single Family (per 6,000 square foot lot area, or fraction thereof):</b>	
Planning review of preliminary stormwater plan	<u>\$1593</u>
Building permit review of stormwater plan	<u>\$2080</u>
Inspection of stormwater facility/erosion control	<u>\$1107</u>

<b>Trees (PW):</b>	
Removal Permit (to trim, brace or remove, MC 12.08.110)	\$ <del>28</del> 776

**WATER**

**Water Service:**

Application (MC 13.04.07)	\$ <del>26.83</del> 27.92
<del>Connection—Within City Limits (MC 13.04.100)</del>	<del>Time and Materials (T&amp;M)</del>
Connection - Outside City), only by Council Resolution (MC 13.04.100)	2 x <del>T&amp;M</del> Fee
<del>Connection—Subdivisions (MC 13.04.100)</del>	<del>T&amp;M</del>
<del>Main Extension Approval (MC 13.04.120)</del>	<del>T&amp;M</del>
<del>Temporary Service (MC 13.04.150)</del>	<del>T&amp;M</del>

**Meter Installations/Connections:**

3/4 inch Meter/Service (Only installed where Fire sprinklers are not required)	\$ <del>1,452.60</del> 1,512
1 inch meter Meter/Service	\$ <del>1,948.71</del> 2,028
1" Meter/1-1/2" Service (for residential fire sprinklers)	\$ <del>2,465.23</del> 2,566
1" Meter/2" Service (for residential fire sprinklers)	\$ <del>3,085.88</del> 3,211
1-1/2" inch meter and above	T&M ( <del>\$3,500</del> deposit)
Meter Box Installation	\$ <del>234.78</del> 244
<del>Temporary Water Meter Rental</del>	<del>\$92.89</del>
Water Meter Re-Read	\$ <del>28.58</del> 51
Reconnection (MC 13.04.310)	\$ <del>48.50</del> 51
After - Hours Water Meter Turn Off/On	\$ <del>125.56</del> 218
"Drop in" meter fee, up to 2 inches	0.75 x Reg Meter Fee
Relocation of water meter for customer convenience	<del>0</del> .5 x Reg Meter Fee

Water meter lock and any other damage. Subject to Police investigation and potential prosecution for theft of water and tampering with City Property	T&M (\$ <del>5149</del> minimum)
---	----------------------------------

<b>Meter Installations/Connections (continued):</b>	
Water Meter Testing (Remove, test and replace meter); fee refunded if meter test indicates an overage of greater than 2%	<del>\$153.12</del> <u>159</u>
Water Equivalency Unit (WEU) "In-Lieu" Fee - <b>per WEU required.</b> In-lieu fee is an alternative for an applicant that does not provide the WEU offset, as required and set by Council Resolution	2 x <del>\$3,016</del> <u>3,139</u> /WEU required = \$6, <del>032</del> <u>278</u>
Fire Hydrants/Non-Potable - Meter Installation and Removal for Contractor Use (MC 13.04.360):	<del>T&amp;M (\$48 minimum)</del> <u>\$51 Installation; \$51 Removal</u>
Hydrant Meter Rental, per day plus cost of water at current rate structure.	<del>\$4.085</del> + <u>\$500 Refundable Deposit</u>
Certificate of Compliance - <u>Water Retrofit</u>	<del>\$25.52</del> <u>27</u>
Water Service Refundable Deposit - residential tenants only	\$100
<b>WASTEWATER</b>	
Connection Permit - <del>fee plus staff time for inspection.</del> This is in addition to an Encroachment Permit.	<del>\$851.66</del>
<del>Main Extension - pro-rated - to be charged at cost</del>	<del>T&amp;M</del>
Discharge Fee - Recreational Vehicles and Campers	<del>\$5.10</del> <u>25 + 0.25/gal or fraction there of</u>
Discharge Fee - Tank Trucks and Commercial per truck, for <del>each 1,000-gallon capacity</del> <u>No septage allowed</u>	<del>\$7.15</del> <u>100 + \$07.215/1000gal or fraction there of</u>
Raising Manhole to Grade	T&M ( <u>\$750 min</u> )
Sewage Spill Cleanup - cost of providing service Sewage spill clean up	T&M ( <u>\$750 min</u> )
<b><u>OTHER FEES</u></b>	
<u>Dedication 15 Gallon Tree and Plaque</u>	<u>\$250</u>
<u>Dedication Park Bench and Plaque</u>	<u>\$450</u>
<u>Dedication Park Bench at Tidelands Park or Cloisters Park and Plaque</u>	<u>\$900</u>
<u>Other Park Amenity Dedication</u>	<u>To Be Determined on an individual basis</u>

<b>POLICE SERVICES</b>	
<b>FEE NAME</b>	<b>ADOPTED FEE</b>
<b>Permits and Licenses:</b>	
Tow/Taxi Service Provider Application Fee	<del>\$632654</del>
Taxi Operator Permit Application Fee	<del>\$402416</del>
Taxi Operator Permit Application Renewal Fee	<del>\$6769</del>
Second Hand Dealer Permit - City Application Fee (does not include Department of Justice fee) (MBMC 5.40.330)	<del>\$336348</del>
Second Hand Dealer Permit renewal - City Application Fee (does not include Department of Justice fee) (MBMC 5.40.330)	<del>\$167173</del>
Massage Therapist/Parlor Permit Application Fee (MBMC 5.40.330)	<del>\$140145</del>
<b>Support Services Activity:</b>	
Digital Photo Reproduction to CD - per hour, 1 hour minimum	<del>\$5658</del>
Audio/Video Tape Reproduction - per hour, 1 hour minimum	<del>\$5658</del>
Record Searches/Reviews/Clearance/Responses - per hour, 1 hour minimum	<del>\$5658</del>
<b>Officer Activity:</b>	
Equipment Citation Sign Off	<del>\$1617</del>
Vehicle Impound Fee Administrative Costs (CVD 22850.5)	<del>\$167173</del>
Abandoned Vehicle Removal (junk vehicles/parts)	<del>\$336348</del>
<b>Other Police Services:</b>	
Firearms-seizure/storage (PC 33880)	<del>\$5658</del>

<b>State Mandated Costs</b>	
Concealed Weapons Permit (does not include DOJ or other fees (PC25455))	<del>\$112116</del>
Renewal of Concealed Weapons Permit (does not include cost of ID card)	<del>\$2728</del>
Subpoena Duces Tecum (does not include costs of report, etc) (EC 1563(b)(1))	<del>\$1617</del>
Delinquent Parking Citation Copy (VC 40206.5)	\$2
Repossessed Vehicle (GC 41612)	<del>\$1617</del>
Booking Fees (current cost-cost is dependent on charges by County) (GC 53150) & (GC 29550.1)	<del>\$122126</del>
Live scan Fingerprint Fees (PC 13300(e))	<del>\$2122</del>
Criminal History Review (PC13322)	<del>\$2728</del>
<b>Cost Recovery:</b>	
DUI Emergency Response (MBMC 3.40.030)	Actual Cost
False Alarm Response (after 3 <sup>rd</sup> false alarm in a year) (MBMC 9.22.020)	<del>\$224232</del>

<b>FIRE</b>	
<b>FEE NAME</b>	<b>ADOPTED FEE</b>
<b>Permits:</b>	
Permit Inspection Fees:	
Any single permit identified in Title 24 CFC and not specifically addressed in the Master Fee Schedule	<del>\$85146</del>
Any combination of permits shall not exceed	<del>\$195438</del>
Special Occurrence or Use Permit (equipment & personnel charges additional)	<del>\$65146</del>
Special Permits:	
Marine Welding Permit: Vessel, Pier, Wharf, Waterfront	<del>\$4373</del>
Aircraft Landing Permit, per occurrence (required Fire standby equipment & personnel charges additional)	<del>\$65146</del>
<del>Knox Box installation/inspection, first box</del>	<del>\$43</del>
<del>More than one Knox Box per address, each additional box</del>	<del>\$10</del>
<b>Equipment &amp; Personnel Charges:</b>	
Engine or Truck: per hour, per vehicle (personnel charges additional)	<del>\$125129</del>
Squad/Rescue: per hour, per vehicle (personnel charges additional)	<del>\$9194</del>
Utility/Command Vehicle: per hour, per vehicle (personnel charges additional)	<del>\$4345</del>
Personnel charges	Per hour, per person - 2 hour minimum, unless otherwise specified, at current productive hourly rate

<b>Plan Review Fees:</b>	
Fire Plan Concept Review	Personnel charges, as specified in Equipment and Personnel Charges
Plan Review	0. <del>39</del> % of total valuation plus use of outside consultant for Plan Review & Inspection is based on actual cost plus \$ <del>65-67</del> fee
Additional Plan Review required by changes, additions or revisions to approved plans	Personnel charges, as specified in Equipment & Personnel Charges, on an hourly basis, plus actual cost of outside consultant for Plan Review
<b>Fire Protection:</b>	
System & Equipment Fees:	
Fire Sprinkler System Installation Inspection - (above ground):	
Residential	\$ <del>65-146</del> + \$0.55 per head
Commercial	\$ <del>324-219</del> + \$0.55 per head
Commercial projects or tenant improvements under 1,000 sq. ft.	\$ <del>105-146</del> + \$0.55 per head
Underground water line inspection	\$ <del>65146</del>
Fire Alarm System Installation Inspection:	
0 - 15 devices	\$ <del>65146</del>
16 - 50 devices	\$ <del>108219</del>
51 - 100 devices	\$ <del>205292</del>
101 - 500 devices	\$ <del>296365</del>
501 and up	\$ <del>296-365</del> + \$ <del>130-292</del> for each additional 100 devices <u>or portion thereof</u>
Specialized Fire Protection System Inspection, e.g., Halon, Dry Chemical Commercial Kitchen Hood System	\$ <del>65146</del>
Flammable or Combustible Tank Installation Inspection	\$ <del>6573</del>
On-site Hydrant System Installation Inspection	\$ <del>65146</del>
Use of Outside Consultants for Plan Review & and/or Inspection	\$ <del>65-146</del> + actual cost
Request for Building Fire Flow Calculations	\$ <del>7338</del>
Request for Hydrant Flow Information	\$ <del>7338</del>

<b>Fire Protection (continued):</b>	
Request for Hydrant Flow Test	\$ <del>733</del> 8 fee plus personnel & equipment as specified in Personnel and Equipment Charges, 1 hr min
Engine company business inspection:	
1st and 2nd inspections	No charge
3rd and subsequent inspections	\$ <del>100</del> <u>219</u>
<b>Fire Prevention:</b>	
New and annual business/facility inspection fees:	
1st and 2nd inspections	No charge
3rd and subsequent inspections	\$ <del>80</del> <u>146</u>
Administrative citation for failure to correct a violation shall be charged per 1.03.050 of the Municipal Code	\$ <del>108</del> <u>146</u>
Administrative citation for second violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$ <del>216</del> <u>292</u>
Administrative citation for third and each additional violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$ <del>540</del> <u>584</u>
Annual weed and hazard abatement inspection fees:	
1st inspection for compliance	No charge
2nd and subsequent inspections	\$ <del>80</del> <u>146</u>
Administrative citation for failure to correct a violation shall be charged per 1.03.050 of the Municipal Code	\$ <del>108</del> <u>146</u>
Administrative citation for second violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$ <del>216</del> <u>292</u>
Administrative citation for third and each additional violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$ <del>540</del> <u>584</u>

<b>Incident Response Fees:</b>	
Hazardous Material/Chemical Incident	No charge first half-hour (excluding negligent/intentional acts) Each additional hour, or fraction thereof, will be charged as specified in the Personnel and Equipment Charges plus the cost of any materials and contract services used
Negligent Incidents	Response due to negligent/malicious act (e.g., DUI traffic accident, climber on Morro Rock, incendiary fire, negligent hazardous material incident, negligent confined space incident, etc.)  Two hour minimum to be charged as specified by Personnel & Equipment Charges plus any material costs and contract services used.
Excessive or Malicious False Alarms	Emergency response due to "Failure to Notify" when working on or testing fire/alarm system  0.5 hours minimum to be charged as specified by Personnel & Equipment Charges.
Malicious False Alarms	.5 hour minimum to be charged as specified by Personnel & Equipment Charges plus any material costs.
Alarm system malfunction resulting in 2 in 30 days or 3 in 12 months	Charged as specified by Personnel & Equipment Charges plus any material costs
<b>Other Fire Services:</b>	
Copy of response report, per report	<del>\$2728</del>
Additional copies, per page	See General Fees for copy charges
Cause & Origin investigation reports, per report	<del>\$112116</del>
Non-renewal of required annual permit	Charge double permit fee rate
Failure to obtain permit	Charge double permit fee rate
Missed site inspection appointment	<del>\$4173</del>
Failure to meet permit requirements/requiring re-inspection	<del>\$4173</del>

<b>Permits - California Fire Code:</b>	
See operational and construction permits identified in the California Fire Code, Section 105	
Special Occurrence or Use Permit includes 1 inspection	
<b>Plan Review Fees:</b>	
Plan Review Fees	Total valuation to recover the cost of providing service
Use of outside consultant for Plan Review and/or Inspection	<del>\$7360</del> plus actual cost of consultant
All Plan Review Fees shown are minimum amounts, based on average processing. Large or complex projects may be subject to increased fees based upon time, costs, or equipment costs as shown per Equipment & Personnel Charges.	

## HARBOR DEPARTMENT

1. All fees are due in advance. At the Harbor Department’s discretion, billing in arrears for qualified and registered vessels with current account status may be allowed.
2. Any account past due over 10 days will be charged a \$35 late fee on a monthly basis. Accounts are due and payable by the 10<sup>th</sup> of every month.

### VESSEL FEES

1. All vessel fees based on the length of the vessel or the length of the slip, whichever is greater, with a 36-foot minimum.
2. The Harbor Director may waive dockage fees for “tall ships” visiting Morro Bay Harbor for any period less than 30 days with written notice.
3. Transient Slip fees will be charged by the day or by the month, whichever is less.
4. Transient Slip monthly subleases shall be limited to 3 months in any slip as long as there are vessels appropriate to the slip size on the sublease waiting list.
5. Floating Dock and Anchorage stay limited to 30 days in any 6 month period.
6. A 10% discount is available for assigned Commercial Fishing Vessel slips when paid one full year in advance during the first month of the fiscal year after adoption of the Master Fee Schedule for that fiscal year.

Commercial Fishing Slips – monthly rate per foot	<del>\$4.80</del> 4.97
Commercial Fishing Slip Waiting List Deposit	\$435
Head Float Berth – monthly rate	<del>\$192</del> 199
Transient Slips – monthly sublease rate per foot	<del>\$8.62</del> 8.92
Transient Slips – daily rate per foot	<del>\$1.20</del> 1.24
T-Piers – daily rate per foot	\$0. <del>27</del> 28
Floating Dock	\$0. <del>27</del> 28
A1-5 Anchorage Area – first 5 days	\$0.00
A1-5 Anchorage Area – daily rate/foot over 5 days	\$0. <del>22</del> .23

<b>Vessel Fees (continued)</b>	
Temporary Moorage – large vessels or equipment requiring special accommodation – daily rate	<del>\$171</del> <u>177</u>
Impounded Vessels – monthly rate per foot, minimum monthly increments	<del>\$10.32</del> <u>\$12.50</u>
<b>MOORING FEES</b>	
<p><b>1. A 10% discount is available for Private and City mooring fees when paid one full year in advance during the first month of the fiscal year after adoption of the Master Fee Schedule for that fiscal year.</b></p> <p><b>2. Guest Mooring stay limited to 30 days in any 6 month period.</b></p>	
City Moorings – monthly rate	<del>\$243</del> <u>251.5</u>
Private Moorings – monthly rate	<del>\$84.10</del> <u>87.04</u>
Guest Moorings – daily rate per foot	<del>\$0.27</del> <u>28</u>
Mooring Ownership Transfer – private moorings	<del>\$1,131</del> <u>1,171</u>
<b>SERVICE FEES</b>	
<p><b>1. South T-Pier Hoist may only be used for fish unloading in certain cases; see Harbor Department Rules and Regulations.</b></p> <p><b>2. Dry Storage fee for use of each designated approximate 9-foot by 20-foot space.</b></p>	
T-Pier Electrical – daily rate	<del>\$2.66</del> <u>2.75</u>
South T-Pier Hoist – rate per use	<del>\$14.45</del> <u>14.96</u>
South T-Pier Hoist Fish Unloading – per hour	<del>\$75.72</del> <u>78.37</u>
Wharfage – rate per ton	<del>\$0.94</del> <u>97</u>
Loaned Electric Cord or Adaptor Replacement	<del>\$165</del> <u>170.78</u>
Dry Storage – daily rate	<del>\$2.95</del> <u>3.05</u>

**LIVEABOARD FEES**

**1. Liveaboard permits are valid for 2 fiscal years. Any Liveaboard application, submitted during the period January 1 through June 30, is valid only for that fiscal year and the following fiscal year, but will be prorated by reducing the Liveaboard application fee, stated herein, by 25%. Any Liveaboard application, submitted July 1 through December 31, will not be prorated.**

**2. Liveaboard Permit Inspections may be conducted by the Harbor Patrol or by a qualified Marine Surveyor acceptable to the City.**

Liveaboard Permit Administration - biennial	<del>\$165</del> 170.78
Liveaboard Permit Inspection – biennial (if done by Harbor Patrol)	<del>\$82.56</del> 85.45
Service Fee, Moorings - monthly	<del>\$16.34</del> 16.91
Service Fee, City Slips - monthly	<del>\$33.65</del> 34.83

**VESSEL ASSISTANCE FEES**

**1. Vessels requiring non-emergency assistance more than once in any 6-month period may be charged at the rates established herein.**

**2. Officers and vessels charged on an hourly basis with a 2-hour minimum.**

One Patrol Officer + Patrol Vessel – per hour	<del>\$200</del> 207
Each Additional Patrol Officer – per hour	<del>\$82.56</del> 85.45

**LAUNCH RAMP PARKING FEES**

**1. Launch Ramp Parking fees apply to the extended yellow-striped truck and trailer parking spaces at the Launch Ramp parking lot and Tidelands Park.**

**2. Annual Parking Permits are valid for one calendar year and may be prorated to the nearest month.**

Daily (or any part thereof)	\$5
Annual Permit	\$110
Failure to Pay Established Fee	<del>\$57.05</del> 58
Failure to Visibly Display Receipt	<del>\$57.05</del> 58

**LEASE ADMINISTRATION FEES**

Master Lease Approval	<del>\$2,064</del> 2,136
Actions Requiring City Council Approval	<del>\$660</del> 681
Actions Requiring Administrative Approval	<del>\$248</del> 257

<b>RECREATION</b>		
<b>FACILITY RENTALS:</b>		
<b>COMMUNITY CENTER</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Auditorium – Per Hour	<del>\$7780</del>	<del>\$114118</del>
Auditorium, one-half – Per Hour	<del>\$4749</del>	<del>\$6870</del>
Multi-Purpose Room – Per Hour	<del>\$4244</del>	<del>\$6365</del>
Lounge – Per Hour	<del>\$3435</del>	<del>\$5153</del>
Studio – Per Hour	<del>\$2627</del>	<del>\$3940</del>
Kitchen – Per Hour Note: Kitchen only rentals permitted Monday – Friday; weekend rentals must be combined with room rental.	<del>\$2021</del>	<del>\$2526</del>
Kitchen – 8 Hours	<del>\$102106</del>	<del>\$128132</del>
<b>VETERAN’S MEMORIAL BUILDING</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Assembly, w/o kitchen – Per Hour	<del>\$3435</del>	<del>\$4547</del>
Complete, w/o kitchen – Per Hour	<del>\$3940</del>	<del>\$51553</del>
Meeting, w/o kitchen – Per Hour	<del>\$2829</del>	<del>\$3839</del>
Kitchen & barbeque – Per Hour Note: Kitchen only rentals permitted Monday – Friday; weekend rentals must be combined with room rental.	<del>\$2021</del>	<del>\$2526</del>
Kitchen – 8 hours	<del>\$102106</del>	<del>\$128132</del>

<b>RECREATION FACILITY RENTALS (continued)</b>		
<b>TEEN CENTER</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Up to 20 participants; 3 hours	<del>\$309</del> <u>320</u>	<del>\$309</del> <u>320</u>
21-30 participants; 3 hours	<del>\$412</del> <u>426</u>	<del>\$412</del> <u>426</u>
31 – 40 participants; 3 hours (maximum = 40 participants)	<del>\$462</del> <u>478</u>	<del>\$462</del> <u>478</u>
<b>ADDITIONAL FEES</b>		
Processing Fee: <del>\$8</del> <u>10</u> , non-refundable Public Special Event/Festival Processing Fee: <del>\$25</del> <u>30</u> , non-refundable		
Security Deposit: \$150, no alcohol or live music \$500, alcohol and/or live music The City reserves the right to require additional security deposit limits at its discretion.	Janitorial, non-refundable, per event based on group size: 100-200 participants: <del>\$144</del> <u>1149</u> 201 or more participants: <del>\$288</del> <u>298</u>	
Event set-up: <del>\$48</del> <u>50</u> per hour Event breakdown: <del>\$48</del> <u>per 50</u> per hour Veteran's Memorial Building stage use, set-up and breakdown: <del>\$96</del> <u>100</u> flat rate	Facility Attendant(s): <del>\$14</del> <u>per 15</u> per hour each Security Guard(s): <del>\$27</del> <u>per 30</u> per hour each (Required for events with alcohol and/or dancing) Unscheduled overtime: <del>\$72</del> <u>per 75</u> per hour	
Insurance: cost based on event size/type	Cancellations: 20% charge of invoiced costs	
<b>PARK and OPEN SPACE RENTALS</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Anchor Memorial Park Open Area Bayshore Bluffs Open Area Centennial Parkway Open Area City Park Open Area Cloisters Park Open Area General Open Area Monte Young Open Area Morro Rock Open Area Tidelands Park Open Area	<b>Single Area:</b> <del>\$50</del> <u>52</u> Rental Fee/Area <b>Multi-Area, Entire Park, Multi-Day Event:</b> <del>\$100</del> <u>104</u> /Day + Rental Fee	<b>Single Area:</b> <del>\$75</del> <u>78</u> Rental Fee/Area <b>Multi-Area, Entire Park, Multi-Day Event:</b> <del>\$150</del> <u>155</u> /Day + Rental Fee

<b>Park and Open Space Rentals (continued)</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
City Park Basketball Courts Coleman Park Coleman Basketball Courts Del Mar Park Hillside or Meadow Del Mar Park Basketball Courts Del Mar Roller Hockey Rink Del Mar Tennis Courts Lila Keiser Park BBQ (Excluding Tournament Use) Monte Young Tennis Courts North Point Overlook	<b>Single Area: \$<del>50</del><u>52</u></b> Rental Fee/Area <b>Multi-Area, Entire Park, Multi-Day Event: \$<del>200</del><u>207</u>/Day + Rental Fee</b> <b>Note:</b> See courts/rink hourly rental charges below, which are in addition to area rental fee.	<b>Single Area: \$<del>75</del><u>78</u></b> Rental Fee/Area <b>Multi-Area, Entire Park, Multi-Day Event: \$<del>300</del><u>310</u>/Day + Rental Fee</b>
Lila Keiser Park Tournament Use (does not include field prep, or hourly use rates)	<del>\$500</del> <u>518</u>	<del>\$1,000</del> <u>1,035</u>
Public Special Event/Festival	<del>\$500</del> <u>518</u>	<del>\$1,000</del> <u>1,035</u>
<b>HOURLY and PARK USE FEES</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Giant Chessboard – Wooden Pieces	<del>\$41</del> <u>42</u>	<del>\$109</del> <u>113</u>
Giant Chessboard – Plastic Pieces	<del>\$10</del> <u>11</u>	<del>\$12</del> <u>13</u>
Roller Hockey Rink, Basketball Courts, Pickleball Court & Tennis Court Hourly	<del>\$5</del> <u>6</u>	<del>\$6</del> <u>7</u>

<b>HOURLY and PARK USE FEES (continued)</b>		
Lila Keiser hourly field rental w/o lights	<del>\$56</del>	\$67
Lila Keiser hourly field rental w/ lights	<del>\$1718</del>	\$1920
Lila Keiser field preparation	<del>\$2829</del>	\$332
City Park Banner Placement	<del>\$100104</del> /wk	\$150155/wk
<b>ADDITIONAL FEES</b>		
Processing Fee: \$8, non-refundable Public Special Event/Festival Processing Fee: <del>\$2530</del> , non-refundable		
Security Deposit: \$50, Bounce House \$150, no alcohol or live music \$500, alcohol and/or live music \$500 Organized Sporting Event (tournaments) \$500 Public Special Event/Festival The City reserves the right to require additional security deposit limits at its discretion	Lila Keiser Support Services: <del>\$2526</del> per hour Insurance: cost based on event size/type Cancellations: 20% of invoiced costs	
<b>MISCELLANEOUS PROPERTY USE</b>		
	<b>Resident/Non-Profit Groups</b>	<b>Non-Resident/For-Profit Groups</b>
Recreation equipment rental, per bag Includes one: Horseshoes, Badminton, Volleyball, Bocce Ball	<del>\$1011</del>	\$1213
Skate Park - Per Hour (2 hour minimum)	<del>\$108112</del>	\$16167
Photography/Filming – Per Day	<del>\$500518</del>	\$1,0001,035
<b>ADDITIONAL FEES</b>		
Equipment Rental Deposit: \$50 Photography/Filming Deposit: \$1,000		

<b>MORRO BAY TRANSIT AND TROLLEY</b>	
<b>Morro Bay Transit - Fixed Route</b>	
Regular fare, per ride	\$1.50
Discount fare, per ride	\$0.75
Regular punch pass (11 rides for the price of 10)	\$15
Discount punch pass (11 rides for the price of 10)	\$7.50
Regular day pass	\$4
Discount day pass	\$2
<b>Morro Bay Transit - Call-a-Ride:</b>	
Fare, per ride	\$2.50
Call-A-Ride punch pass (11 rides for the price of 10)	\$25
<b>Morro Bay Trolley Fares (Ages 12 and up):</b>	
Per ride (Children, under 12 years old ride free, but must be accompanied by a fare-paying adult)	\$1
All day pass	\$3
<b>Morro Bay Trolley Advertising:</b>	
Exterior Side of Trolley (approx. 36"x20") - with supplied sign	<del>\$377</del> 390
Exterior Side of Trolley (approx. 36"x20") - MB Community Foundation supplied sign	<del>\$430</del> 455
Exterior Rear of Trolley (approx. 24"x20") - with supplied sign	<del>\$324</del> 355
Exterior Rear of Trolley (approx. 24"x20") - MB Community Foundation supplied sign	<del>\$390</del> 377
Interior (approx. 26"x12") - with supplied sign	<del>\$167</del> 161
Interior (approx. 26"x12") - MB Community Foundation supplied sign	<del>\$198</del> 191

**Morro Bay Trolley Rental Rates:**

**Hourly rate includes driver, fuel, cleaning, standby mechanic and administration, unless otherwise noted.**

One day, within City Limits, per hour (2 hour minimum):

Transportation of passengers to and from one location to another or continuous loop with multiple stops; plus cost of fuel	<del>\$111</del> <sup>07.50</sup>
--	-----------------------------------

One day, outside City limits, per hour (3 hour minimum)

Transportation of passengers to and from one location to another or continuous loop with multiple stops; plus cost of fuel	<del>\$111</del> <sup>07.50</sup>
--	-----------------------------------

<del>Multiple days, 2 consecutive days; per day plus cost of fuel</del>	<del>\$1,752</del>
---	--------------------

This Page Intentionally Left Blank



Staff is prepared to survey using a similar process and tools from previous surveys. This alternative, (Alternative #1) includes:

- Putting the survey online using Survey Monkey and asking for some indication of residency.\*
- Providing a downloadable survey that can be printed by residents and mailed or hand delivered to the City.
- Providing blank surveys at the service counters in City Hall, Recreation and Public Works / Community Development buildings that residents can complete and drop off.

With these methods staff intends to include some modest checks to help differentiate between resident and non-resident responses.

\*(With effective online communication, the City has had good levels of participation in recent online surveys including responses for 353, 423 and 731 in the past 18 months. Survey Monkey is set to allow only one response per device, providing a modest check on multiple responses.)

Another option, listed as Alternative 2, is to use a direct mail process to survey Morro Bay residents. This would entail mailing the survey to ~7,500 addresses and post office boxes in Morro Bay, along with a not-stamped but pre-addressed return envelope.

- The cost of this mailing is \$6,396.
- This method will also likely require a substantial staff effort to tally surveys returned by residents.
- If using this method, the City would not provide the online or downloadable options described in Alternative 1.

Alternative 3 envisions no survey process, instead relying on Council interaction with residents in a public workshop, in public meetings, and individual council member interactions with constituents to inform Council discussion on the subject.

### **CONCLUSION**

Alternative #1 is less expensive in term of both direct costs and indirect costs. Results could be slightly skewed if respondents answer residency questions untruthfully.

Alternative #2 costs around \$6,400 and will likely require more staff time to collate results. Results should be limited to residents.

Alternative #3 costs nothing. Council will not have any survey data, but will have opportunities to receive public input on the subject.

### **RECOMMENDATION**

Staff recommends the Council provide staff specific direction on which survey method to use.

If the Council selects Alternative #2, then the Council should specifically authorize the expenditure of up to \$6,500 for the survey and direct those funds come from surplus, unbudgeted, revenues, which will be memorialized in a future budget amendment.

### **ATTACHMENT**

1. Marijuana Survey

In November 2016, California voters passed Proposition 64, which legalized the adult recreational use of marijuana. The purpose of this survey is to receive input from Morro Bay residents related to actions the City may take regarding this law. Only fully completed surveys can be considered so please make sure to answer all the questions and mark appropriate responses. Thank you.

1. This survey is for Morro Bay residents. Are you a Morro Bay resident?
  - Yes
  - No

The following two (2) questions are related to the cultivation of marijuana for personal (non-commercial) use.

2. **Regulation.** With the passage of Prop. 64, residents may lawfully cultivate up to six marijuana plants indoors within their residence for personal use. Cities may not prevent this personal cultivation, but may impose regulations to help protect public health and safety (ie. odor control, fire inspections, water-use monitoring, etc.) Do you favor any regulation on personal indoor cultivation?
  - Yes, I am in favor of the City regulating personal indoor cultivation.
  - No, I oppose the City imposing regulations on personal indoor cultivation.
  - Undecided / no opinion.
3. **Outdoor Cultivation.** While the City must allow personal *indoor* cultivation as described above, the City may prevent personal cultivation *outdoors*. What best describes your preference on outdoor cultivation for personal use?
  - Ban all outdoor cultivation for personal use.
  - Allow outdoor cultivation with regulation (ie. safety, security and odor control).
  - Allow outdoor cultivation without regulation.
  - Undecided / no opinion.

The following two (2) questions are related to **medical marijuana** only.

4. **Medical Marijuana Dispensaries.** A medical marijuana dispensary is a “brick and mortar” storefront where medical marijuana may be sold over-the-counter to patients possessing a valid doctor’s prescription. Do you support medical marijuana dispensaries in Morro Bay?
  - Yes, allow medical marijuana dispensaries.
  - No, do not allow medical marijuana dispensaries.
  - Undecided / no opinion.

## City of Morro Bay Marijuana Survey

5. **Medical Marijuana Delivery.** A medical marijuana delivery service is a business that delivers medical marijuana to patients possessing a valid doctor’s prescription. Deliveries are normally made to the patient’s residence. What best describes your preference on medical marijuana delivery?

- Yes, allow medical marijuana deliveries.
- No, do not allow medical marijuana deliveries.
- Undecided / no opinion.

The following two (2) questions are related to the **adult, non-medical or “recreational”** use of marijuana only.

6. **Marijuana Stores.** A marijuana store is a “brick and mortar” storefront where marijuana may be sold over-the-counter to adults for “recreational” use. Do you support allowing marijuana stores in Morro Bay?

- Yes, allow marijuana stores.
- No, do not allow marijuana stores.
- Undecided / no opinion.

7. **Adult Use Marijuana Delivery.** A marijuana delivery service is a business that delivers marijuana to adults for recreational use. Do you support recreational marijuana deliveries in Morro Bay?

- Yes, allow adult-use marijuana deliveries.
- No, do not allow adult-use marijuana deliveries.
- Undecided / no opinion.

The following three (3) questions are related to the **taxation, cultivation and zoning.**

8. **Marijuana Cultivation.** Cultivation refers to businesses that grow marijuana for wholesale to licensed purchasers. Cultivation in Morro Bay would likely take place in indoor facilities and would be regulated by the City to address public health and safety concerns such as odor control, water system operation and safety and security. Do you support allowing cultivation of marijuana in Morro Bay?

- Yes, allow cultivation of marijuana.
- No, do not allow cultivation of marijuana.
- Undecided / no opinion.

## City of Morro Bay Marijuana Survey

9. **Taxation of Marijuana.** If marijuana stores and cultivation are allowed in Morro Bay, the City could propose a local ballot measure (likely in the Nov 2018 election) to impose a local tax on such marijuana related businesses. Where state law allows, would you vote to tax marijuana businesses to raise revenue for the City's general operations such as police, fire, public works and recreation?

- Yes, would likely vote to impose a local marijuana tax
- No, I would likely vote against a local marijuana tax.
- Undecided / no opinion.

10. **Marijuana Zoning.** If the City allows marijuana stores or dispensaries, it could restrict the location of such storefronts to certain areas of town, or allow them to open in any commercial district. (State law prevents such stores from proximity to certain locations such as schools.) For example, the City might choose to restrict marijuana stores from opening on the waterfront or downtown, but allow them in other certain areas. If the City allows marijuana stores and / or dispensaries, should they be allowed to open anywhere allowed by state law, or should they be limited to certain areas of the City?

- Allow marijuana stores/dispensaries to open anywhere state law allows.
- Restrict marijuana stores/dispensaries to certain areas of town.
- Undecided / no opinion.

11. Please provide an age range.

- Over 65 years
- 46 to 65 years
- 21 to 45 years
- Under 21 years

12. In the November 2016 election, did you vote for or against Prop 64 which legalized the adult "recreational" use of marijuana in California?

- I voted for Prop 64
- I voted against Prop 64
- I did not vote in the November 2016 Election
- Decline to answer

13. Do you have any other comments regarding marijuana regulation or taxation in Morro Bay?

This Page Intentionally Left Blank



AGENDA NO: C-2  
MEETING DATE: April 11, 2017

## Staff Report

**TO:** Honorable Mayor and Council Members **DATE:** April 2, 2017  
**FROM:** Community Development and Harbor Departments  
**SUBJECT:** Discussion and possible Award of RFP and Approval of Conditional Consent of Landowner Pertaining to Lease Site 87-88/87W-88W located at 833 Embarcadero (Off the Hook)

### **RECOMMENDATION**

Staff recommends the Council review the staff report and associated materials, receive the presentation by staff and provide direction in relation to both the award of the RFP and issuance of Consent of Land Owner in relation to the Off the Hook lease site (Lease Site 87-88/87W-88W).

### **ALTERNATIVES**

1. T.L.C. Family Enterprises (Cherise Hansson and Travis Leage)
2. Central Coast Investments (Madeline Moore)

### **BACKGROUND**

The City Council, on September 13, 2016, reviewed the three RFP responses for redevelopment of the Off the Hook lease site. The Council accepted all three proposals and requested the proposers reconsider their submittals taking into consideration the following six items:

1. Conformance with the Waterfront Master Plan
2. Potential participation in development of the Centennial Parkway plan (Conceptually Approved January 2017 by Council)
3. Parking
4. Maximizing Public Benefit
5. Environmental stewardship
6. Economic benefit

Council specifically requested staff return with submittals responsive to the six items noted above, but that a specific recommendation from staff was not desired.

**Additional information:** Link to Council September 13, 2016, Staff report (item C-2): <http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2921>.

**Additional Information:** Link to Council September 13, 2016, minutes: <http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2959>

Given one of the above items centered on the Centennial Parkway, it was necessary to wait until after the Centennial Parkway conceptual plan was approved by Council (January of 2017) before responding with a conformance review for each of the proposers. Staff drafted a letter to each of the proposers on February 8, 2017, with responses due no later than March 15, 2017.

### ***Responses Received***

Staff received responses from T.L.C. Enterprises and Central Coast Investments. Those submittals

are discussed in greater detail below.

K & C Development LLC did not respond. Staff spoke with representatives from K & C and it was their feeling Council did not support either the floating boat units nor the combination of the Libertine and Off the Hook lease sites into one consolidated development. It was expressed to staff by K & C the direction provided by Council to remove the boatel units meant they could not get sufficient economies of scale to make the project viable from a hotel standpoint. They also indicated the market for those types of rooms called for sizes in the 300 square foot plus range and to accommodate rooms of that size they would need to utilize most of the lower floor square footage.

**Evaluation of Revised Proposals**

The table below provides a basic comparison between the main components of each proposal.

<b>Development Components</b>	<b>T.L.C. Enterprises</b>	<b>Central Coast Investments</b>
<b>Hotel rooms</b>	7	9
<b>Retail Square footage</b>	1,446 sq. ft.	2,698 sq.ft.
<b>Restaurant</b>	2,593 sq. ft. food court and frozen yogurt window	2,221 sq.ft. full service
<b>Family friendly aspects</b>	Relocates existing amusement toys, adds additional play structures, adds Ecology exhibits, viewing telescope	Relocates existing amusements toys, adds scenic public viewing platform
<b>Boat Docks</b>	adds dock space for 5 to 6 boats as future phase	Adds dock space for 5 to 6 boats (no phasing)
<b>Green components</b>	Solar panels, roof top vegetable garden, energy efficient LED lighting, High efficiency reactive power optimizers, grey water system for landscape watering,	Rain catchment system for irrigation, Solar orientation, High performance glazing, Natural building ventilation, High Efficiency mechanical equipment and lighting, permeable pavers, drought tolerant landscaping
<b>Building Design</b>	A single building similar in scale and bulk to the existing building	Two buildings
<b>Bayside Lateral Access 8' min</b>	10' wide	10' wide
<b>Min. 8' Sidewalk</b>	8'	8'
<b>View corridor- 30% min of lease site width for 2-story</b>	22.5' or 30% on north side of building and 5.83' on south side or 8%	23.5' or 31% at center of lease site
<b>Connectivity to adjacent lease sites</b>	Connects lateral access path to lease site to the north. Will accommodate lease site connection to south when redeveloped	Connects lateral access path to lease site to the north. Will accommodate lease site connection to south when redeveloped

**Proposer Response to Staff February 8, 2017, Letter**

As noted previously, staff prepared a Waterfront Master Plan conformance review of each proposal, resulting in a preparation of a February 8, 2017, letter outlining potential issues. Responses to the letter are identified below with staff comment in black followed by proposer response in blue.

**T.L.C. Response to Staff letter**

March 15th, 2017

RE: Redevelopment of Lease Site 87-88/87W-88W

Attention: Community Development Department and City Council Members,

1. Pursuant to the Waterfront Master Plan, maximum allowable building coverage for the first floor is 70% of the *land portion* of the lease site and maximum allowable building coverage for the second floor is 70% of the *allowable first floor area*.

Upon review of our plans originally submitted there is an overage of 11 Square Feet for the first floor. Rectifying this oversight is easily achievable. Please review new layout enclosed.

2. Public restrooms should not be accessed through a private vestibule.

Recent California policies in regards to bathrooms have been in favor of "Family-style" bathrooms with no gender specifications for access. We have decided to respond to both issues with one solution. Our plans have now been oriented to have four unisex bathrooms with direct access; one entrance on South side, two on North side and one in dining area. Please see resubmitted plans enclosed.

3. Side-tie Docks do not maximize the water portion of the lease site. Please consider options for improved use of the water side of the lease site.

As stated within the body of our original response we suggested a staged approach. Due to current regulations and permits required for water use development taking longer to attain, we suggested the land be developed first and water revisited once land improvements are completed and revenue producing. Permits for water use will begin as soon as possible to include a charter vessel on our current side-tie dock. Additional rentals will be included as applicants arise. Our original plans include a handicap ramp and suitable means for public to access dock. In the event creating more finger slips becomes a more lucrative option we will begin the permit process to move in that direction. Please see redesigned plans enclosed, for possible finger slip layout. Our main objective is creating revenue from land portion as quickly as possible with as little down time in permit process and construction.

4. Pursuant to the Waterfront Master Plan, nothing shall be over 30 inches in height within the required view corridor including but not limited to play equipment.

Our original plans did not include any items higher than 30 inches and was stated on plans. Any play area features will be scaled to fit the 30 inch height specifications. Please see enclosed plans.

**5. Please indicate how your proposal integrates with the neighboring building to the north.**

Our original plans integrate exceptionally well with our neighbor to the north. We believe the water side walkway integrates a well-thought out plan to entice pedestrians to visit both sites and the playground is an aesthetically pleasing attribute between the sites. As far as our neighbor to the south, our plans move our building over 5 additional feet allowing another view corridor. We have included more windows and entries on the south side. We are

cultivating different possible uses for 15 foot area. Currently we are toying with the idea of a long grass area for the public to lounge. The sun sets in the summer along that line of view. It would be a wonderful area to have sunset gatherings and other events for the public and hotel guests. We will add planters and seating on the south portion. There will also be a unisex bathroom entrance on the south side as well. Please see enclosed revised plans.

**6. It is encouraged that an enhancement to the overall aesthetic of the proposed building be made.**

In our original proposal there were multiple attributes stated within the body of the proposal. We have included a new rendering that better depicts our aesthetic additions to the facade. In renderings wood tends to take on a monochromatic look. Our final features will be alluring, attractive and elegant. We really love the use of lighting and greenery in commercial buildings. Please imagine more plants on roof and decks with soft lighting angled upwards on building signage and vegetation.

**7. Centennial Parkway**

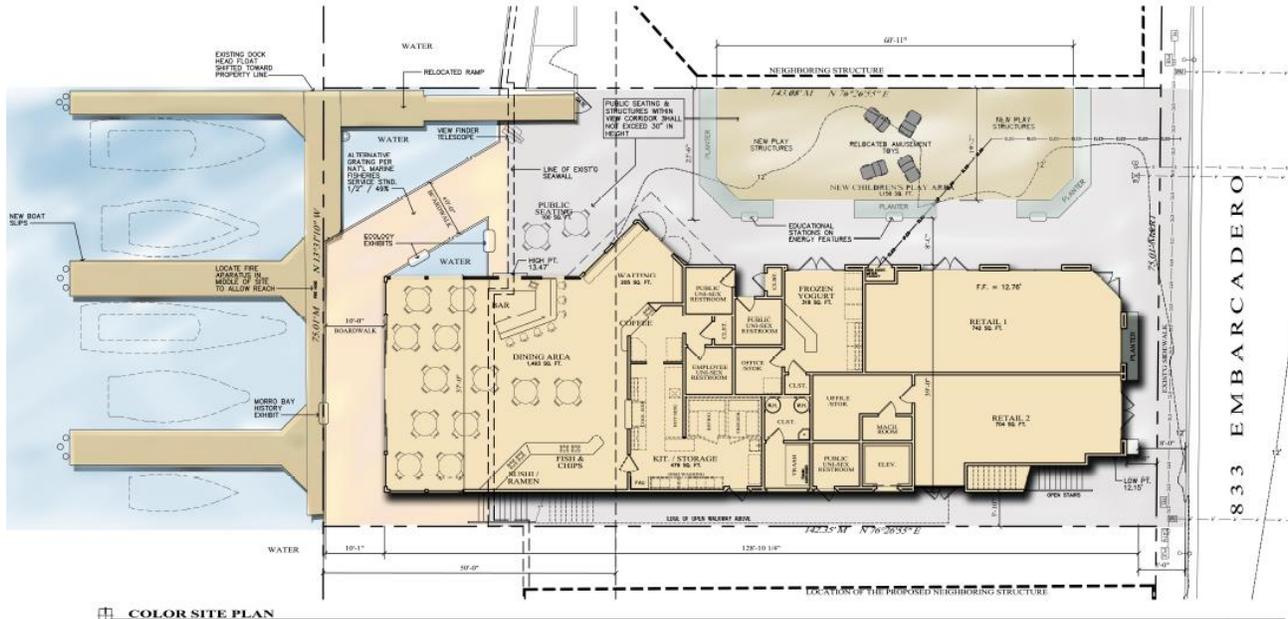
Our original RFP did not include the Centennial Parkway. Since there is no specified amounts for the construction of the parkway and final plans for the parkway at this time, we feel that our contributions would be discussed during the negotiation process. We are not adverse to contributing but feel that at this time the final project needs to be understood and a financial figure established before agreeing to a portion of arbitrary cost. Overall we most likely would request portions of the parkway be completed by our construction team at a set dollar amount and would also be interested in maintenance of the features. It is important to us that the area remain in proper order further accenting our communities waterfront area.

**Reassessment of our projects financial contribution to City of Morro Bay**

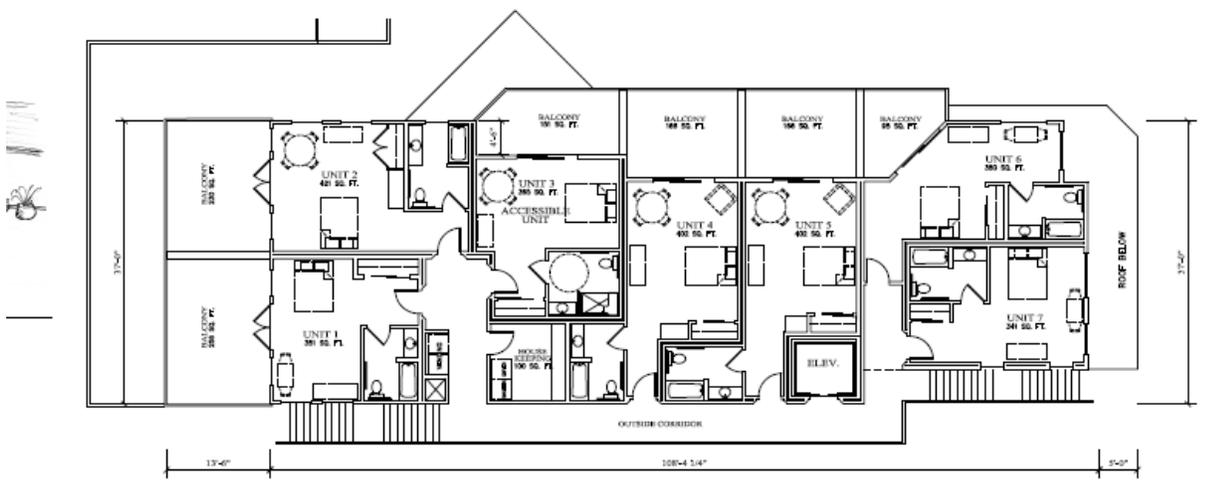
Our original pro-forma submission did not include certain fees that would be collected. Enclosed are new numbers showing a much larger profit by city when we include the 1% from sales tax from retail and food services, as well as an increase in Harbor Dept. revenue for a 3% lease fee for second floor rent. All of which bring our proposal to the highest profiting use among other applicants and maximizing waterfront use.

### T.L.C. Site Plan, Floor Plan and Elevation Drawings

The revised proposal envisions a single building on the Off the Hook Site. That building sits on the approximate footprint of the existing Off the Hook building with a courtyard / children’s play area approximately where it exists today. The project includes a second floor hotel with 7 rooms. On the ground floor, two retail spaces face the Embarcadero, a frozen yogurt shop faces the courtyard and a “food court” style restaurant sits on the bay side. The management plan is to include four separate food vendors in the food court. Also proposed is a future phased dock expansion.



COLOR SITE PLAN



PROPOSED SECOND FLOOR PLAN



**COLOR EAST ELEVATION**

SCALE: 1" = 16'-0"



**COLOR NORTH ELEVATION**

SCALE: 1" = 16'-0"

T.L.C. also provided additional economic and project phasing information in their March 15, 2017, response. The response letter is provided in Attachment 1.

**Central Coast Investments Response to Staff Letter**

1. The Waterfront Master Plan requires development to be pedestrian oriented meaning that doors and display windows shall be oriented towards the Embarcadero.

Palacios Architects: See revised Elevations reorienting the two retail spaces to face Embarcadero Road.

2. Public restrooms should not be accessed through a private vestibule.

PA: See revised Floor Plan with Vestibule to Public Restrooms removed.

3. Side-tie docks do not maximize the water portion of the lease site. Please consider options for improved use of the waterside of the lease site.

PA: See revised Site Plan adding dock space to maximize the water portion of the project.

4. With regard to the view corridor: eaves shall not encroach into this space and nothing shall be over 30 inches in height, including but not limited to railings utilized to delineate seating areas.

PA: See revised Floor Plans with eaves adjusted to not encroach into the proposed view corridor space. It is the intent of this proposal to keep all items located within the view corridor below the allowed 30” height. See note added to Site Plan specifying that all fixed objects located within the view corridor shall be a maximum of 30”

5. Minimum sidewalk width shall be 8 ft. without stairway and/or landscaping encroachment.

PA: Neither the Stairway and/or landscaping is proposed to encroach into the minimum 8 ft sidewalk area. See added dimensions clarifying the met requirement.

6. Please indicate how your proposal integrates with the neighboring building to the north.

PA: The Existing Building to the North utilizes a similar concept to the one our project is proposing in which the site has a centrally located view corridor onto which the two resulting buildings face. Because of this design, the existing building to the North turns away from our site and detracts from the fun, family oriented atmosphere along the existing view corridor. Our proposal resolves the underutilized view corridor by adding multiple retail spaces as a means to maximize visitor interaction. Upon Approval, we are willing to work with the City of Morro Bay and the Northern Neighbor to resolve any potential conflicts.

7. The City Council recently adopted the Centennial Parkway plan, which includes the street end located to the south of the Off the Hook lease site, between the Rose's Landing and Libertine Lease sites (<http://morrobayca.gov/DocumentCenter/View/110365>). Please review this plan and indicate your intended level of participation with the Centennial Parkway improvements and how your project proposal will integrate with this plan.

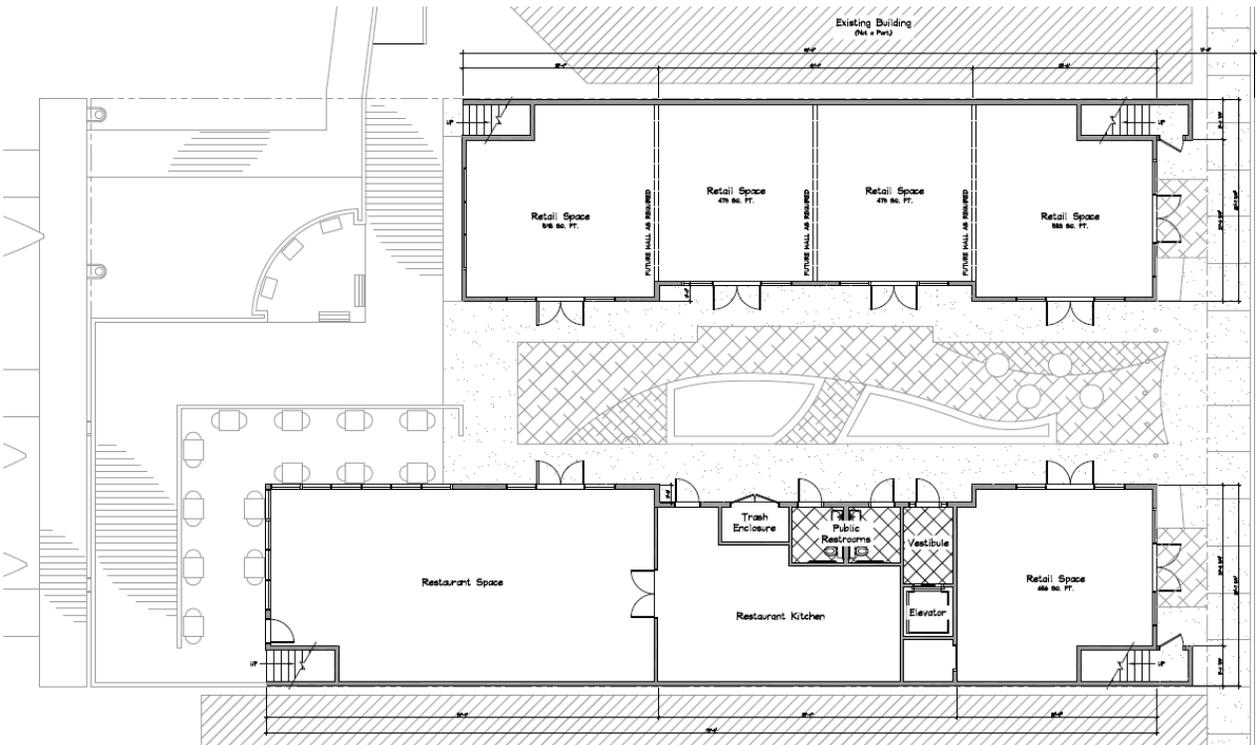
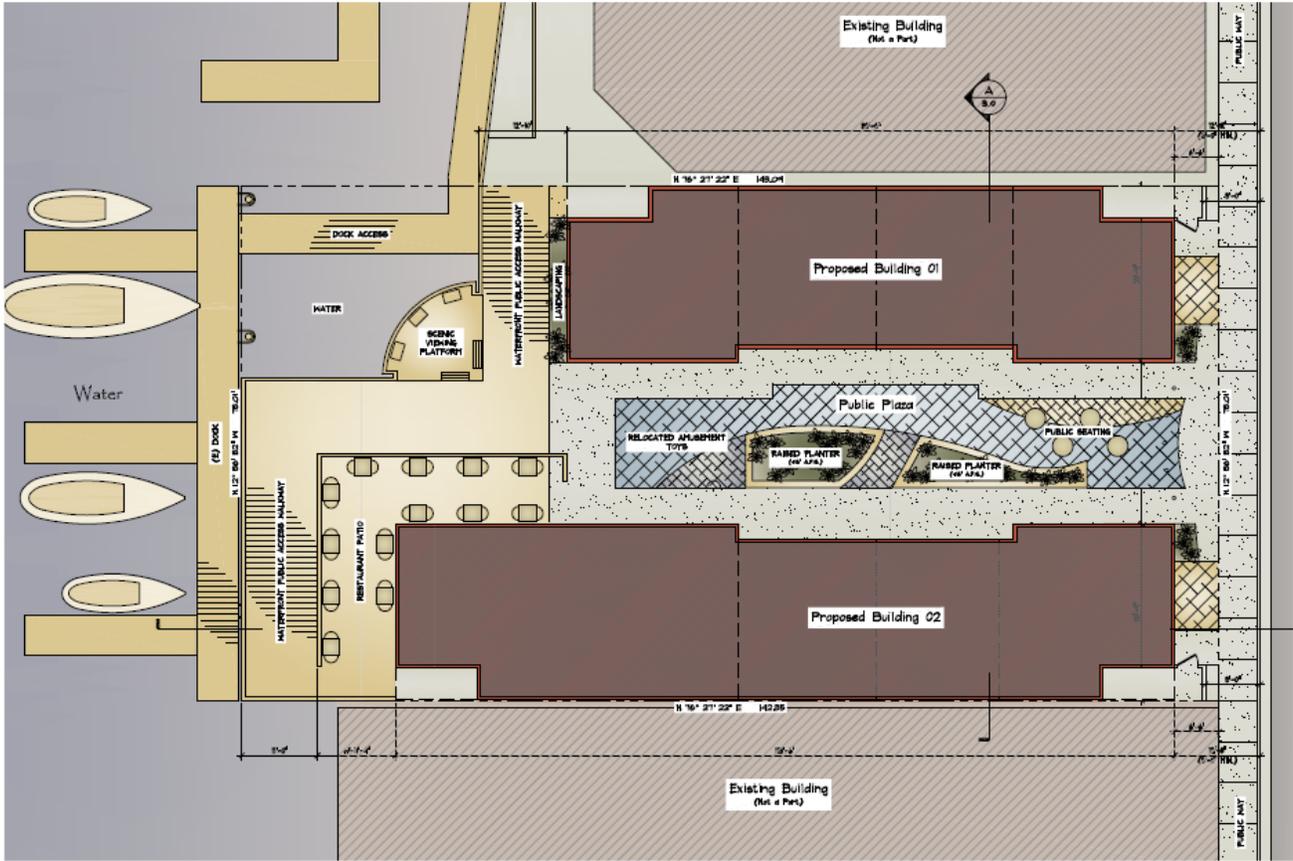
PA: Our project proposes and intends full participation with the newly adopted Centennial Parkway Plan. Upon Approval of our project proposal and the City's approval of the Final Centennial Parkway Plan (as described in the September 27<sup>th</sup> Staff Report), Central Coast Investments will work with the City of Morro Bay to provide a redeveloped project that is fully integrated with the Centennial Parkway Plan.

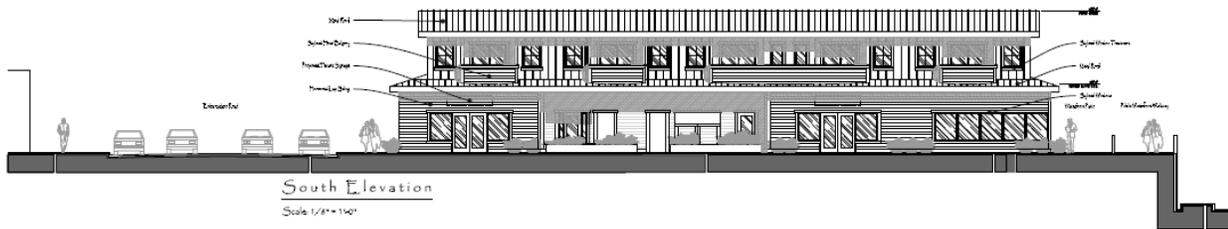
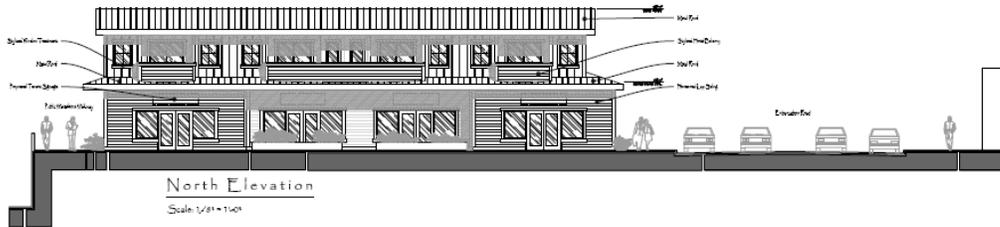
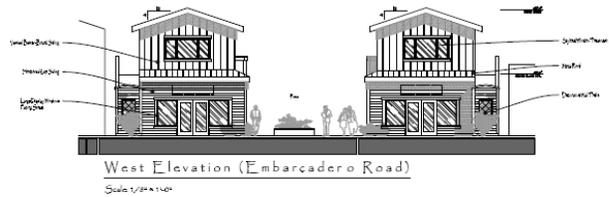
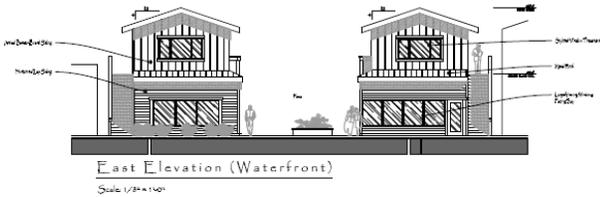
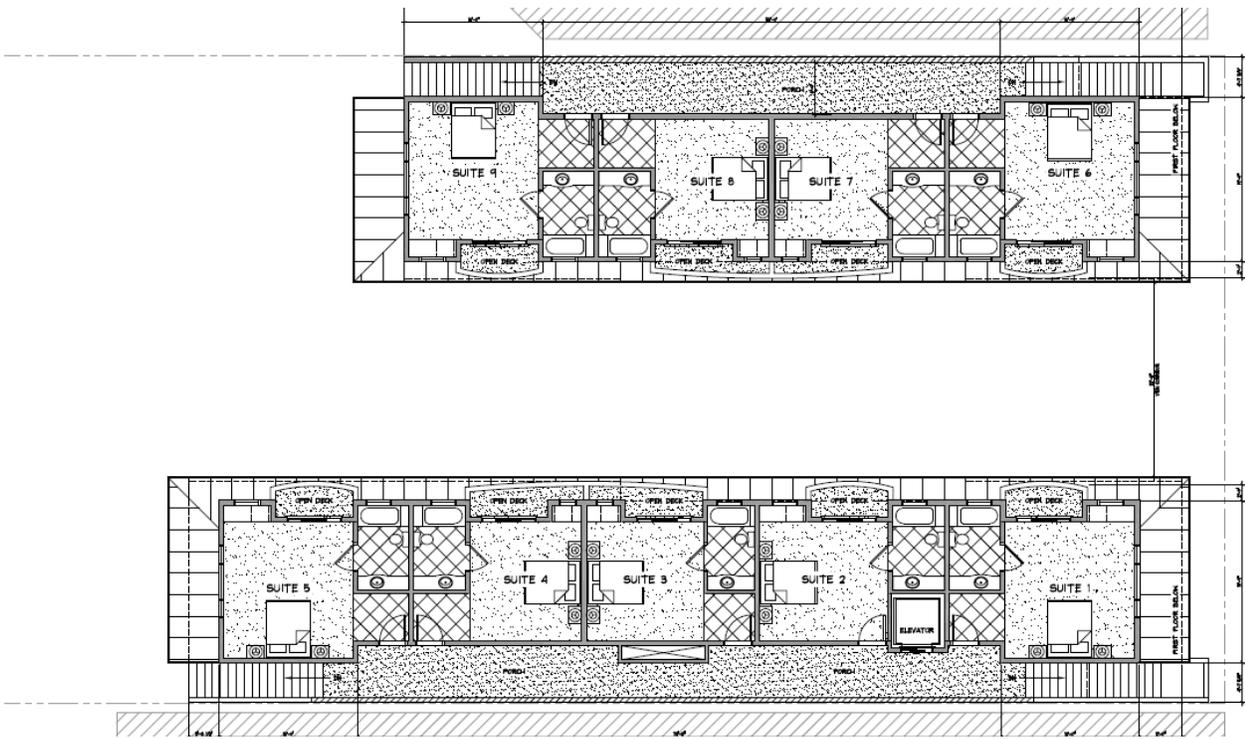
If you have any questions or concerns regarding our proposal for the redevelopment for lease sites 87-88/87W88W, please contact me at your earliest convenience.

The complete response letter from Central Coast Investments is provided as Attachment 2 to this staff report.

### **Central Coast Investments Revised Site Plan, Floor Plans and Elevation Drawings**

This proposal envisions two buildings on the Off the Hook site with a common area walkway / view corridor between the two. That plan pushes the two buildings up against the adjacent lease sites to the north and south. The plan calls for a total of 9 vacation rentals split between the second floor of both buildings. On the first floor, the northern building includes 4 retail spaces facing into the courtyard while the southern building would house a larger retail space facing the Embarcadero and a full-service restaurant on the bay side. An expanded dock facility is also proposed.





## **PARTICIPATION IN CENTENNIAL PARKWAY**

T.L.C. indicates they are amenable to participating in the Centennial Parkway project and that the level of participation would be subject to lease negotiation. They may even be willing to participate in construction of some of the Parkway improvements. The overall level of participation in the plan is not detailed. See response above.

Central Coast Investments also agrees to participate, conform and integrate with the Centennial Parkway plan. The level of participation is not detailed. See response above.

## **PARKING**

Staff is still working out possible parking solutions for these types of developments. Staff will be bringing forward to Council in June a similar project for the Rose's Landing lease site. Parking solutions will be discussed at that time and will likely provide useful input to this issue moving forward.

## **ECONOMIC BENEFIT**

Based on input from the Council on September 13, 2016, staff did not attempt to estimate revenue generation for rents, retail sales or room rentals. The Council simply requested that staff return with the revised proposal without recommendation. To that end, the proposals should be reviewed with respect to the number of hotel rooms, square footage of retail and square footage and type of restaurant proposed. Should the Council desire a more in depth financial analysis, staff can provide that, but would need some specific direction on what Council would like to see included in the evaluation.

## **NEXT STEP**

If the Council awards the RFP to one of the proposers, the following are the anticipated "next steps:"

- Developer, in close coordination with planning staff, completes a Concept Plan.
- Concept Plan is processed through the Planning Commission to the Council for approval.
- Developer takes Concept Plan to Coastal Commission for approval.
- City and Developer negotiate and complete a new Master Lease Agreement, memorializing the redevelopment plans as a requirement in the lease.
- Developer makes adjustments required by Coastal Commission and completes Precise Plan that must be approved by Planning Commission.

## **SUMMARY**

Community Development and Harbor Department staff have evaluated the two proposals against the Council direction given on September 13, 2016, and are presenting a side-by-side analysis for Council's consideration of which is the most desirable redevelopment proposal from various aspects.

Council could elect to award the RFP and a Consent of Landowner approval now based on one of the proposals presented, or could simply award the RFP to one of the proposers now and direct staff to come back, at a later date, with a more fully vetted project for Consent of Landowner approval, to include performance parameters and date timelines.

**ATTACHMENTS**

1. T.L.C March 15, 2017 Response Letter
2. Central Coast Investments March 14, 2017 Response Letter (From Palacios Architects)
3. T.L.C Revised Plans
4. Central Coast Investments Revised Plans

**Community Development Department  
& City Council Members**

**RE: Redevelopment Proposal for Lease 87-88/87W-88W  
Resubmission in response to listed concerns dated  
February 8th, 2017**

RECEIVED

MAR 15 2017

City of Morro Bay  
Community Development Dept.

**T.L.C. Family Enterprises  
Cherise Hansson and Travis Leage  
833 Embarcadero Rd.  
Morro Bay CA 93442  
March 15th, 2017**

March 15th, 2017

RE: Redevelopment of Lease Site 87-88/87W-88W

Attention: Community Development Department and City Council Members,

1. Pursuant to the Waterfront Master Plan, maximum allowable building coverage for the first floor is 70% of the *land portion* of the lease site and maximum allowable building coverage for the second floor is 70% of the *allowable first floor area*.

Upon review of our plans originally submitted there is an overage of 11 Square Feet for the first floor. Rectifying this oversight is easily achievable. Please review new layout enclosed.

2. Public restrooms should not be accessed through a private vestibule.

Recent California policies in regards to bathrooms have been in favor of "Family-style" bathrooms with no gender specifications for access. We have decided to respond to both issues with one solution. Our plans have now been oriented to have four unisex bathrooms with direct access; one entrance on South side, two on North side and one in dining area. Please see resubmitted plans enclosed.

3. Side-tie Docks do not maximize the water portion of the lease site. Please consider options for improved use of the water side of the lease site.

As stated within the body of our original response we suggested a staged approach. Due to current regulations and permits required for water use development taking longer to attain, we suggested the land be developed first and water revisited once land improvements are completed and revenue producing. Permits for water use will begin as soon as possible to include a charter vessel on our current side-tie dock. Additional rentals will be included as applicants arise. Our original plans include a handicap ramp and suitable means for public to access dock. In the event creating more finger slips becomes a more lucrative option we will begin the permit process to move in that direction. Please see redesigned plans enclosed, for possible finger slip layout. Our main objective is creating revenue from land portion as quickly as possible with as little down time in permit process and construction.

4. Pursuant to the Waterfront Master Plan, nothing shall be over 30 inches in height within the required view corridor including but not limited to play equipment.

Our original plans did not include any items higher than 30 inches and was stated on plans. Any play area features will be scaled to fit the 30 inch height specifications. Please see enclosed plans.

5. Please indicate how your proposal integrates with the neighboring building to the north.

Our original plans integrate exceptionally well with our neighbor to the north. We believe the water side walkway integrates a well-thought out plan to entice pedestrians to visit both sites and the playground is an aesthetically pleasing attribute between the sites. As far as our neighbor to the south, our plans move our building over 5 additional feet allowing another view corridor. We have included more windows and entries on the south side. We are

cultivating different possible uses for 15 foot area. Currently we are toying with the idea of a long grass area for the public to lounge. The sun sets in the summer along that line of view. It would be a wonderful area to have sunset gatherings and other events for the public and hotel guests. We will add planters and seating on the south portion. There will also be a unisex bathroom entrance on the south side as well. Please see enclosed revised plans.

**6. It is encouraged that an enhancement to the overall aesthetic of the proposed building be made.**

In our original proposal there were multiple attributes stated within the body of the proposal. We have included a new rendering that better depicts our aesthetic additions to the facade. In renderings wood tends to take on a monochromatic look. Our final features will be alluring, attractive and elegant. We really love the use of lighting and greenery in commercial buildings. Please imagine more plants on roof and decks with soft lighting angled upwards on building signage and vegetation.

#### **7. Centennial Parkway**

Our original RFP did not include the Centennial Parkway. Since there is no specified amounts for the construction of the parkway and final plans for the parkway at this time, we feel that our contributions would be discussed during the negotiation process. We are not adverse to contributing but feel that at this time the final project needs to be understood and a financial figure established before agreeing to a portion of arbitrary cost. Overall we most likely would request portions of the parkway be completed by our construction team at a set dollar amount and would also be interested in maintenance of the features. It is important to us that the area remain in proper order further accenting our communities waterfront area.

#### **Reassessment of our projects financial contribution to City of Morro Bay**

Our original pro-forma submission did not include certain fees that would be collected. Enclosed are new numbers showing a much larger profit by city when we include the 1% from sales tax from retail and food services, as well as an increase in Harbor Dept. revenue for a 3% lease fee for second floor rent. All of which bring our proposal to the highest profiting use among other applicants and maximizing waterfront use.

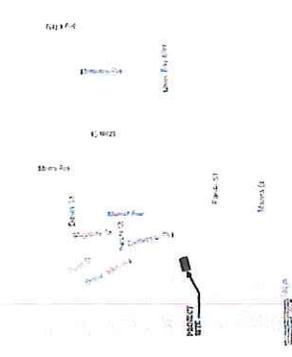
Copyright © 2016  
 All rights reserved.  
 No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

**C. P. PARKER**  
 ARCHITECT

CHRISTOPHER P. PARKER  
 600 S. BAYVIEW, SUITE 200  
 SAN ANTONIO, TEXAS 78205  
 TEL: 214.520.1000  
 FAX: 214.520.1001  
 WWW.CPPARKER.COM



CONSULTANTS



VICINITY MAP

**SITE FOOTPRINT AREAS:**

TOTAL LOT AREA	10,704 SQ. FT.
BUILDING FOOTPRINT	4,897 SQ. FT.
CHILDREN'S PLAY AREA	1,150 SQ. FT.
BOAT SLIPS	11.5 SPACES
WATER	774 SQ. FT.
WATER	774 SQ. FT.
PLANTERS / LANDSCAPING	2,300 SQ. FT.
PLANTERS / LANDSCAPING	2,300 SQ. FT.

NOTE: LANDSCAPING WILL ALSO BE SPREAD THROUGHOUT SITE IN POTS & ROOF-TOP GARDENS

**GREEN FEATURES**

- ROOF-TOP SOLAR
  - RAIN-WATER COLLECTION / RE-USE
  - GREY-WATER COLLECTION / RE-USE
  - LED SMART LIGHTING SYSTEMS
  - CONTINUOUS SOING MATERIALS
- PUBLIC BENEFITS**
- CHILDREN'S PLAY AREA
  - PUBLIC RESTROOMS
  - PUBLIC SEATING
  - ECOLOGICAL EXHIBITS
  - ENERGY FEATURE EXHIBITS
  - VIEW-RIDER / TELESCOPE

**PROJECT DESCRIPTION**

THIS PROJECT WOULD DEMOLISH AN EXISTING GROUND FLOOR RESTAURANT (3,897 SQ. FT.) AND RETAIL SPACE (1,510 SQ. FT.) AND A SECOND FLOOR OFFICE SPACE (1,510 SQ. FT.). THE EXISTING BUILDING IS A TWO-STORY STRUCTURE CONSISTING OF RESTAURANT SPACE, A YOGURT SHOP, PUBLIC RESTROOMS, AND RETAIL SPACE ON THE UPPER FLOOR. THE HOTEL WILL BE OPERATED BY OFF-SITE MANAGEMENT. THE EXISTING HOTEL SPACE ON THE UPPER FLOOR WILL BE REMOVED AND THE GARDEN WILL BE REDESIGNED AND INCLUDE A RAMP SYSTEM TO APPROACH THE GANTRYWAY. THE COURTYARD AREA WILL BE REDESIGNED INCLUDING A COURTNEYARD WITH PLANTING AND SEATING FOR A LARGER CHILDREN'S PARK AREA, CREATING A PUBLIC BENEFIT. (REFER TO PROJECT INFO ABOVE FOR NEW AREA CALCULATIONS)

**SHEET INDEX**

- 1.1 PROJECT INFO, DEMOLITION PLAN
- 2.1 PROPOSED FLOOR PLANS
- 3.1 EXISTING FLOOR PLANS
- 4.1 COLOR SITE PLAN AND ELEVATIONS

1.1

**PROJECT INFO.**

ADDRESS: 833 EMBARCADERO, MORRO BAY, CA

LEASE SITE: 833 EMBARCADERO, MORRO BAY, CA

DATE: 06-11-17

PROJECT NO: 06-110

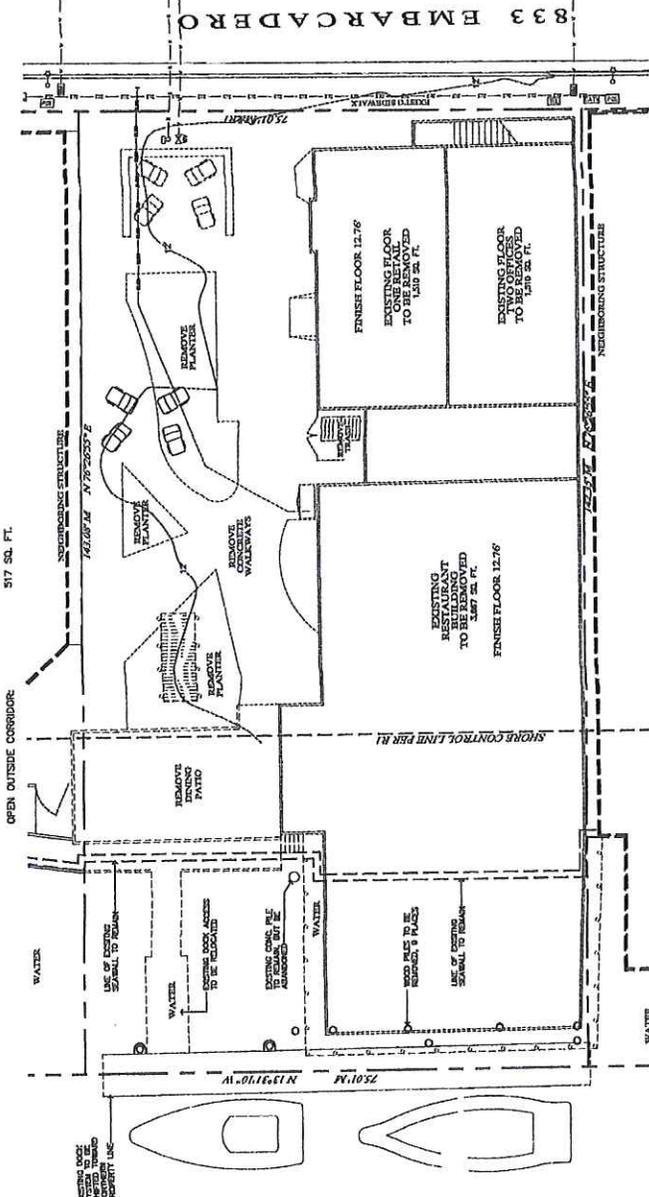
DESIGNED BY: CPP

DRAWN BY: CPP

DATE: 06-11-17

SCALE: AS NOTED

REVISIONS:



EXISTING SITE - DEMOLITION PLAN



Copyright © 2016  
 ALL RIGHTS RESERVED  
 NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**C. P. PARKER  
 ARCHITECT**

CHRISTOPHER S. PARKER  
 888 S. CALIFORNIA, SUITE 400  
 ANAHEIM, CALIFORNIA 92805  
 (714) 771-1234  
 FAX (714) 771-1235



CONSULTANTS

PROJECT  
**RESTAURANT,  
 RETAIL, &  
 HOTEL  
 PROPOSAL**  
 FOR  
 LEASE SITE  
 87-88 / 87W-88W

T.L.C. ENTERPRISES, INC.  
 CHELSEA MANSON

DRAWING TITLE  
**REQUEST FOR  
 PROPOSALS**

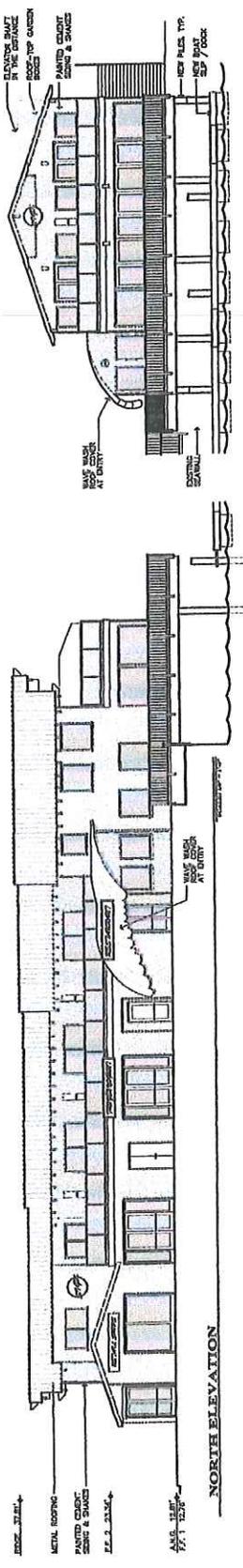
631 ENCALADERO  
 MORGEO DAY, CALIFORNIA

Project No.	06-110
Drawn By	CFP
Date Drawn	01/15/17
Checked By	AS NOTED
Scale	AS NOTED

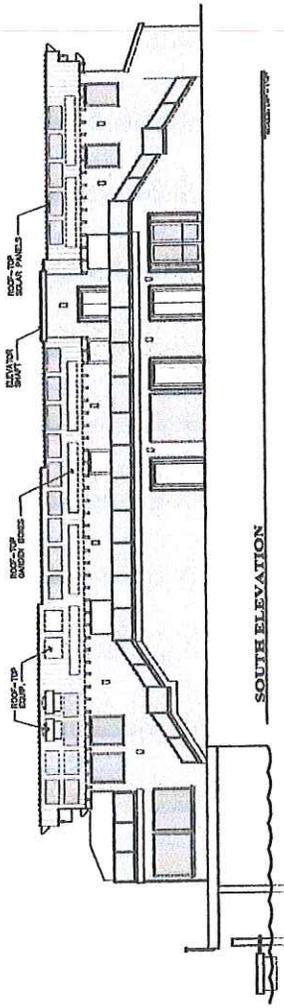
REVISIONS

SHEET TITLE  
**EXTERIOR  
 ELEVATIONS &  
 ROOF PLAN**  
 SHEET NO.  
**3.1**

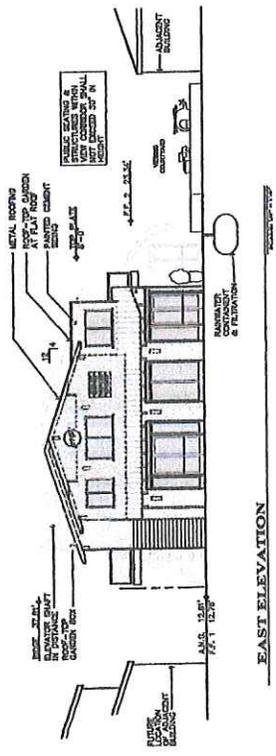
EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING TO HAVE SHIELDED BULBS AND BE DIRECTED DOWNWARD.



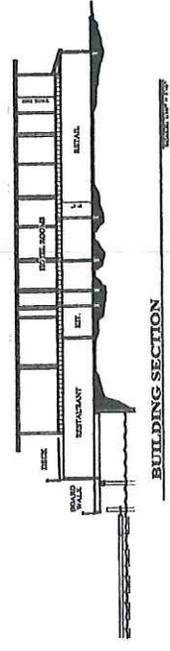
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



BUILDING SECTION



**Economic Benefit to Proposers and The City**  
 (Updated 3/15/2017)

**Base Rent**

Base rent for the 50 year lease shall be 8% of the appraised value of the lease site, a minimum of \$3,000/mo and a maximum of \$6,000/mo.

**City Percentage Income**

Ground floor retail space gross sales are anticipated to be \$4.50 per sq ft x 4,887 = \$2,199,150 in sales at an average 5% to Harbor Department = \$109,957 annually and 1% to the City = \$21,992 via sales tax. Harbor percentages will be collected on the 15th of every month for previous month by master leasehold.

Subtenant sales @ \$450sq. ft. 4828sq. ft. x 5% lease rent	\$109,957
Base Rent to Harbor Dept	36,000
Percentage Rent over Base Rent to Harbor	<u>73,957</u>
<b>Total Projected 5% Rent to Harbor Dept</b>	<b>\$109,957</b>
<b>Total Projected 1% tax to city</b>	<b>\$21,992</b>

Monthly Rental Income:

Retail space rent value to sub tenants 778 sq ft retail space rent 3.75 sq ft = \$2,910 triple net. 873 sq ft retail space rent 3.75 = \$3,274 triple net. 168 retail space rent 5.00 sq. ft. = \$840 triple net. 2176 sq ft restaurant space rent 4.25 = \$9,248 triple net. Two boat side-tie dock rentals = \$1000 triple net

First Floor Total gross rent \$17,272. monthly and \$207,264 annually

Annual Property Expenses:

Base rent (1 <sup>st</sup> year 500,000 lease site x 8 %)	36,000
Expenses (national average 35 %)	<u>72,542</u>
<b>NOI</b>	<b>\$98,722</b>

Upstairs Hotel retail space rent 3.50 x 3421 sq. ft. = \$11,973 + triple net

The Hotel gross revenue @ \$300 per unit + bed tax x 7 x 30 days x 70 % occupancy.

Annual GRI	535,500
<u>Expenses (national average 55%)</u>	<u>294,525</u>
NOI	\$240,975
<u>Space Rent</u>	<u>150,000</u>
NOI	\$90,975
<b>Total Projected TOT to City</b>	<b>\$53,550</b>
<b>Total Projected 3% to Harbor Dept</b>	<b>\$16,065</b>

Development Costs:

Construction interest 1 <sup>st</sup> year,	250,000
Permit fees, and take out loan costs 1 <sup>st</sup> year	100,000
<u>R e s e r v e</u>	<u>150,000</u>
"Proposer's" out of pocket 1 <sup>st</sup> year =	\$500,000

2,500,000 take out 30 year loan 5 % interest 1<sup>st</sup> year 125,000

"Proposers" Equity build in loan \$ 36,046	1 <sup>st</sup> year
NOI from downstairs space rent	104,722
NOI from upstairs space rent	150,000
<u>NOI from Hotel</u>	<u>90,975</u>
Net cash flow and equity build	\$381,743
= 13 % return on \$3,000,000 investment	

Caveat: Proposers maintenance expense will be less in the 1<sup>st</sup> 10 years

Caveat: Proposers will do business in a portion of the retail space as *Under the Sea Gallery* and the boutique hotel *By the Dock of the Bay* their profits are expected to increase.

**Total projected profit by City of Morro Bay and Morro Bay Harbor Department annually will be \$200,000**

## Development Timeline

### Development Phase:

“Proposers” intend to adhere and exceed, when possible, the proposed timing and progress through the design, planning, and permitting processes detailed in the RFP.

“Proposers” intend to build the development in one phase, and to start construction on 3-31-18, and complete in 18 months.

Caveat: Construction start date is subject to plans / permits / City and Coastal approvals.

\* Upon further review the city will also increase profit when Charter Boat is put in place.

1% sales tax on approx. 250K/yr

3% possible negotiated % w/ Harbor Dept.

≥ 8K/yr

ARCHITECTURE  
PLANNING  
INTERIORS  
CONSTRUCTION MANAGEMENT

Architects  
**PALACIOS**

25 February 2017

Community Development Department  
955 Shasta Avenue  
Morro Bay, CA 93442

Attn: Scot Graham

Re: Redevelopment Proposal for Lease Sites 87-88/87W88W

Dear Mr. Graham,

This letter is in response to your letter dated February 8, 2017 with listed concerns addressing Central Coast Investment's proposal for the lease site listed above. Our responses will follow each comment and be written in [Blue](#).

1. The Waterfront Master Plan requires development to be pedestrian oriented meaning that doors and display windows shall be oriented towards the Embarcadero.

[Palacios Architects](#): See revised Elevations reorienting the two retail spaces to face Embarcadero Road.

2. Public restrooms should not be accessed through a private vestibule.

[PA](#): See revised Floor Plan with Vestibule to Public Restrooms removed.

3. Side-tie docks do not maximize the water portion of the lease site. Please consider options for improved use of the waterside of the lease site.

[PA](#): See revised Site Plan adding dock space to maximize the water portion of the project.

4. With regard to the view corridor: eaves shall not encroach into this space and nothing shall be over 30 inches in height, including but not limited to railings utilized to delineate seating areas.

[PA](#): See revised Floor Plans with eaves adjusted to not encroach into the proposed view corridor space. It is the intent of this proposal to keep all items located within the view corridor below the allowed 30" height. See note added to Site Plan specifying that all fixed objects located within the view corridor shall be a maximum of 30"

5. Minimum sidewalk width shall be 8 ft. without stairway and/or landscaping encroachment.

[PA](#): Neither the Stairway and/or landscaping is proposed to encroach into the minimum 8 ft sidewalk area. See added dimensions clarifying the met requirement.

2353 South Broadway, Santa Maria, California 93454  
ph. (805) 928-8008 fx. (805) 928-3730  
[PA@PalaciosArchitects.com](mailto:PA@PalaciosArchitects.com)

6. Please indicate how your proposal integrates with the neighboring building to the north.

PA: The Existing Building to the North utilizes a similar concept to the one our project is proposing in which the site has a centrally located view corridor onto which the two resulting buildings face. Because of this design, the existing building to the North turns away from our site and detracts from the fun, family oriented atmosphere along the existing view corridor. Our proposal resolves the underutilized view corridor by adding multiple retail spaces as a means to maximize visitor interaction. Upon Approval, we are willing to work with the City of Morro Bay and the Northern Neighbor to resolve any potential conflicts.

7. The City Council recently adopted the Centennial Parkway plan, which includes the street end located to the south of the Off the Hook lease site, between the Rose's Landing and Libertine Lease sites (<http://morrobayca.gov/DocumentCenter/View/110365>). Please review this plan and indicate your intended level of participation with the Centennial Parkway improvements and how your project proposal will integrate with this plan.

PA: Our project proposes and intends full participation with the newly adopted Centennial Parkway Plan. Upon Approval of our project proposal and the City's approval of the Final Centennial Parkway Plan (as described in the September 27<sup>th</sup> Staff Report), Central Coast Investments will work with the City of Morro Bay to provide a redeveloped project that is fully integrated with the Centennial Parkway Plan.

If you have any questions or concerns regarding our proposal for the redevelopment for lease sites 87-88/87W88W, please contact me at your earliest convenience.

Sincerely,



Eric L. Pennachio  
Project Manager

**PROJECT INFO.**

ADDRESS:  
833 EMBARCADERO  
MORRO BAY, CA

LEASE SITE:  
87-88  
87W-88W

HEIGHTS:  
AVERAGE NATURAL GRADE:  
LOW POINT: 12.15' / HIGH POINT: 13.47' A.N.G.: 12.81'

PARKING:  
HISTORIC PARKING CREDITS AVAILABLE 58 SPACES

RFP PROPOSER:  
TLC, ENTERPRISES, INC.  
TRAVIS LEAGE & CHERISE HANSSON

A.P.N.  
066-322-001  
ZONING:  
WF/PD/(S.4)

ALLOWABLE MAX. HEIGHT: 25' ABOVE A.N.G. 37.81'  
PROPOSED FINISH FLOOR 1: 12.76'  
PROPOSED FINISH FLOOR 2: 23.34'  
PROPOSED ROOF HEIGHT: 37.81'

RETAIL - 1 SPACE PER 300 SQ. FT. OF RETAIL AREA (NO STOR/OFF.)  
1,295 SQ. FT. / 300 = 4.3 SPACES

FRONT SETBACK: AVG. OF 5'  
10' SETBACK AT SECOND FLR.

SIDEYARD SETBACKS: 0'

ROOF HEIGHT: 25' ABOVE A.N.G. w/ 4:12 ROOF  
w/ PUBLIC BENEFIT OF CHILDREN'S PLAY AREA

OCCPANCY AREAS:

GROUND FLOOR:  
RESTAURANT:  
DINING AREA: 1,493 SQ. FT.  
OUTDOOR DINING AREA: 211 SQ. FT.  
WAITING AREA: 205 SQ. FT.  
KITCHEN COOKING & PREP.: 301 SQ. FT.  
KITCHEN STORAGE: 178 SQ. FT.

RESTAURANT - 1 SPACE PER 60 SQ. FT. OF CUSTOMER AREA  
DINING + WAITING: 1,698 SQ. FT. / 60 = 28.3 SPACES  
OUTDOOR DINING: (211 SF-125 SF)/120 = 0.7 SPACES

FROZEN YOGURT: (CUSTOMER AREA)  
182 SQ. FT. / 60 = 3.0 SPACES

AREAS:  
LOT AREA: (TOTAL) 10,704 SQ. FT.  
LAND LEASE AREA: 6,982 SQ. FT.  
WATER LEASE AREA: 3,722 SQ. FT.

MAX. ALLOWABLE COVERAGE:  
1ST FLOOR - 70% OF LAND LEASE: 4,887 SQ. FT.  
2ND FLOOR - 70% 1ST FLOOR: 3,421 SQ. FT.

FROZEN YOGURT: 318 SQ. FT.  
RETAIL: 1,446 SQ. FT.  
COMMON AREAS: 946 SQ. FT.  
CHILDREN'S PLAY AREA: 1,150 SQ. FT.  
BOAT SLIPS: 180 LIN. FT.

CHILDREN'S PLAY AREA - 1 SPACE  
100 SQ. FT. OF AMUSEMENT AREA  
1,150 SQ. FT. / 100 = 11.5 SPACES

BOAT SLIPS - 1 SPACE PER EACH  
35' OF BOAT TIE DOWN AREA  
180 LIN. FT. / 35' = 5.1 SPACES

HOTEL - 1 SPACE / UNIT PLUS  
1 SPACE PER EACH 10 ROOMS  
2 SPACES PER MANAG. UNIT 7 SPACES  
0.7 SPACES  
0 SPACES

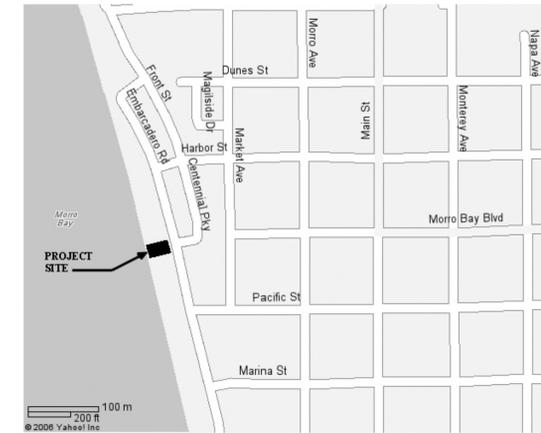
PROPOSED LOT COVERAGE:  
1ST FLOOR: 4,887 SQ. FT.  
2ND FLOOR: 3,421 SQ. FT.

UPPER FLOOR:  
HOTEL UNITS: 7 UNITS 2,662 SQ. FT.  
OPEN BALCONIES: 1,064 SQ. FT.  
HOUSEKEEPING: 100 SQ. FT.  
COVERED COMMON AREAS: 659 SQ. FT.  
OPEN OUTSIDE CORRIDOR: 517 SQ. FT.

TOTAL SPACES REQUIRED (60.6) 61 SPACES

HISTORIC PARKING CREDITS AVAILABLE 58 SPACES

ADDITIONAL SPACES REQ'D WHEN  
BOAT SLIPS ADDED 3 SPACES



VICINITY MAP

**SITE FOOTPRINT AREAS:**

TOTAL LOT AREA: 10,704 SQ. FT.  
BUILDING FOOTPRINT: 45% 4,887 SQ. FT.  
CHILDREN'S PLAY AREA: 11% 1,150 SQ. FT.  
BOARDWALK: 7% 744 SQ. FT.  
WATER: 7% 760 SQ. FT.  
FLATWORK / HARDSCAPE: 27% 2,863 SQ. FT.  
PLANTERS / LANDSCAPING: 3% 300 SQ. FT.

NOTE: LANDSCAPING WILL ALSO BE SPREAD  
THROUGHOUT SITE IN POTS &  
ROOF-TOP GARDENS

**'GREEN' FEATURES**

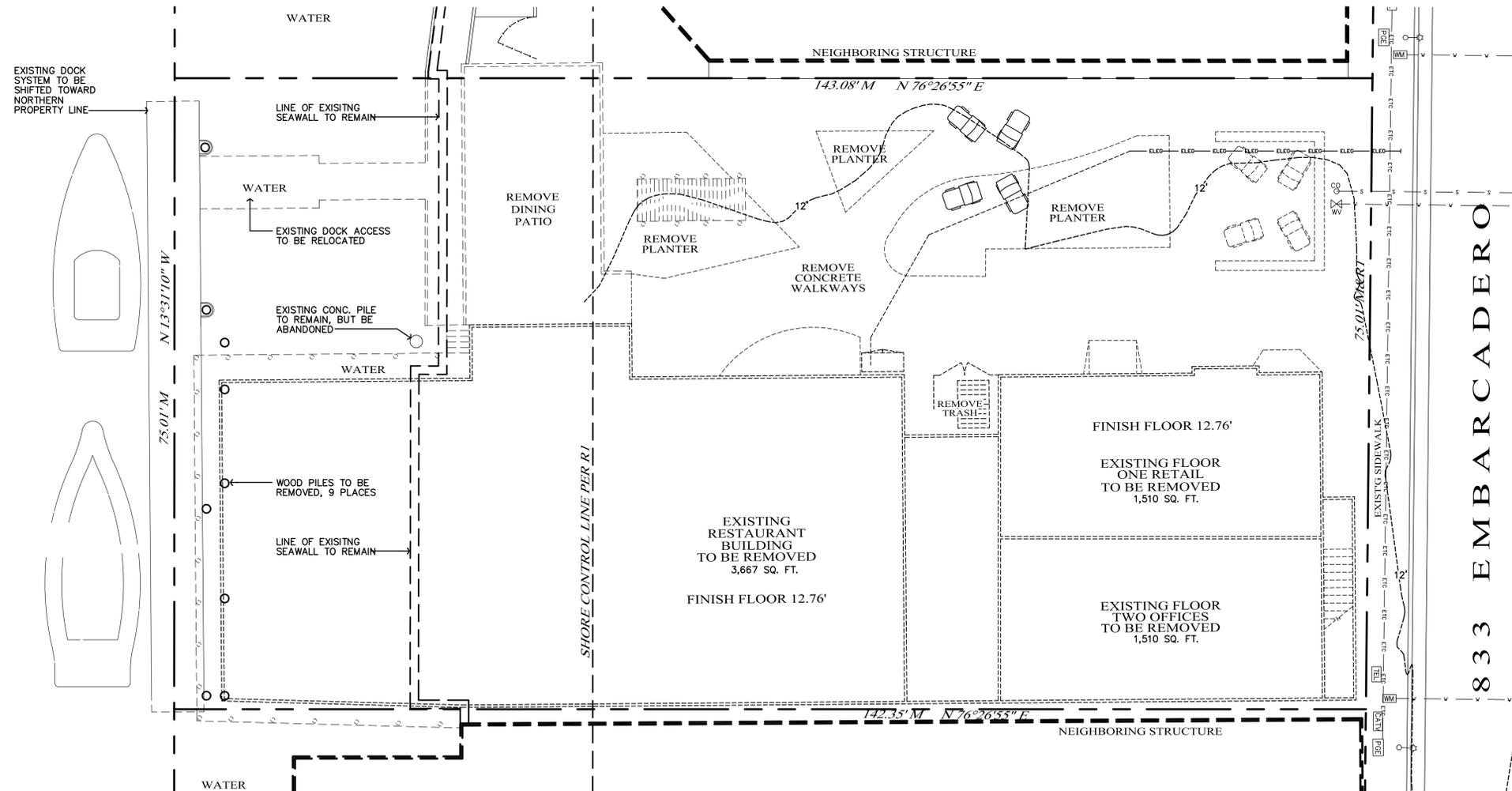
- ROOF-TOP SOLAR
  - ROOF TOP GARDEN BOXES
  - RAIN-WATER COLLECTION / RE-USE
  - GREY-WATER COLLECTION / RE-USE
  - LED SMART LIGHTING SYSTEMS
  - CEMENTIOUS SIDING MATERIALS
- PUBLIC BENEFITS**
- CHILDREN'S PLAY AREA
  - PUBLIC RESTROOMS
  - PUBLIC SEATING
  - ECOLOGICAL EXHIBITS
  - ENERGY FEATURE EXHIBITS
  - VIEW-FINDER / TELESCOPE

**PROJECT DESCRIPTION**

THIS PROJECT WOULD DEMOLISH AN EXISTING GROUND FLOOR RESTAURANT (3,667 SQ. FT.) AND RETAIL SPACE (1,510 SQ. FT.), AND REPLACE THEM WITH A NEW TWO-STORY STRUCTURE CONSISTING OF RESTAURANT SPACE, A YOGURT SHOP, PUBLIC RESTROOMS, AND RETAIL SPACE ON THE GROUND FLOOR, ALONG WITH A 7 UNIT HOTEL SPACE ON THE UPPER FLOOR. THE HOTEL WILL BE OPERATED BY OFF-SITE MANAGEMENT. THE EXISTING SIDE-TIE DOCK WILL BE MODIFIED TO INCLUDE BOAT SLIPS AND THE GANGWAY WILL BE RELOCATED AND INCLUDE A RAMP SYSTEM TO APPROACH THE GANGWAY. THE COURTYARD AREA WILL BE REDESIGNED, RELOCATING EXISTING ELECTRONIC TOYS AND INCREASING THE SPACE FOR A LARGER CHILDREN'S PARK AREA, CREATING A PUBLIC BENEFIT. (REFER TO PROJECT INFO ABOVE FOR NEW AREA CALCULATIONS)

**SHEET INDEX**

- 1.1 PROJECT INFO., DEMOLITION PLAN
- 2.1 PROPOSED FLOOR PLANS
- 3.1 EXTERIOR ELEVATIONS, SECTION
- 4.1 COLOR SITE PLAN AND ELEVATIONS



EXISTING SITE - DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

Copyright © 2016

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and property of, C.P. PARKER ARCHITECT and were created, evolved and developed for use on, and in conjunction with, the specific project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of C.P. PARKER ARCHITECT.

**C. P. PARKER ARCHITECT**

CHRISTOPHER P. PARKER ARCHITECT  
630 QUINTANA RD. #330  
MORRO BAY, CA 93442-1962  
(805) 772-5700

STAMPS



CONSULTANTS

PROJECT

**RESTAURANT, RETAIL, & HOTEL PROPOSAL**

FOR

**LEASE SITE 87-88 / 87W-88W**

TLC, ENTERPRISES, INC.  
TRAVIS LEAGE & CHERISE HANSSON

DRAWING PHASE

**REQUEST FOR PROPOSALS**

833 EMBARCADERO  
MORRO BAY, CALIFORNIA

Project No.	06-110
Drawn By	CPP
Dwg. Date	03/15/17
Updated	-
Scale	AS NOTED

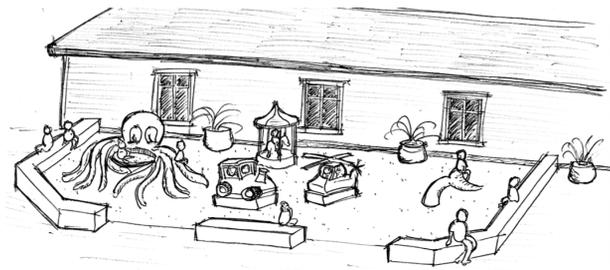
REVISIONS

SHEET TITLE

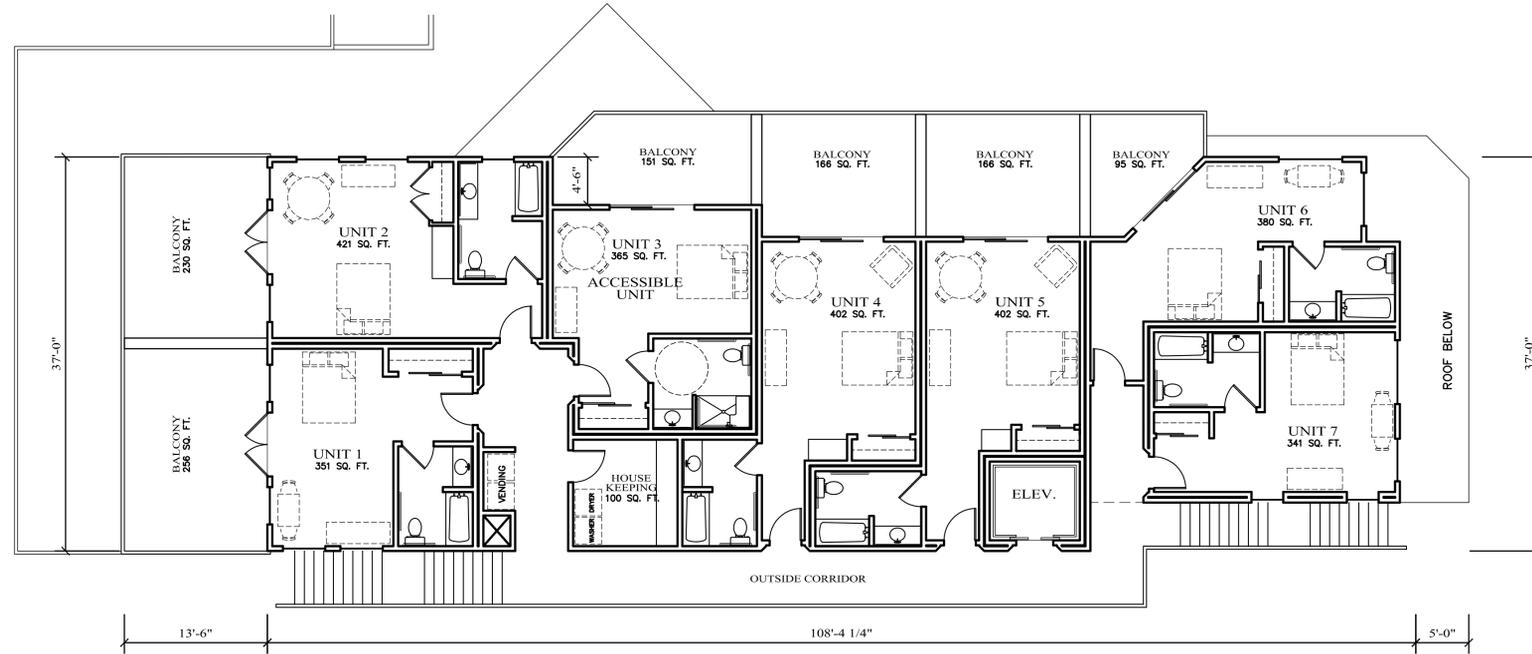
**PROJECT INFO. DEMOLITION PLAN**

SHEET NO.

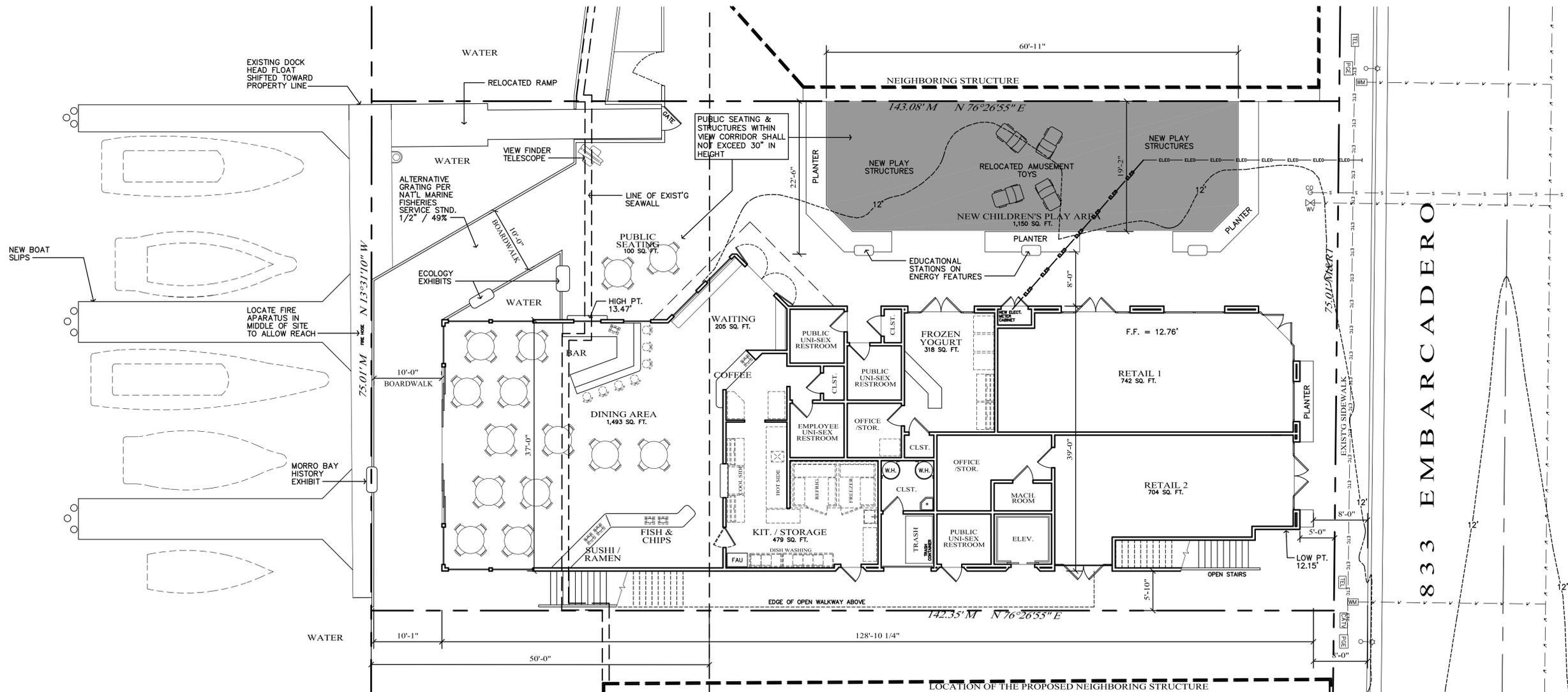
**1.1**



**CHILDREN'S PLAY AREA**



**PROPOSED SECOND FLOOR PLAN**



**PROPOSED SITE / FLOOR PLAN**

Copyright © 2016  
 All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and property of, C.P. PARKER ARCHITECT and were created, evolved and developed for use on, and in conjunction with, the specific project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of C.P. PARKER ARCHITECT.

**C. P. PARKER ARCHITECT**

CHRISTOPHER P. PARKER ARCHITECT  
 630 QUINTANA RD. #330  
 MORRO BAY, CA 93442-1962  
 (805) 772-5700

STAMPS



CONSULTANTS

PROJECT  
**RESTAURANT, RETAIL, & HOTEL PROPOSAL**  
 FOR  
**LEASE SITE 87-88 / 87W-88W**

TLC, ENTERPRISES, INC.  
 TRAVIS LEAGE &  
 CHERISE HANSSON

DRAWING PHASE  
**REQUEST FOR PROPOSALS**

833 EMBARCADERO  
 MORRO BAY, CALIFORNIA

Project No.	06-110
Drawn By	CPP
Dwg. Date	03/15/17
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE  
**PROPOSED FLOOR PLAN**

SHEET NO.

**2.1**

Copyright © 2016  
 All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and property of, C.P. PARKER ARCHITECT and were created, evolved and developed for use on, and in conjunction with, the specific project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of C.P. PARKER ARCHITECT.

**C. P. PARKER ARCHITECT**

CHRISTOPHER P. PARKER ARCHITECT  
 630 QUINTANA RD. #330  
 MORRO BAY, CA 93442-1962  
 (805) 772-5700

STAMPS



CONSULTANTS

PROJECT

**RESTAURANT, RETAIL, & HOTEL PROPOSAL**

FOR

**LEASE SITE 87-88 / 87W-88W**

TLC, ENTERPRISES, INC.  
 TRAVIS LEAGE &  
 CHERISE HANSSON

DRAWING PHASE

**REQUEST FOR PROPOSALS**

833 EMBARCADERO  
 MORRO BAY, CALIFORNIA

Project No.	06-110
Drawn By	CPP
Dwg. Date	03/15/17
Updated	-
Scale	AS NOTED

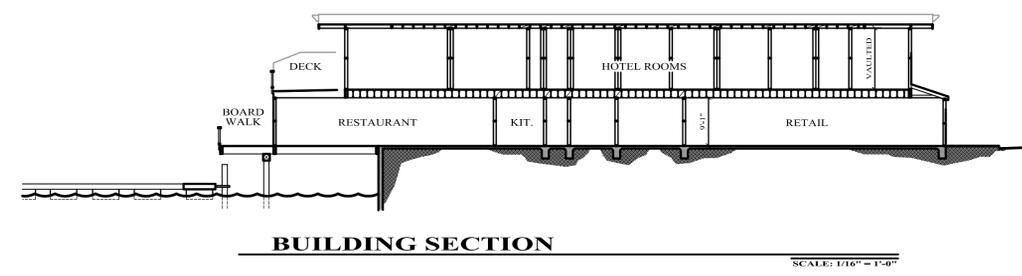
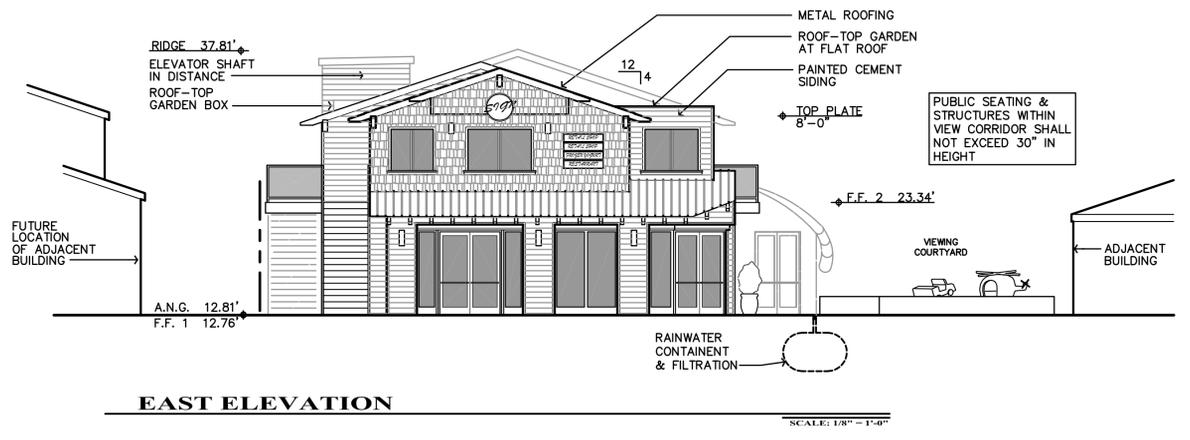
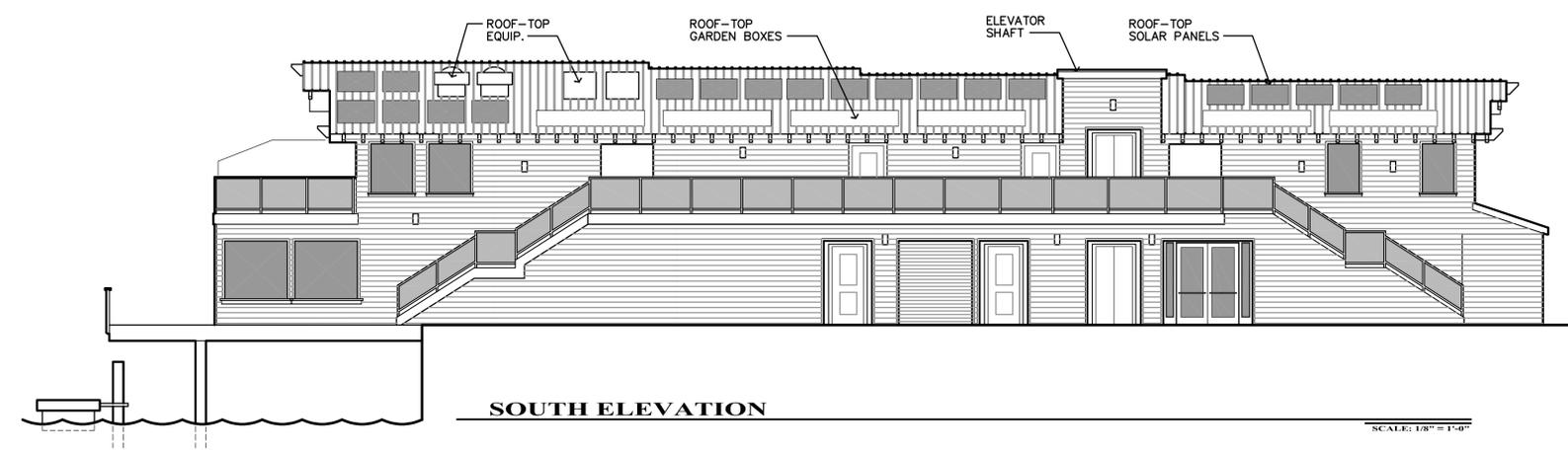
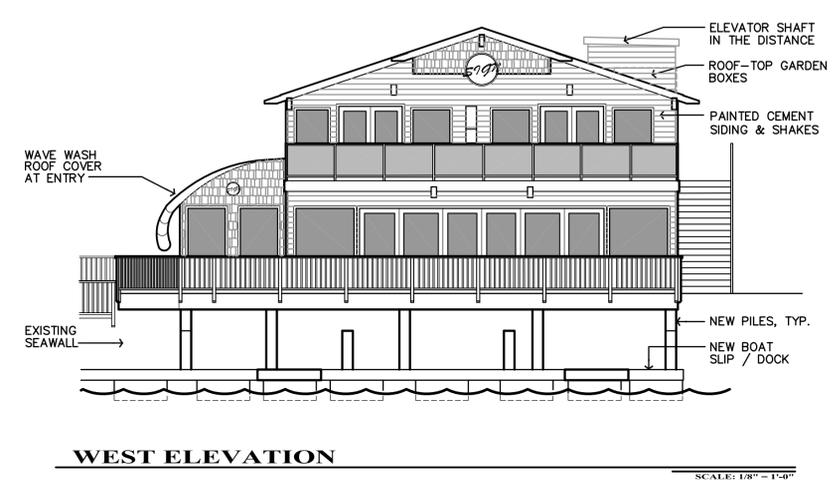
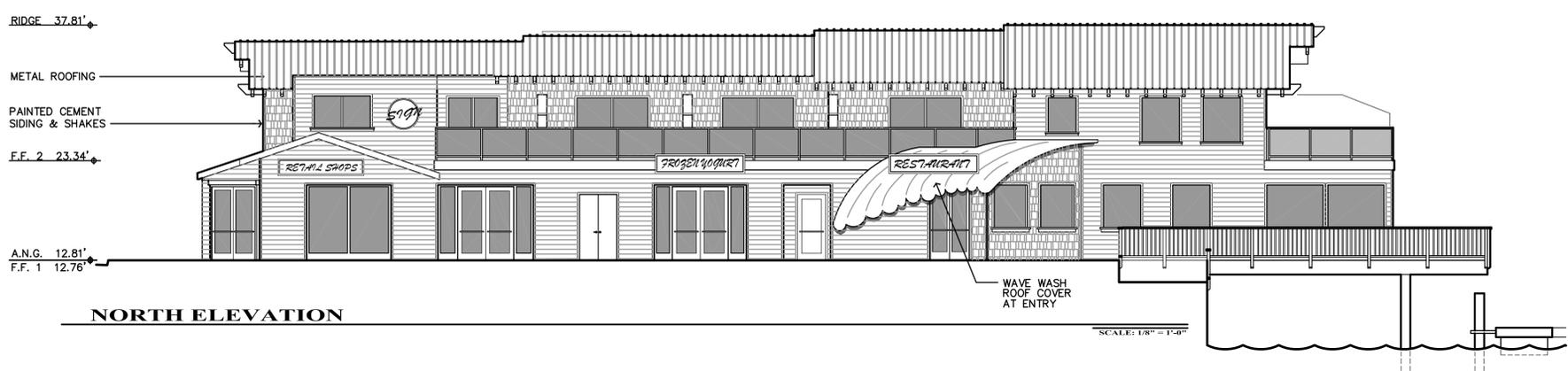
REVISIONS

SHEET TITLE  
**EXTERIOR ELEVATIONS & ROOF PLAN**

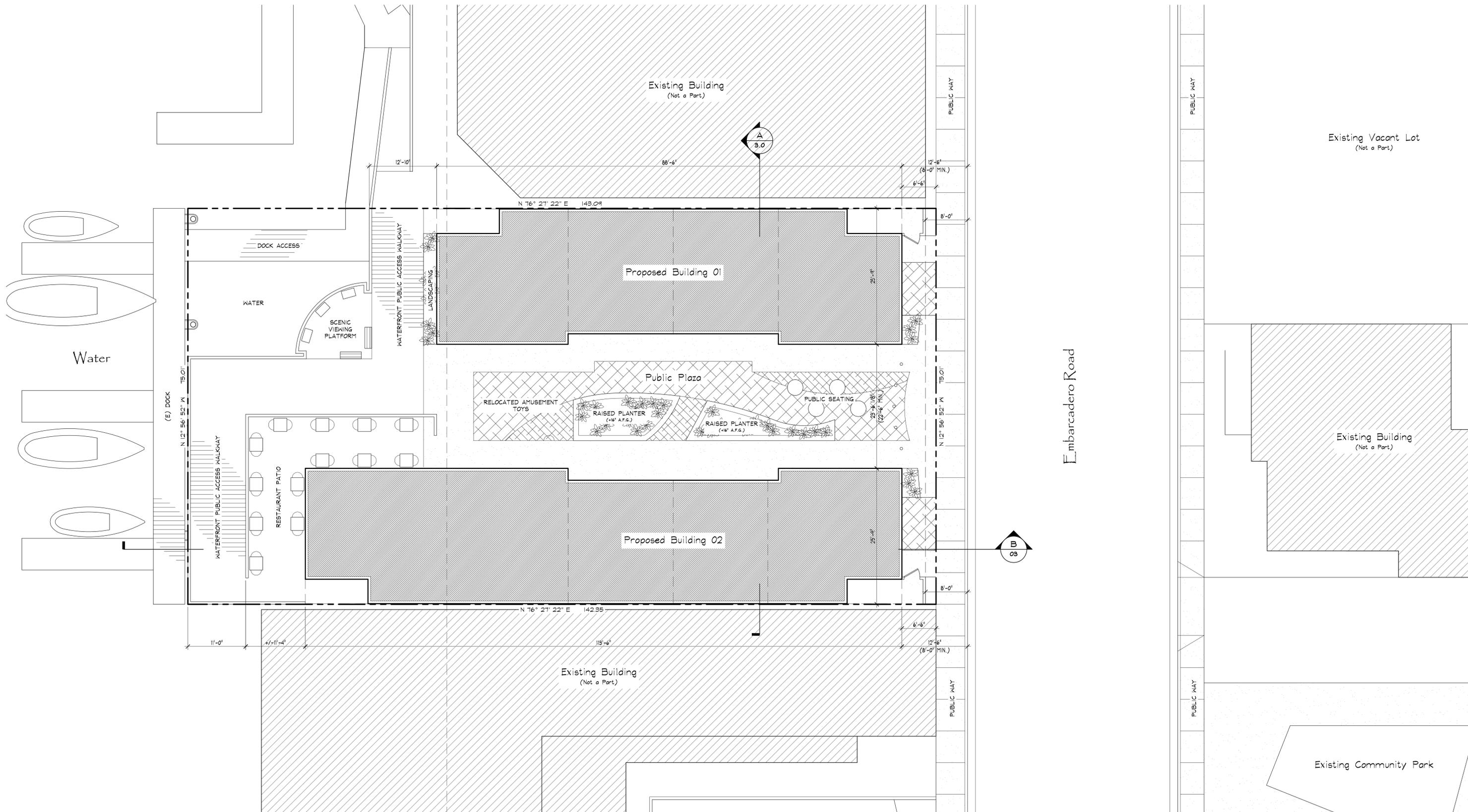
SHEET NO.

**3.1**

EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING TO HAVE SHIELDED BULBS AND BE DIRECTED DOWNWARD.







# Redevelopment of Lease Site 87-88/87w-88w

# Conceptual Site Plan

833 Embarcadero Rd.  
Morro Bay, CA 93442

<b>PROJECT STATISTICS:</b>	<b>GROSS FLOOR (LEASABLE) AREA:</b>
BUILDING FOOTPRINT: 4,864 SQ. FT. (69%)	FIRST FLOOR: 4,865 SQ. FT.
LANDSCAPE AREA: 442 SQ. FT. (6%)	SECOND FLOOR: 3,998 SQ. FT.
HARDSCAPE AREA: 2,354 SQ. FT. (33%) (911 SQ. FT. IS PERMEABLE PAVING)	<b>PROPOSED USE:</b>
	RESTAURANT: 1,689 SQ. FT.
	RETAIL: 2,698 SQ. FT.
	VACATION RENTAL: 3,998 SQ. FT.
	COMMON AREA: 476 SQ. FT.

PARKING: (EXISTING TO REMAIN) 58 PARKING SPACES  
NOTE: ALL FIXED SITE COMPONENTS LOCATED WITHIN THE VIEW CORRIDOR SHALL BE 30" MAX. HIGH.

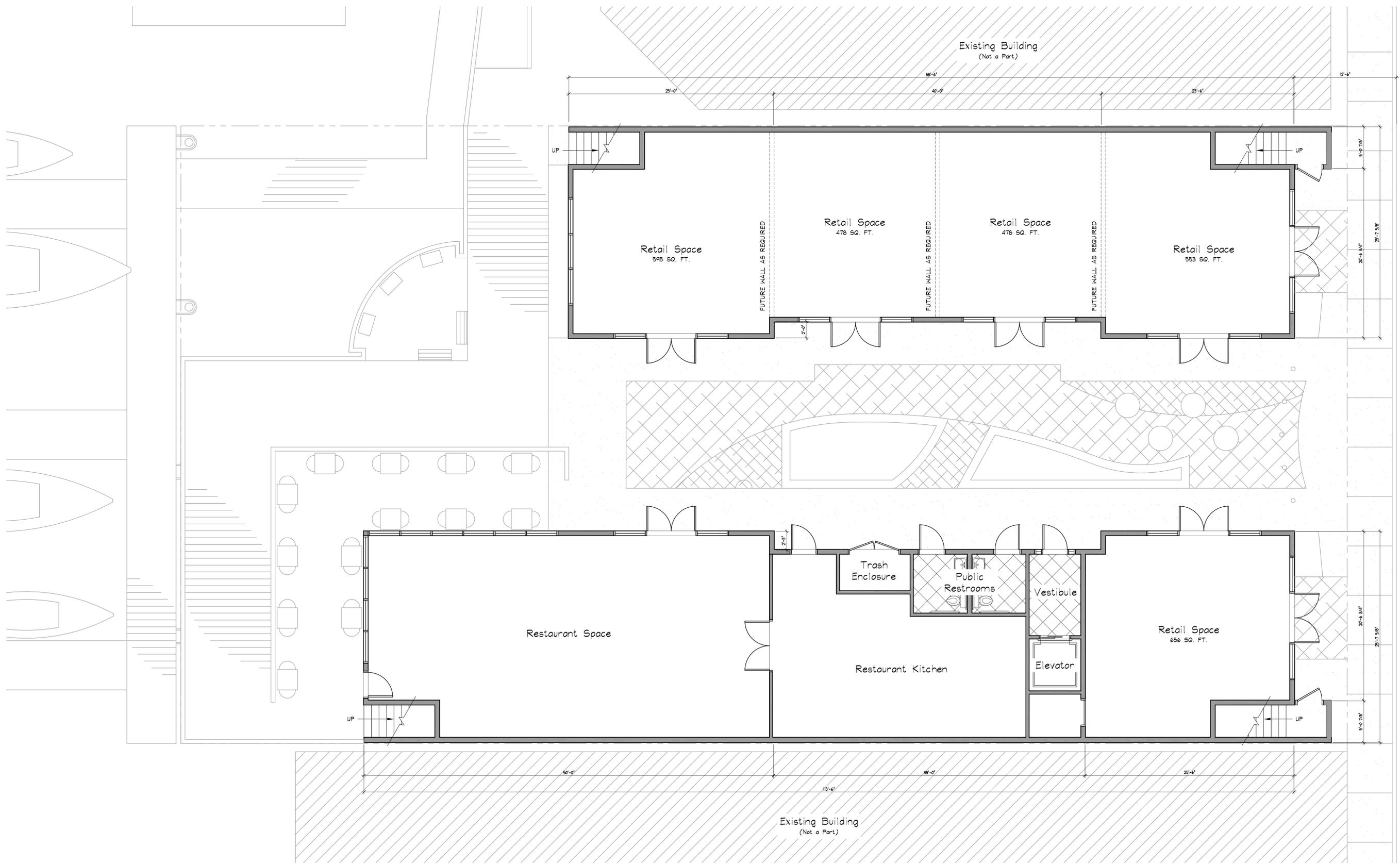
Scale: 1/8" = 1'-0"



Sheet - 01

Project: 1616  
Date: 25 February 2017

**Architects PALACIOS**  
2353 South Broadway, Santa Maria, CA 93454  
phone (805) 928-8008 fax (805) 928-3730



Redevelopment of Lease Site 87-88/87w-88w

Conceptual First Floor Plan



Sheet - 02

833 Embarcadero Rd.  
Morro Bay, CA 93442

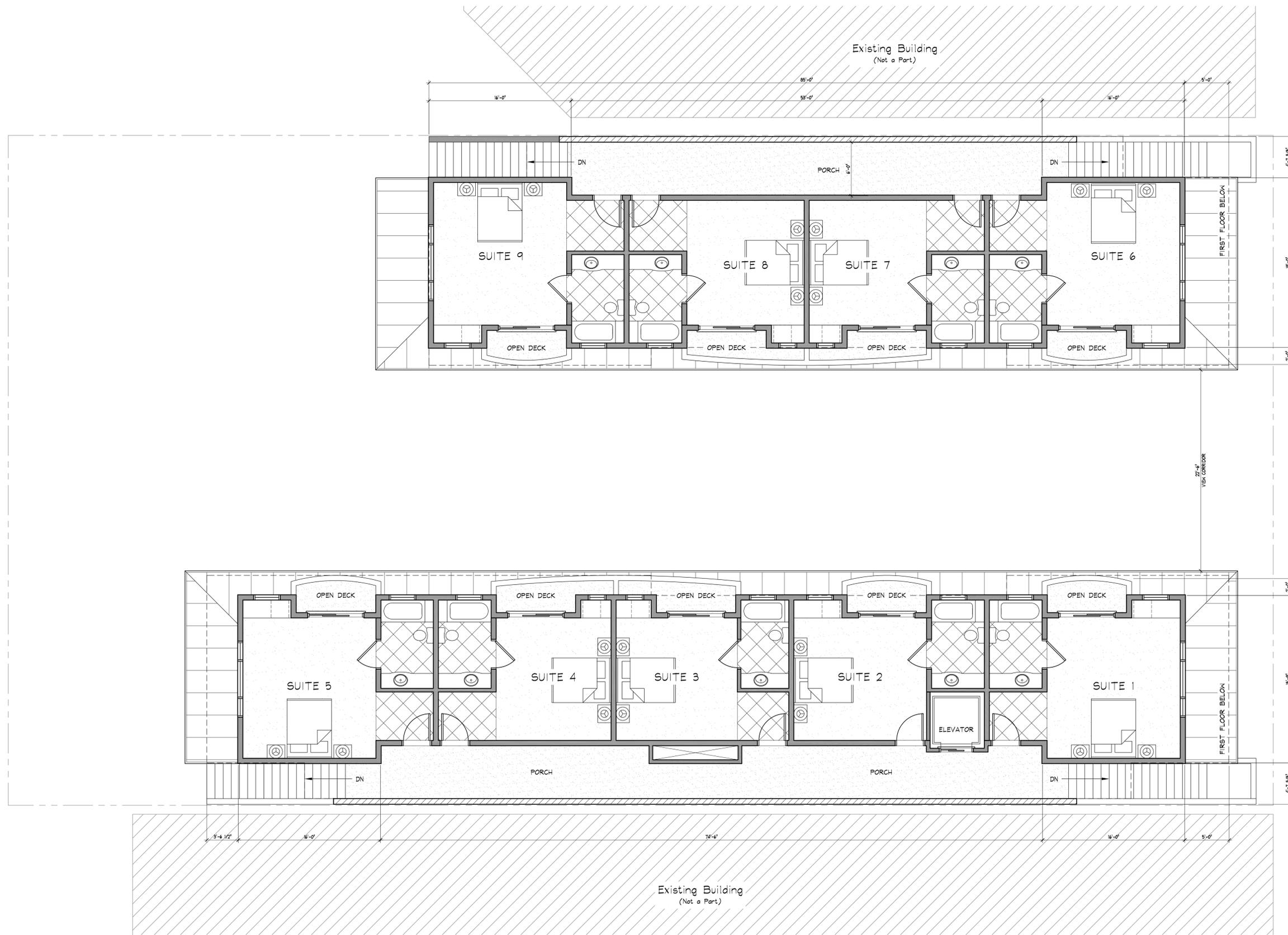
Scale: 3/16" = 1'-0"

Project: 1616  
Date: 25 February 2018

**Architects**  
**PALACIOS**

2353 South Broadway, Santa Maria, CA 93454  
phone (805) 928-8008 fax (805) 928-3730





Redevelopment of Lease Site 87-88/87w-88w

Conceptual Second Floor Plan

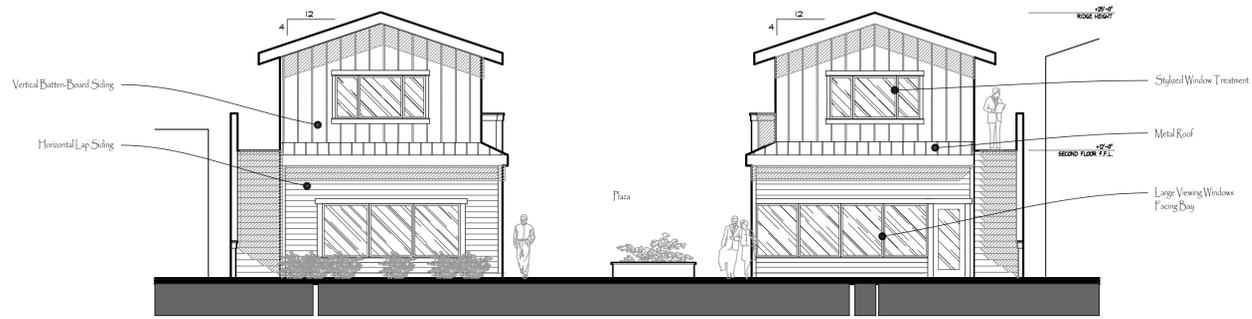


Sheet - 03

833 Embarcadero Rd.  
Morro Bay, CA 93442

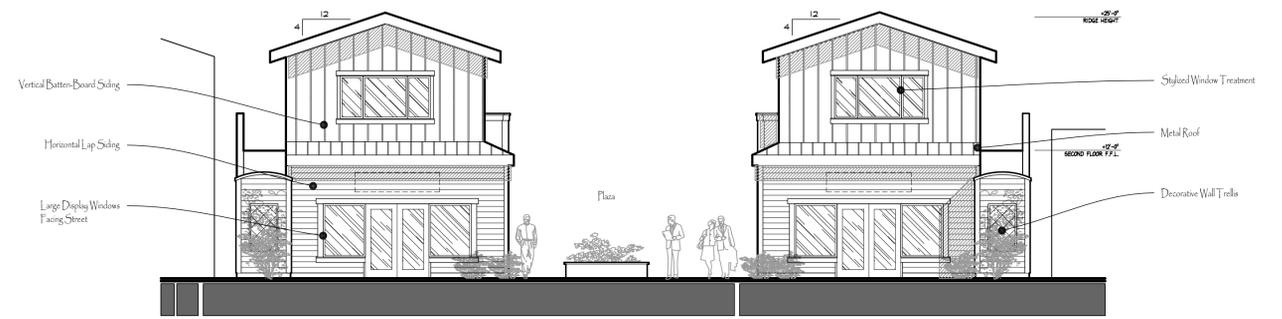
Scale: 3/16" = 1'-0"

Project: 1616  
Date: 25 February 2017  
**Architects**  
**PALACIOS**  
2353 South Broadway, Santa Maria, CA 93454  
phone (805) 928-8008 fax (805) 928-3730



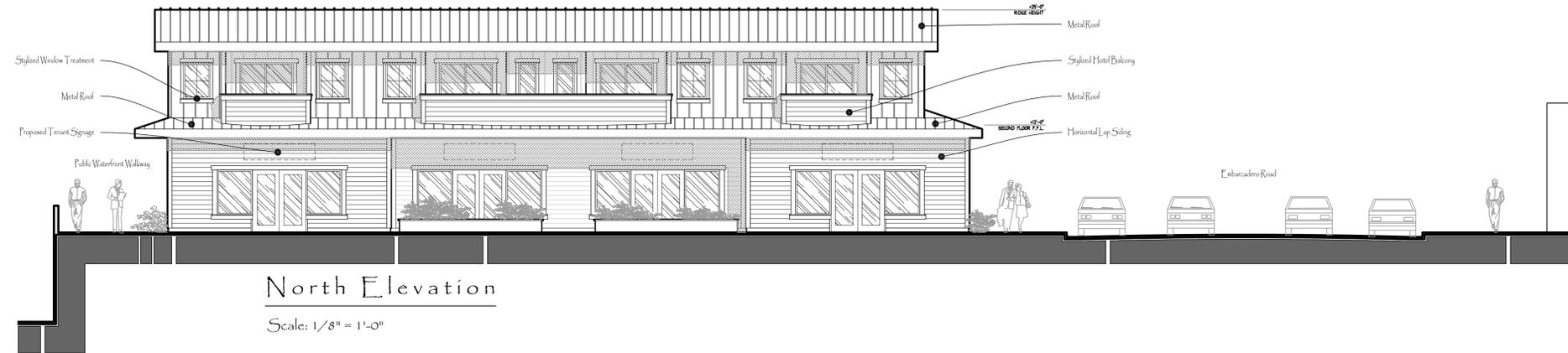
East Elevation (Waterfront)

Scale: 1/8" = 1'-0"



West Elevation (Embarcadero Road)

Scale: 1/8" = 1'-0"



North Elevation

Scale: 1/8" = 1'-0"



South Elevation

Scale: 1/8" = 1'-0"

Redevelopment of Lease Site 87-88/87w-88w

Conceptual Building Elevations

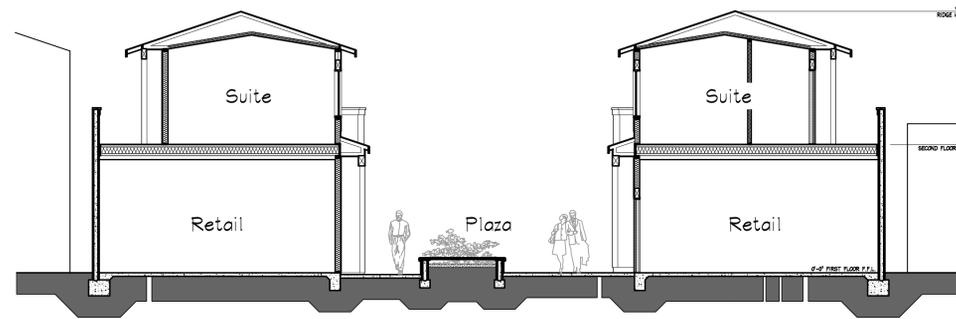


Sheet - 04

833 Embarcadero Rd.  
Morro Bay, CA 93442

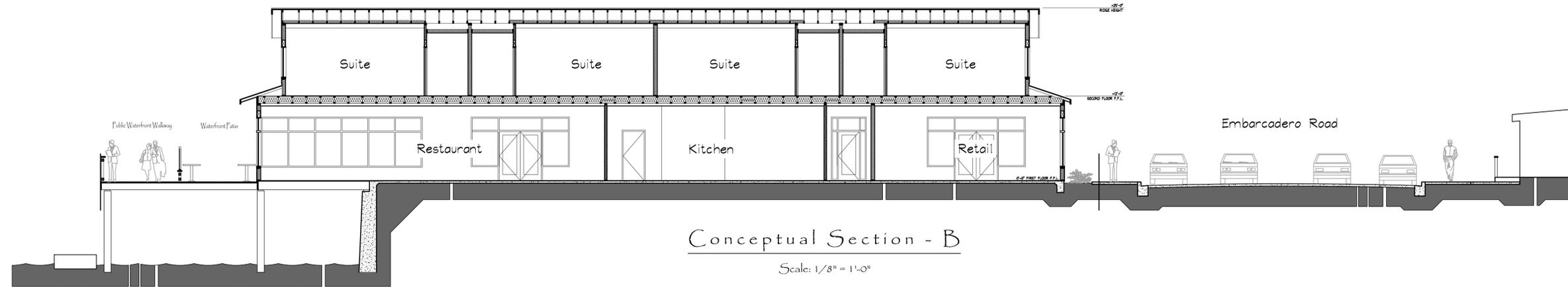
Scale: 1/8" = 1'-0"

Project: 1616  
Date: 25 February 2017  
**Architects**  
**PALACIOS**  
2353 South Broadway, Santa Maria, CA 93454  
phone (805) 928-8008 fax (805) 928-3730



Conceptual Section - A

Scale: 1/8" = 1'-0"



Conceptual Section - B

Scale: 1/8" = 1'-0"

Redevelopment of Lease Site 87-88/87w-88w

Conceptual Building Sections



Sheet - 05

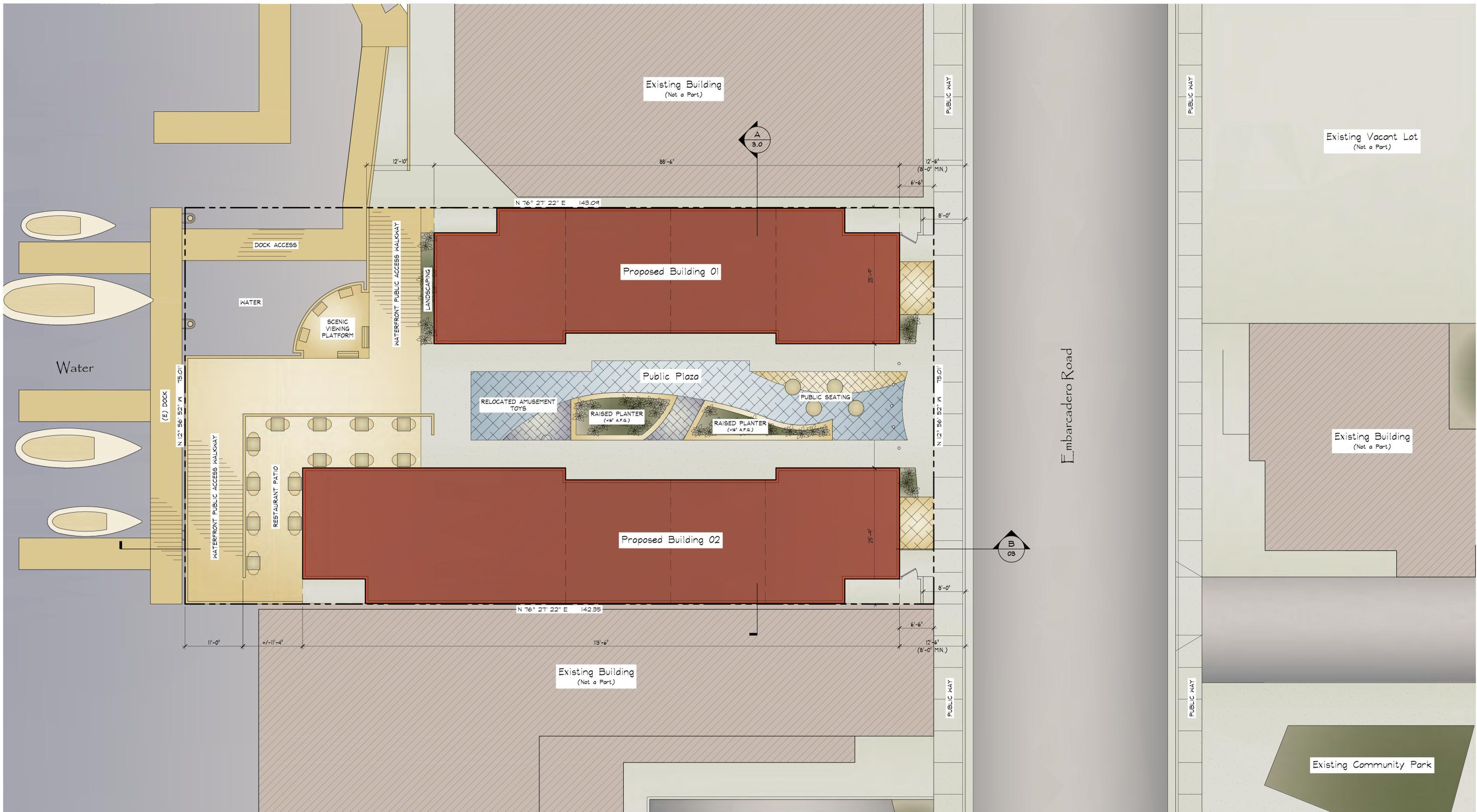
833 Embarcadero Rd.  
Morro Bay, CA 93442

Scale: 1" = 40'-0"

Project: 1616  
Date: 25 February 2017

**Architects**  
**PALACIOS**

2353 South Broadway, Santa Maria, CA 93454  
phone (805) 928-8008 fax (805) 928-3730



# Redevelopment of Lease Site 87-88/87w-88w

# Conceptual Site Plan Rendering

833 Embarcadero Rd.  
Morro Bay, CA 93442

<b>PROJECT STATISTICS:</b>	<b>GROSS FLOOR (LEASABLE) AREA:</b>	
BUILDING FOOTPRINT: 4,864 SQ. FT. (69%)	FIRST FLOOR: 4,865 SQ. FT.	
LANDSCAPE AREA: 442 SQ. FT. (6%)	SECOND FLOOR: 3,398 SQ. FT.	
HARDSCAPE AREA: 2,354 SQ. FT. (33%) (911 SQ. FT. IS PERMEABLE PAVING)	<b>PROPOSED USE:</b>	
	RESTAURANT: 1,689 SQ. FT.	
	RETAIL: 2,608 SQ. FT.	
	VACATION RENTAL: 3,398 SQ. FT.	
	COMMON AREA: 476 SQ. FT.	
	<b>PARKING: (EXISTING TO REMAIN) 58 PARKING SPACES</b>	

Scale: 1/8" = 1'-0"

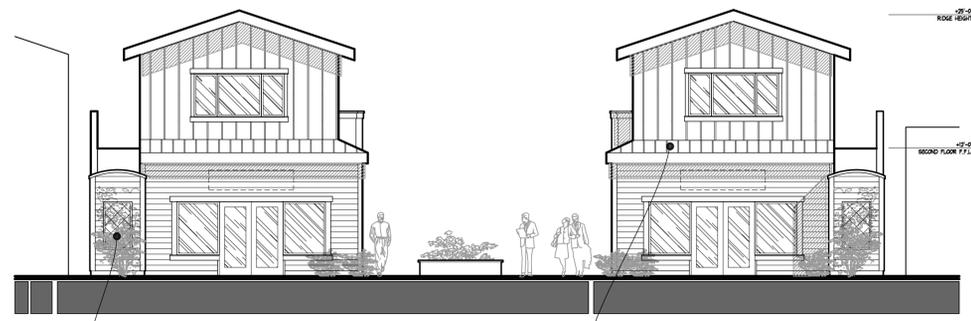


Sheet - 06

Project: 1616  
Date: 25 February 2017

**Architects**  
**PALACIOS**

2353 South Broadway, Santa Maria, CA 93454  
phone (805) 928-8008 fax (805) 928-3730



East Elevation (Embarcadero Road)

Decorative Vine Trellis



Metal Roofing



South Elevation

Stylized Building Signage



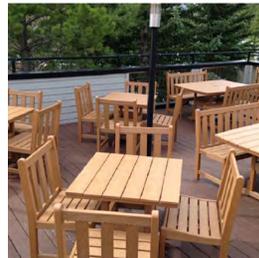
Decorative Planter Bed



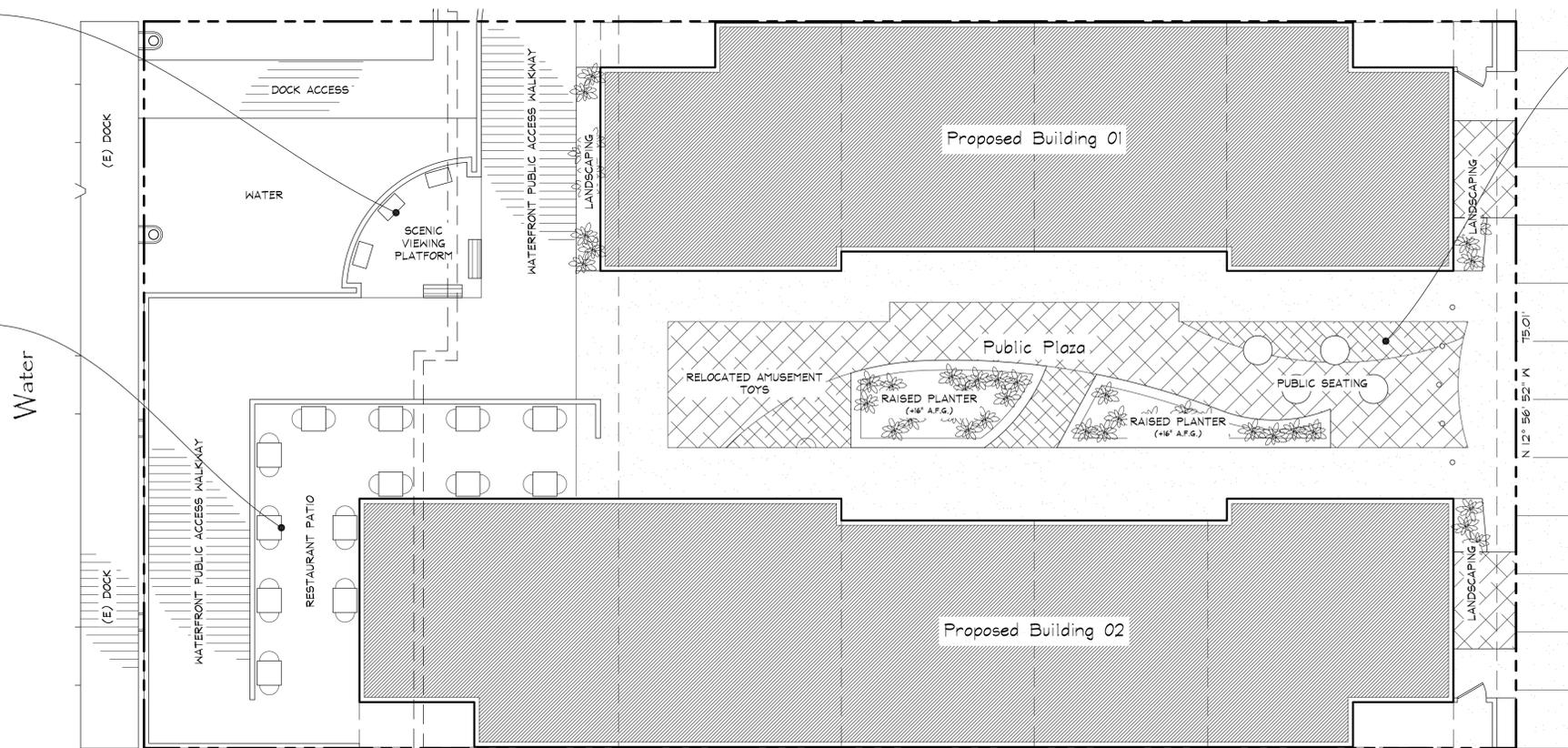
Horizontal Lap Siding



Educational Plaque



Stylized Waterfront Dining



Permeable Paving



**Sustainable Building Features:**

OUR CONCEPT FOR THIS REDEVELOPMENT SEAMLESSLY INCORPORATES SUSTAINABLE 'GREEN' BUILDING FEATURES THROUGHOUT THE PROJECT. THE FOLLOWING IS A LIST OF JUST SOME OF THE SUSTAINABLE FEATURES PROPOSED WITH THIS DEVELOPMENT.

- + BUILDING SCALE - THE SMALLER SCALE BUILDING SIZES ALLOW FOR MORE NATURAL LIGHT TO ENTER INTO THE SPACES WHICH REDUCES THE NEED FOR ELECTRICAL LIGHTING.
- + SUSTAINABLE BUILDING MATERIALS
- + BUILDING'S DESIGN IN REGARDS TO SOLAR ORIENTATION
- + RAIN-CATCHMENT SYSTEM FOR LANDSCAPE IRRIGATION
- + HIGH PERFORMANCE GLAZING
- + PROMOTION OF NATURAL BUILDING VENTILATION
- + HIGH EFFICIENCY AND VARIABLE SPEED MECHANICAL UNITS (WHEN REQUIRED)
- + HIGH EFFICIENCY LIGHTING
- + PERMEABLE PAVING WALKWAY THROUGH PLAZA
- + DROUGHT TOLERANT LANDSCAPING

Embarcadero Road



Sheet - 07

# Redevelopment of Lease Site 87-88/87w-88w

# Conceptual Context Features

833 Embarcadero Rd.  
Morro Bay, CA 93442

Scale: 1/8" = 1'-0"

Project: 1616  
Date: 25 February 2017



This Page Intentionally Left Blank



AGENDA NO: C-3

MEETING DATE: April 11, 2017

# Staff Report

**TO:** Honorable Mayor and City Council **DATE:** April 05, 2017  
**FROM:** Scot Graham, Community Development Director  
**SUBJECT:** Review of Preferred Land Use alternatives for the General Plan/Local Coastal Program Update and Review of project timeline and funding

## RECOMMENDATION

Staff recommends the Council review the presentation by staff, received public comment and review the prepared materials and provide feedback on the preferred Land Use Alternatives associated with the General Plan/Local Coastal Program update.

## BACKGROUND

The Planning Commission met jointly with the City Council on March 28, 2017, as part of a special joint study session to review Preferred Land Use Alternatives for the General Plan/Local Coastal Program update. The Council and Planning Commission were unable to complete the review in the time allotted and it is therefore necessary to continue the evaluation effort at a regularly scheduled City Council meeting.

Staff has provided the Land Use Plan alternatives memo and associated attachment from the March 28th joint meeting (Attachments 1 & 2 to the staff report). The Council and Commission were able to complete review of the Land Use Plan Alternatives through Site E: North Main. The continued review will commence with Site F: Tri-W Site.

The Planning Commission reviewed the remainder of the Land Use Alternatives at their meeting on April 4, 2017. Planning Commission comment is included in Attachment 3 of the Staff report.

## DISCUSSION

At the joint CC/PC meeting on March 28, 2017, the Council expressed an interest in discussing project timelines and overall funding. The General Plan/Local Coastal Program was scheduled for completion in December of 2017. It now appears that the likely completion date is closer to August of 2018. Extension of the overall timeline is due to a couple of factors:

- The GPAC has spent more time reviewing background material than initially anticipated
- The round three Coastal Commission grant was awarded in August of 2016, but the agreement was not finalized until January of 2017, which pushed back timelines on several deliverables. We are not able to start work covered by the grant until the agreement is in place.

The table below outlines the approximately timeline for the GP/LCP update moving forward.

Prepared By: \_\_\_SG\_\_\_

Dept Review: \_SG\_

<b>Task</b>	<b>Schedule</b>
Zoning Code Diagnostic Memo	May 2017
ESHA layer update (Round 3 CCC)	June 2017
Administrative Draft Plan Morro Bay	July 2017
Sea Level Rise Adaptation/Evaluation (Round 3 CCC)	July 2017
Low Cost Accommodations Memo (Round 3 CCC)	July 2017
Lateral Access (Round 3 CCC)	August 2017
NOP/Scoping	July - August 2017
Staff Draft Zoning Code	August 2017
Admin Draft EIR	October 2017
Admin Draft Zoning Code	October 2017
Public Draft Plan Morro Bay	December 2017
Public Draft EIR	January 2018
Public Review Draft Zoning Code	January 2018
Public Hearings on GP/LCP	January – February 2018
Final Plan Morro Bay	March 2018
Final EIR	May 2018
Public Hearings - Zoning Code	May - July 2018
Final Zoning Code	August 2018
Updated Sea Level Rise Modeling	TBD 2018

The updated schedule completes all deliverables in August of 2018. Our grant deadline is December of 2018 for deliverables to the Coastal Commission, with certification taking place after that. Given the need to extend the project timeline it is appropriate to look at whether we need to add additional meetings for GPAC, PC and Council.

We currently have four budgeted and remaining GPAC meetings, Two Planning Commission only meetings and two joint Planning Commission/Council meetings remaining. The cost for additional meeting is provided below:

- The 6 additional GPAC meetings = \$1,500 (cost is low because we can leverage meetings that are scheduled for Zoning Code update)
- Additional GPAC meetings beyond 6 = \$2,640 per meeting
- Additional CC or PC meetings = \$2,000 per meeting

**Budget Options for Additional Meetings**

**Preferred Alternative:** Add 12 additional GPAC meetings and 6 Planning Commission and/or Council meetings. Total Cost: \$29,340

**Minimum Alternative:** 6 GPAC meetings and 4 Planning Commission meetings for a total cost of \$9,500. Council would likely need to meet with each advisory body to clearly outline expectations under this scenario.

**Move Review Process to Planning Commission Only:** Would likely require 8 to 10 additional meetings for cost range of \$16,000 to \$20,000. This is a viable option given that the GPAC has

helped develop the background documentation for the GP/LCP and we are now essentially complete with that process. All future review work will center on actual policy development.

### **CONCLUSION**

Staff along with Michael Baker will compile comments from the Council on the remaining items, update the Preferred Land Use Alternatives and move forward with development of Land Use policies.

Staff has provided an updated project timeline and projected associated additional costs to cover the need for added meetings for GPAC and the Planning Commission. The Council should provide direction in relation to whether additional meetings are desired and if so in what amounts. With this direction staff will incorporate any added costs into the FY 17/18 budget process.

### **ATTACHMENTS**

1. Michael Baker, March 28, 2017, Land Use Plan Memo
2. Attachment 1 to the March 28, 2017, Land Use Plan Memo
3. April 4, 2017 Planning Commission Comments on Land Use Preferred Alternatives



# Land Use Alternatives

As part of the initial phases of **Plan Morro Bay**, the Michael Baker team worked with City staff and the General Plan Advisory Committee (GPAC) to collect and review existing plans, policies, and technical studies; conduct a community engagement program; develop community themes; prepare a Community Vision and Values; and identify key issues to be addressed in the updated General Plan and Local Coastal Plan. Next in the **Plan Morro Bay** process, City staff and the Michael Baker team used these materials to develop a number of land use alternatives for opportunity sites located throughout the community. We received input from the GPAC and the community related to the opportunity sites and alternatives regarding focused changes to land use designations that align with the Community Vision and Values. Input was received at a public workshop and through a hard copy and online survey. The memo reviewed by GPAC at their January and February 2017 meetings is provided as Attachment 1 to this staff report and has been updated to include a summary of input received on the alternatives.

This report presents preferred alternatives for ten opportunity sites in the city and four study areas outside the city limits identified by City staff and the GPAC where changes to existing land use have been considered. This process will lead to preparation of the General Plan Land Use Map and completion of a draft Land Use Element for the General Plan update.

March 28, 2017



## Land Use Classifications

### 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 Dependent 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:

- Medium Density Residential/Neighborhood Commercial
- District Commercial
- Service Commercial
- Visitor Serving Commercial
- Commercial/Recreational Fishing

### Industrial

The General Plan includes two industrial categories to differentiate coastal-dependent industry from noncoastal-dependent industry: **General (Light) Industrial** is used for noncoastal dependent uses, and **Coastal Dependent Industrial** is used for coastal-dependent uses. Coastal-dependent uses include thermal power plants, seawater intake structures, discharge structures, tanker support facilities, and other similar uses.

### Mariculture and Marine Research

Uses allowed in the **Mariculture and Marine Research** designation are coastal-dependent and include the buildings, tanks, raceways, and pipelines for breeding, hatching, grow-out, and related research as well as administrative offices and educational facilities.

### Golf Course

Uses in the **Golf Course** designation include golf courses and related facilities such as club houses, pro shops, maintenance buildings, parking areas, and irrigation systems, along with other passive recreational areas.

### Harbor/Navigational Ways

The **Harbor and Navigational Ways** designation applies to areas of the city covered by seawater and includes areas from the mouth of the bay to the southern city limits. Uses are restricted to those which must be located on the water in order to function, such as mariculture, boating, fishing, habitat, and visitor-serving uses where public access is enhanced or facilitates coastal-dependent uses.



## 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. The agriculture designation allows one residential unit per parcel.

## 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.



## Overlays

The following overlays are included in the land classification system:

1. Planned Development
2. Restricted Areas
3. Park
4. School
5. Public/Institutional
6. Interim/Open Space Uses in Industrial Categories

**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.



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, C-2
Coastal-Dependent 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

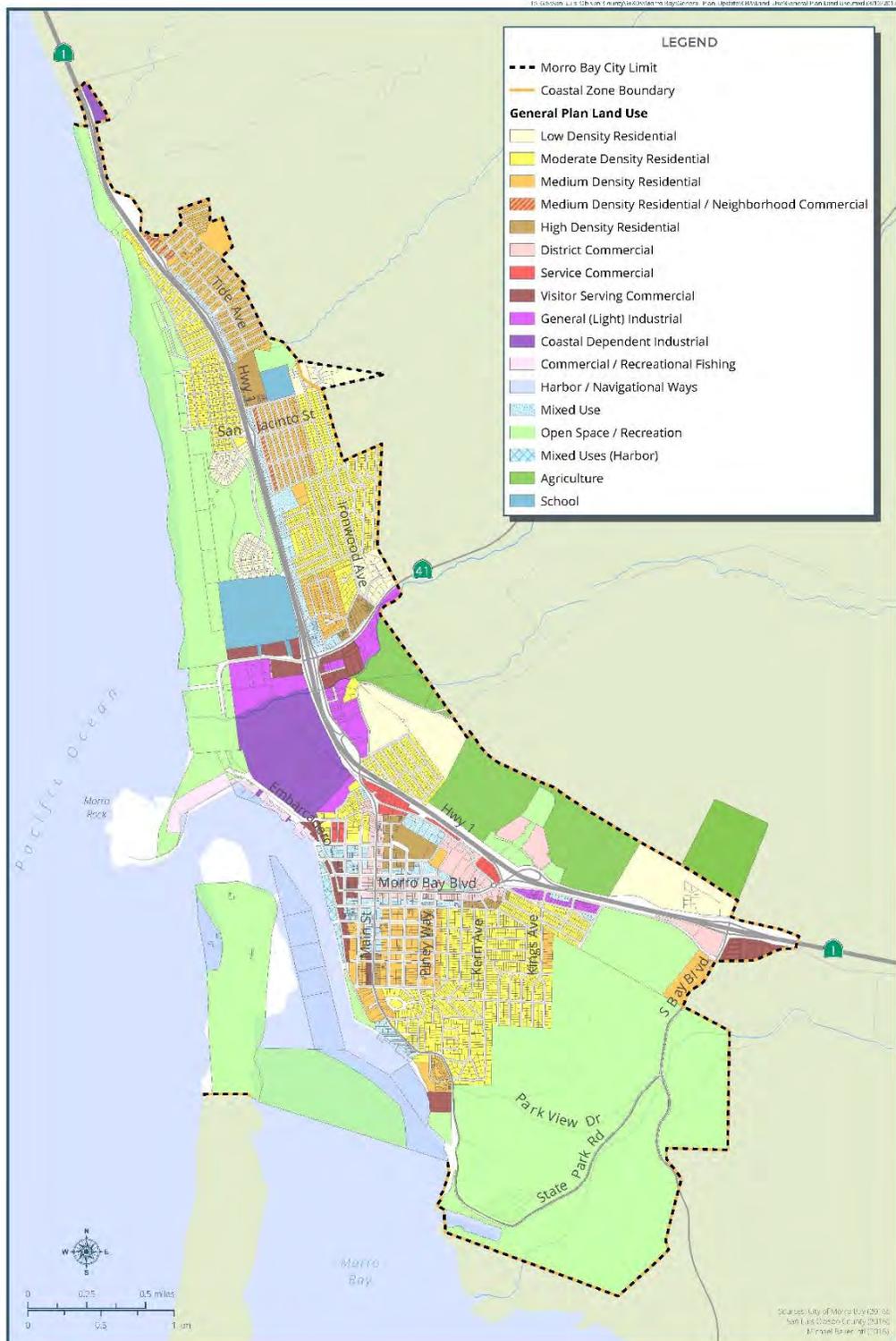


General Plan Land Use Designation	Description of LU Designation	Allowed Density	Corresponding Zoning Districts
Mixed Uses (Harbor)	A mixture of visitor-serving commercial uses and harbor-dependent land uses.		WF
Environmentally Sensitive Habitat	Protection areas which serve as habitat for rare or especially valuable plant or animal life that could be easily disturbed or degraded by human activity.		ESH
Agriculture	Land for cultivating crops and raising animals.		AG
Mixed Use	Mixed-use areas apply to certain parts of the city that generally include a mixture of residential, office, commercial, visitor-serving, and recreational lands		MCR, G-O, Combining MU <sup>1</sup>
<i>Overlays</i>			
Planned Development	Areas which are part of a precise or specific development plan that has received discretionary City approval.		PD
Restricted Areas	Sensitive habitats which have critical or endangered plant or animal life that would be disturbed by even passive recreational uses.		ESH
Park	Existing or proposed public parks.		No corresponding district identified
School	Existing or proposed school facilities.		SCH
Public/Institutional	Facilities which serve the public, including government buildings and service facilities, or quasi-public facilities such as hospitals and cultural, civic, or religious resources.		No corresponding district identified
Interim/Open Space Uses in Industrial Categories	Areas being held for future use but which may have a temporary use in the meantime.		I

Zoning Districts Legend

- |  |  |   |
|--|--|---|
| <i>R-A Suburban residential district</i>                           | <i>C-VS Visitor serving commercial district</i>    | <i>MMR Mariculture and marine research</i>                |
| <i>R-1 Single-family residential district</i>                      | <i>G-O General office district</i>                 | <i>SCH School district</i>                                |
| <i>R-2 Duplex residential district</i>                             | <i>M-1 Light industrial district</i>               | <i>GC Golf course district</i>                            |
| <i>R-3 Multiple-family residential district</i>                    | <i>M-2 Coastal-dependent industrial district</i>   | <i>PD Planned development, overlay zone</i>               |
| <i>R-4 Multiple-family residential-hotel-professional district</i> | <i>AG Agriculture district</i>                     | <i>ESH Environmentally sensitive habitat overlay zone</i> |
| <i>CRR Coastal resource residential district</i>                   | <i>OA Open area district</i>                       | <i>S Special treatment overlay zone</i>                   |
| <i>C-1 Central business district</i>                               | <i>WF Waterfront district</i>                      | <i>Combining MU Combining mixed use overlay zone</i>      |
| <i>C-2 General commercial district</i>                             | <i>CF Commercial/recreational fishing district</i> | <i>I Interim use overlay zone</i>                         |
| <i>MCR Mixed commercial/residential district</i>                   | <i>H Harbor and navigable ways district</i>        |   |
- Note 1: Split zoning makes additional areas consistent with MU.

### Existing General Plan Land Use Designations



Existing General Plan Land Use Designations

## Proposed Changes to Land Use Designations

As part of the **Plan Morro Bay** process, staff recommends the addition of one new land use classification, and modifications to two existing designations:

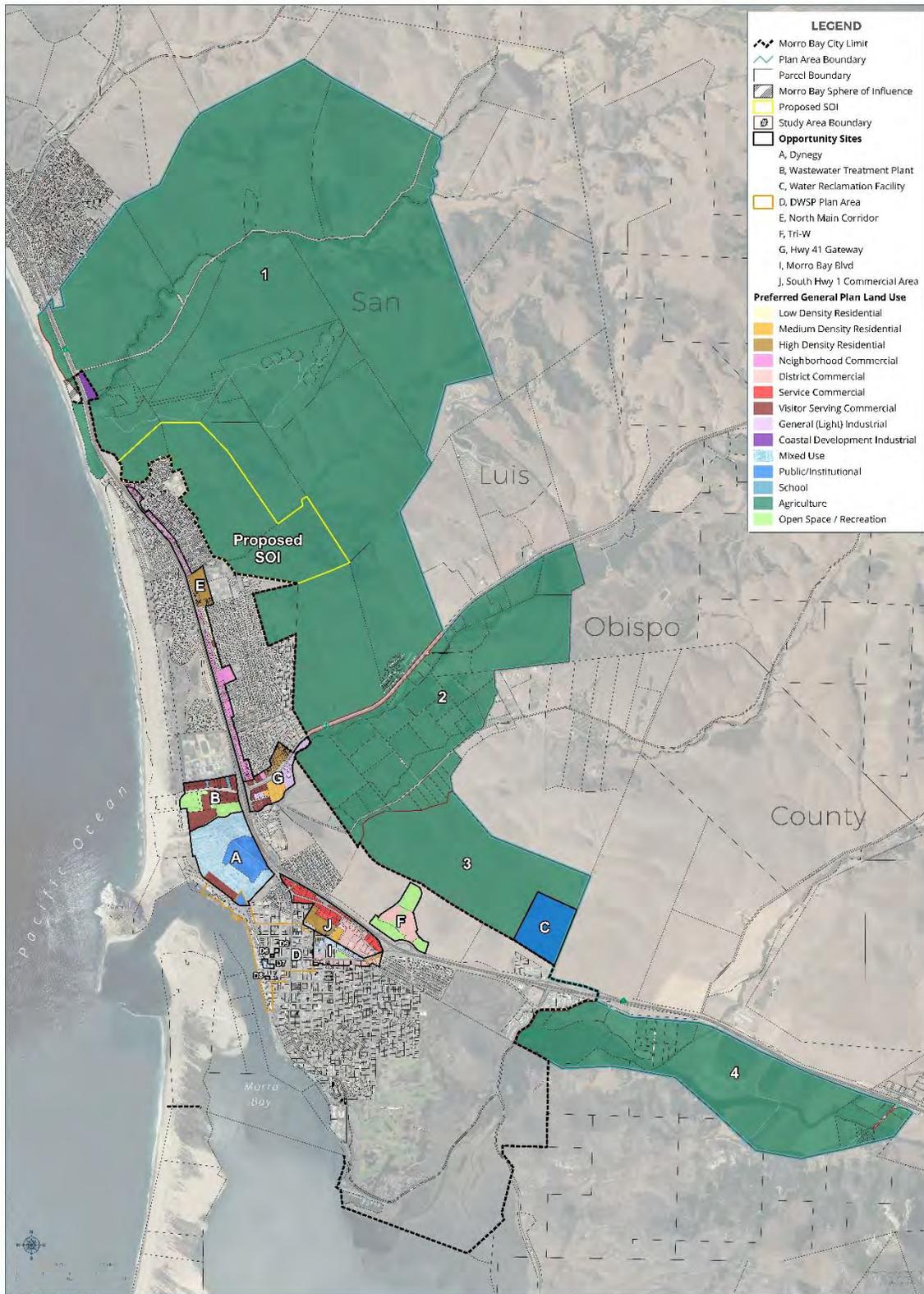
- The Medium Density Residential/Neighborhood Commercial combined classification should be eliminated and a stand-alone Neighborhood Commercial classification should be included.
- Remove Mariculture and Marine Research. This designation does not appear on the Land Use Map and will no longer appear on the Zoning Map after clean-up revisions are made for land use and zoning consistency. The uses it is intended to serve can be addressed through other land uses.
- Some changes to the purpose, standards, and allowed uses for the Mixed Use classification are proposed.
  - Existing Mixed Use Areas A through G will not be applied on the proposed Land Use Map.
  - The Mixed Use designation will be divided into two sub-categories: Mixed Use and Mixed Use-Visitor Serving. The Mixed Use designation will be consistent with the existing Mixed Use land use classification. Mixed Use-Visitor Serving will have the intent of developing mixed-use projects with visitor-serving uses in them.
  - The zoning code update will further define allowed uses and standards through a series of mixed-use zones.
- Changes to Overlays
  - Remove Planned Development overlay. Planned development should be used as a zoning tool.
  - Replace Restricted Areas overlay with the updated ESHA designation. This will correspond one-to-one with the updated ESHA zoning designation.
  - Remove the Park overlay and instead utilize the base designation of Open Space/Recreation and create an implementing zone of Park during the zoning code update.
  - Change the Public/Institutional overlay to a base designation.
  - Remove the School overlay and utilize the base designation of Public/Institutional.
  - Remove the Interim/Open Space Uses in Industrial Categories overlay and instead use a holding zone rather than a holding land use designation.



## Preferred Land Use Alternatives

Based upon background research, City staff and GPAC input, and community engagement, ten opportunity sites have been identified (see Opportunity Sites Overview Map on the following page). These are parcels or areas that are likely to change or are seen as in need of change by the community. The Land Use Element provides policy direction to guide these changes and resulting physical development. Changes are primarily accomplished through the zoning code. Ten sites in the city were identified. One of those sites (Site D) is the Downtown Waterfront Strategic Plan (DWSP) area (see Site D figure). Within that site, there are 15 opportunity sites or corridors where change is anticipated. Each of those sites is discussed individually under Site D. Out of the nine other citywide sites, seven have proposed changes to land use. The remaining two were selected for policy recommendations only.

Opportunity Sites Overview Map



City of Morro Bay General Plan Update  
 Preferred General Plan Land Use  
 Opportunity Sites and Study Areas

Site D Map of DWSP Opportunity Sites





## Site A: Dynegey Power Plant Site

### Existing Conditions

The site of the decommissioned Morro Bay Power Plant owned by Dynegey is located just across from the north Embarcadero and the bay northeast of Morro Rock, north of the public parking lot and south of Morro Creek (see Site A figure). A smaller portion of this opportunity site is the substation owned by PG&E. It is located behind the Dynegey property, and is still operational. The City-owned Triangle Parking Lot parcel is also included at the southern end of this site. That parcel is 2.3 acres in size and is currently an unpaved vacant site used for parking.

### Existing General Plan

The existing General Plan land use designation on the site is Coastal Dependent Industrial. Dynegey is actively looking to sell its property at the site. Potential future uses for the site could span a broad range including but not limited to recreation/public access, retail, restaurants, senior housing, and an office park. The vision and future land uses for this site will be further defined through a master plan process (or other site-specific planning process) once the site has been sold by Dynegey and before it is redeveloped. PG&E is planning on hardening and moving equipment into a structure on the substation parcel so the facility's footprint will be reduced on its parcel. The northern edge of this site is ESHA.

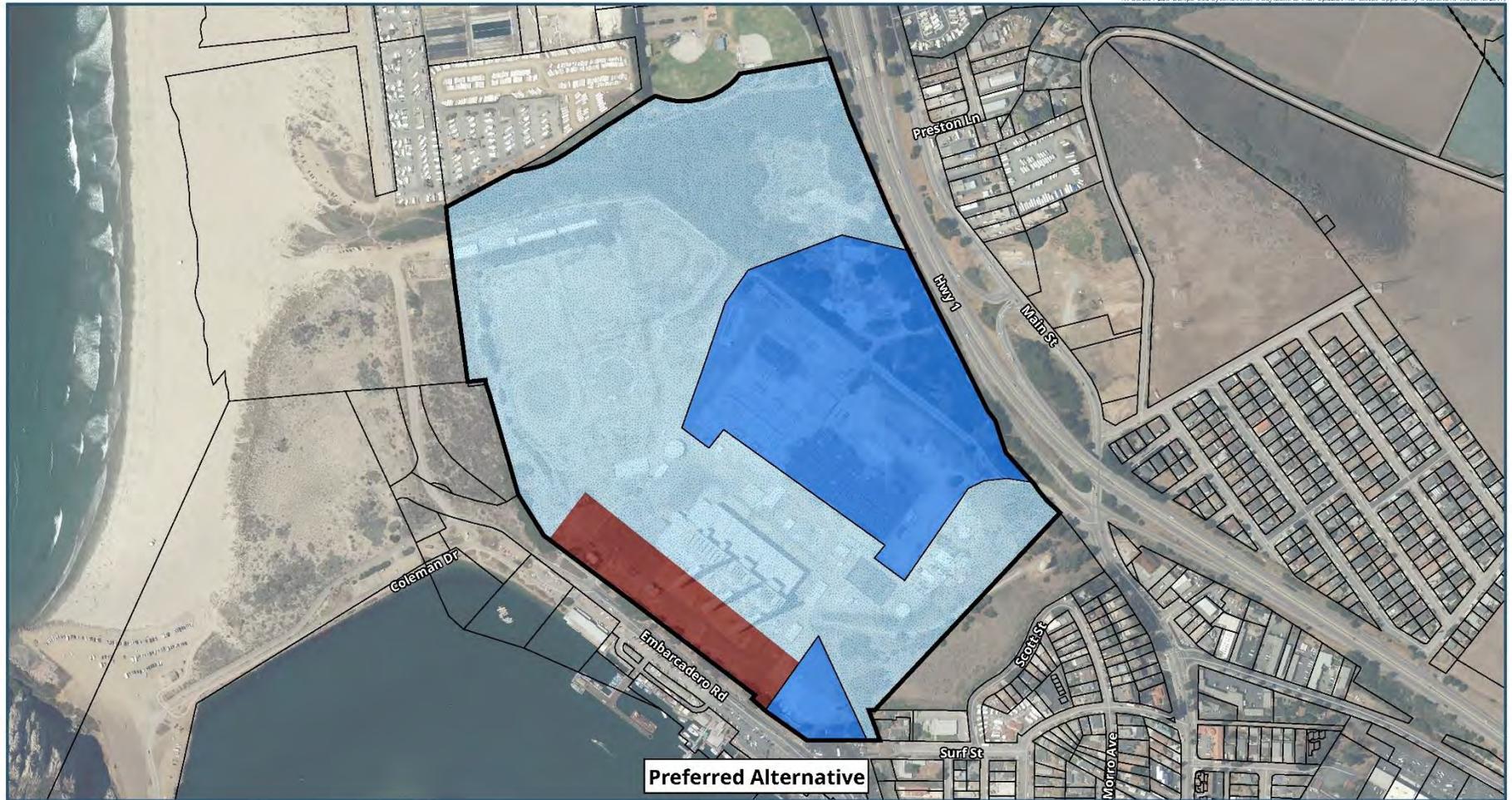
### Preferred Alternative

Based on the site's location proximate to the coast, and the community input received to date, land use changes are anticipated for the portion of the site owned by Dynegey. The land use designation for the PG&E substation parcel would be Public/Institutional. The proposed land use designations for the future of the site are predominantly Mixed Use, with some Visitor Serving Commercial uses fronting Embarcadero.

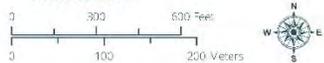
The anticipated future catalyst projects on the Triangle Parking Lot portion of this site are a market/seafood hall or a cultural, maritime, or historical museum, a boatyard, and a parking lot or structure. While progress is made toward a permanent catalyst project on this site, interim uses are anticipated to occur. These interim uses could include parking as is occurring now, passive recreation, or landscape maintenance.

**SITE A: DYNEGY POWER PLANT**

TS GIS04-1 LUIS Obispo CountyMXGIS\Morro Bay\General Plan - Update\A\Alternatives Opportunity Sites\Site A.mxd (3/13/2017)



**Preferred Alternative**



**LEGEND**

- |                      |                              |
|----------------------|------------------------------|
| Opportunity Site     | <b>General Plan Land Use</b> |
| Parcels              | Visitor Serving Commercial   |
| Morro Bay City Limit | Mixed Use                    |
|                      | Public/Institutional         |

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



## Site B: Existing Wastewater Treatment Plant and Desalination Plant

### Existing Conditions

This area is located near the coast along State Route (SR) 41 and Atascadero Road west of Highway 1 (see Site B figure). It includes the City's wastewater treatment plant (WWTP), desalination plant, and driveways to Morro Bay High School. Other uses include motels, the building formerly housing Flippo's roller rink, the skate park and teen center, Lila Keiser Park, and Morro Strand and Morro Dunes RV parks.

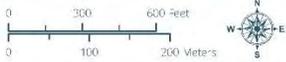
### Existing General Plan

The existing land use designations on this site are General (Light) Industrial, Visitor Serving Commercial, School, and Open Space/Recreation.

### Preferred Alternative

The future land uses for this site will be driven largely by plans to relocate the existing City WWTP within the next five years. Other potential land use changes in this area rely on less certain potential changes. Land uses are not proposed to change on the former Flippo's site. The Morro Dunes RV park on the south side of SR 41 is proposed to change to Visitor Serving Commercial to more closely align with the existing use and future vision. The existing land use at Lila Keiser Park does not match on-the-ground land use. The park's designation would be changed from General (Light) Industrial to Open Space/Recreation to reconcile this discrepancy. Public/Institutional is an overlay in the existing Land Use Element and would be proposed as a base designation in the update. After the WWTP closes and if the desalination plant closes or is relocated in the future, that portion of this site could be designated for either Visitor Serving Commercial or Open Space/Recreation use. This preferred alternative shows a configuration that would accommodate both uses.

**SITE B: EXISTING WWTP/DESALINATION PLANT**



LEGEND

Opportunity Site	<b>General Plan Land Use</b>
Parcels	Visitor Serving Commercial
Morro Bay City Limit	Open Space / Recreation
	School

Source: City of Morro Bay (2010); San Luis Obispo County (2015); Michael Sever et al. (2015)



## Site C: Proposed Water Reclamation Facility

### Existing Conditions

This site is located outside the city limits just east of Highway 1 near the south end of Morro Bay (see Site C figure). The city limit is on the other edge of the highway.

### Existing General Plan

The existing County land use designation on the site Agriculture. This site will be included in the Memorandum of Agreement with the County regarding SOI expansion and potential future annexation.

### Preferred Alternative

This site is the preferred location for the proposed Morro Bay Water Reclamation Facility (WRF). If that project is approved, the City would propose annexation of this site into the City. If this site is annexed into the City, the proposed land use designation would be Public/Institutional.





## Site D: Downtown Waterfront Strategic Plan Area

The sites discussed in this section are located in the Downtown Waterfront Strategic Plan (DWSP) area. Sites with proposed changes to land uses have one or more proposed catalyst projects associated with them in the DWSP. The change to land use on the site is necessary to allow for the catalyst project uses. Only the sites with proposed changes to land use are included here for consideration. (Some sites identified in the DWSP have suggested policy recommendations rather than proposed alternative land use classifications.)

### Site D.6 Vacant Lots at Market Avenue and Morro Bay Boulevard

#### Existing Conditions

This site consists of three vacant parcels located at the northeast corner of Market Avenue and Morro Bay Boulevard (see Site D.6 figure) currently used as private surface parking lots. The three parcels total 0.22 acres.

#### Catalyst Projects

The anticipated future catalyst projects at this site are a full-service hotel and conference center or creative mixed-use project. If the chosen catalyst project was a full-service hotel and conference center a portion but not all of that type of facility could be accommodated on these lots. While progress is made towards a permanent catalyst project on this site it is anticipated interim uses may occur here. These interim uses could include parking, passive recreation and landscape maintenance.

#### Existing General Plan

The existing land use designation on the site is Visitor Serving Commercial. This designation would allow either the existing use (surface parking) or the full-service hotel and conference center catalyst project. It could also accommodate a wider range of alternative visitor-serving uses consistent with the Coastal Act.

**SITE D.6: VACANT LOTS AT MARKET AVE AND MORRO BAY BLVD**



**LEGEND**

- Opportunity Site
- Parcels
- Morro Bay City Limit
- General Plan Land Use - Mixed Use

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

## Land Use Alternatives Memo

### Preferred Alternative

The creative mixed-use catalyst project would require a change in land use designation for this site to Mixed Use.

### D.7 City-Owned Lots at Embarcadero and Pacific Street

#### Existing Conditions

This site consists of six City-owned vacant parcels at the northeast corner of Embarcadero and Pacific Street (see Site D.7 figure). The parcels total 1.43 acres.

Five of the parcels are on Embarcadero and one is on the other side of Market Avenue on Pacific Street. Many of these lots are currently used as public surface parking lots.

#### Catalyst Projects

The anticipated future catalyst projects at this site are a market/seafood hall, ecotourism, or a full-service hotel and conference center. While progress is made towards a permanent catalyst project on this site, it is anticipated interim uses may occur here. These interim uses could include parking, passive recreation and landscape maintenance.

#### Existing General Plan

The existing land use designations on the site are Visitor Serving Commercial and Mixed Use. These designations could accommodate the existing use (surface parking), or the market/seafood hall, museum, or full-service hotel and conference center. They could also accommodate a wider range of alternative visitor-serving uses consistent with the Coastal Act.

#### Preferred Alternative

Depending on the specific proposed use, ecotourism uses could require land use designation changes on a portion of the site from Visitor Serving Commercial to Mixed Use. This could impact the existing supply of public parking and reduce the amount of visitor-serving commercial area located within the coastal zone. Unless these reductions

## Land Use Alternatives Memo

are offset by land use changes on other opportunity sites within the coastal zone, this could be determined to be in conflict with the Coastal Act by the California Coastal Commission.

### D.8 Vacant Lot at Embarcadero and Marina Street

#### Existing Conditions

This site consists of one vacant 0.28-acre parcel located at the northeast corner of Embarcadero and Marina Street near the Shell Shop and aquarium (see Site D.8 figure). The site is currently unpaved and not in use.

#### Catalyst Projects

The anticipated future catalyst projects at this site are a market/seafood hall, family outdoor entertainment, ecotourism, a cultural, maritime, or historical museum, or full-service hotel and conference center. It may also be subject to the proposed Embarcadero streetscape furnishing palette. If the chosen catalyst project was a full-service hotel and conference center a portion but not all of that type of facility could be accommodated on these lots. While progress is made towards a permanent catalyst project on this site it is anticipated interim uses may occur here. These interim uses could include parking, passive recreation and landscape maintenance.

#### Existing General Plan

The existing land use designation on the site is Visitor Serving Commercial. This designation could accommodate the existing use or the market/seafood hall, family outdoor entertainment, museum, or full-service hotel and conference center (within the constraints of the size of these parcels as discussed above). It could also accommodate a wider range of alternative visitor-serving uses consistent with the Coastal Act.

SITE D.7: CITY LOTS AT EMBARCADERO AND PACIFIC ST



LEGEND

Opportunity Site	General Plan Land Use Mixed Use
Parcels	
Morro Bay City Limit	

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

**SITE D.8: VACANT LOT AT EMBARCADERO RD AND MARINA ST**



**Preferred Alternative**



LEGEND

- Opportunity Site
- Parcels
- Morro Bay City Limit
- General Plan Land Use
- Mixed Use

Sources: City of Morro Bay (2016);  
San Luis Obispo County (2015);  
Michael Baker Intl (2015).



## Preferred Alternative

Depending on the specific proposed use, ecotourism uses could require a land use designation change to Mixed Use. This could reduce the amount of visitor-serving commercial area located within the coastal zone. Unless this reduction is offset by land use changes on other opportunity sites within the coastal zone, this could be determined to be in conflict with the Coastal Act by the California Coastal Commission.

## D.9 Vacant Lot at Harbor Street and Morro Avenue

### Existing Conditions

This site consists of one 0.4-acre vacant parcel at the southwest corner of Harbor Street and Morro Avenue (see Site D.9 figure). It is currently an unpaved vacant lot.

### Catalyst Projects

The anticipated future catalyst projects at this site are a creative mixed-use project or a cultural, maritime, or historical museum.

### Existing General Plan

The existing land use designation on the site is Visitor Serving Commercial. This designation could accommodate the museum. It could also accommodate a wider range of alternative visitor-serving uses consistent with the Coastal Act.

### Preferred Alternative

The creative mixed-use catalyst project would require a change in land use designation for this site to Mixed Use. This could impact the amount of visitor-serving commercial area located within the coastal zone. Unless this reduction is offset by land use changes on other opportunity sites within the coastal zone, this could be determined to be in conflict with the Coastal Act by the California Coastal Commission.

SITE D.9: VACANT LOT AT HARBOR ST AND MORRO AVE



LEGEND

- Opportunity Site
- Parcels
- Morro Bay City Limit
- General Plan Land Use
- Mixed Use

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



## Site E: North Main Street Corridor

### Existing Conditions

This site makes up the commercial corridor along Main Street just east of Highway 1 in north Morro Bay (see Site E figure). It spans 1.9 miles from close to the northern city limit, just east of Highway 1, and includes crossings of Tahiti, Sequoia, San Jacinto, Elena, Bonita, and Hill Streets.

### Existing General Plan

The existing land use designations along this corridor include Mixed Use, Medium Density Residential/Neighborhood Commercial, and High Density Residential. The purpose of the existing land use designations is to support highway-serving commercial uses, but the actual on-the-ground uses are mostly neighborhood-serving commercial uses.

### Preferred Alternative

The future land uses for this site should address the actual neighborhood trends and on-the-ground land uses. There is a need for more neighborhood-serving commercial uses fronting Main Street. This can be accomplished by replacing the Mixed Use designation in this area with Neighborhood Commercial. Neighborhood Commercial should be applied independently from a residential designation (i.e., without the option for residential use) which contrasts with the practice identified in the existing Land Use Element and on the Land Use Map. Some nodes for focusing the neighborhood-serving commercial uses are suggested in circles on the Site E figure.

Existing commercial uses should be preserved rather than replaced with residential uses in this area. Residential uses should be allowed only above or behind other commercial uses in the Neighborhood Commercial areas. Between Sequoia Street and Elena Street, where the existing designation is Medium Density Residential/Neighborhood Commercial, the land uses should be changed to reflect the on-the-ground land uses. The existing motel should be designated Visitor Serving Commercial and the remainder of the parcels should be designated Low Density Residential.

SITE E: NORTH MAIN CORRIDOR



- LEGEND**
- Opportunity Site
  - Parcels
  - Morro Bay City Limit
  - General Plan Land Use - Low Density Residential
  - High Density Residential
  - Visitor Serving Commercial
  - Neighborhood Commercial

Sources: City of Morro Bay (2014); San Luis Obispo County (2014); V. Chouh-Jouan (2014).



## Site F: Tri-W Site

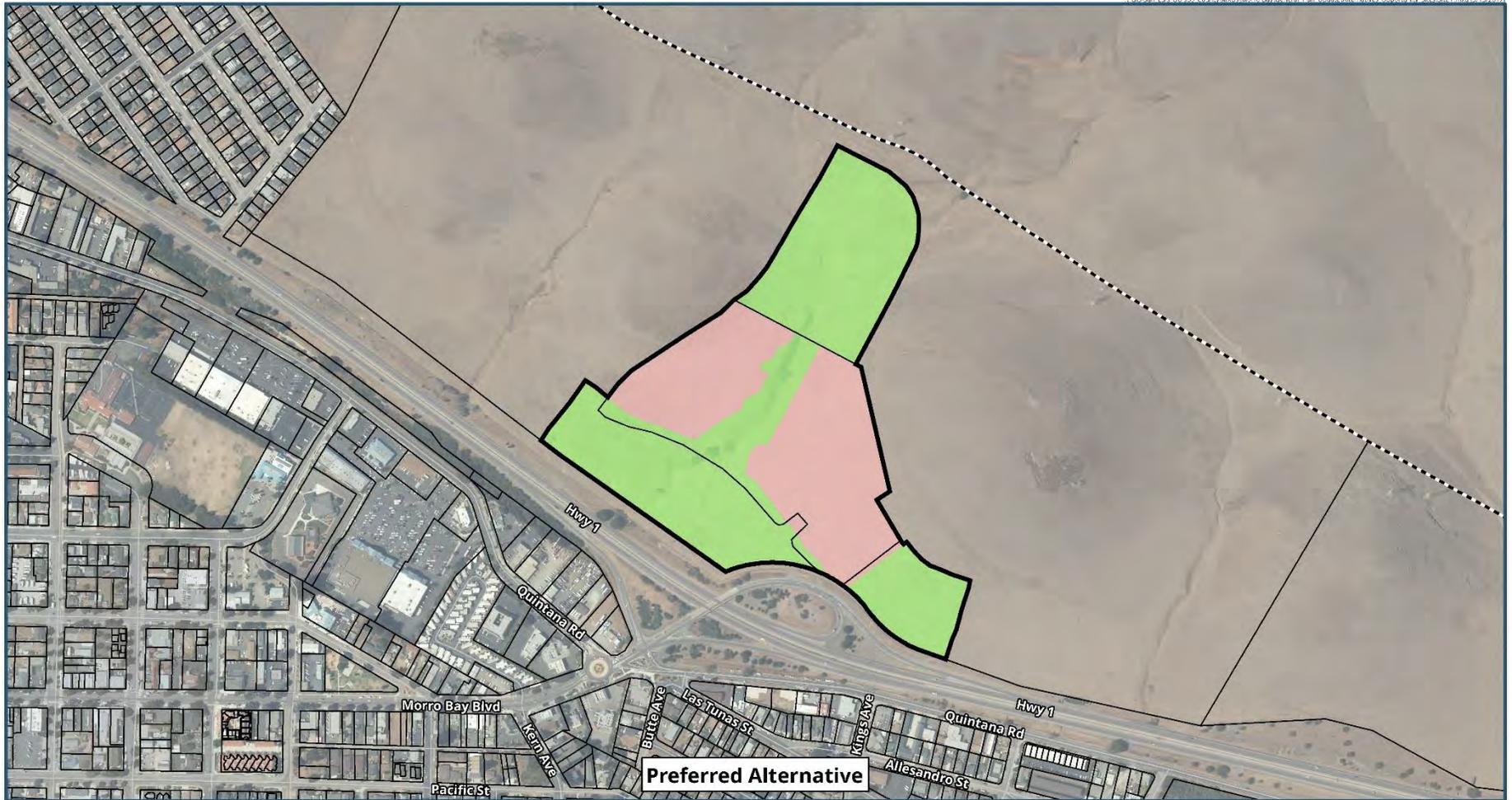
### Existing Conditions

The Tri-W site is located on the north side of Highway 1 adjacent to the Morro Bay Boulevard exit (see Site F figure). It is a vacant area made up of four parcels of hilly topography covered in annual grasses. The site was a subject of a voter referendum in 1990. Measure H (Ordinance No. 389) limited the zones and uses at the Tri-W property. It allows commercial development on only 13 acres of the 30-acre property, and establishes the location of the commercial uses to be “generally located adjacent to Highway 1 and Morro Bay Boulevard.” Any changes to these land uses would require voter approval by the citizens of Morro Bay.

### Preferred Alternative

The preferred alternative on this site is to maintain the existing land use designations of Open Space/Recreation and District Commercial and not revisit Measure H.

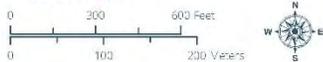
SITE F: TRI-W



Preferred Alternative

LEGEND

- |                      |                              |
|----------------------|------------------------------|
| Opportunity Site     | <b>General Plan Land Use</b> |
| Parcels              | District Commercial          |
| Morro Bay City Limit | Open Space / Recreation      |



Sources: City of Morro Bay (2011);  
San Luis Obispo County (2011);  
Michael Baker Corp. (2011)



## Site G: State Route 41 Gateway

### Existing Conditions

This site is located on either side of SR 41 as it enters Morro Bay from the east. The area is a gateway to the city (see Site G figure). Existing on-the-ground uses include residential, commercial, visitor-serving commercial uses like gas stations and fast food, and landscaping, and the Silver City mobile home park. Future new development should improve this area as a gateway, including inviting-looking visitor-serving uses.

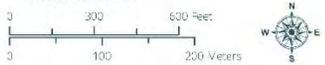
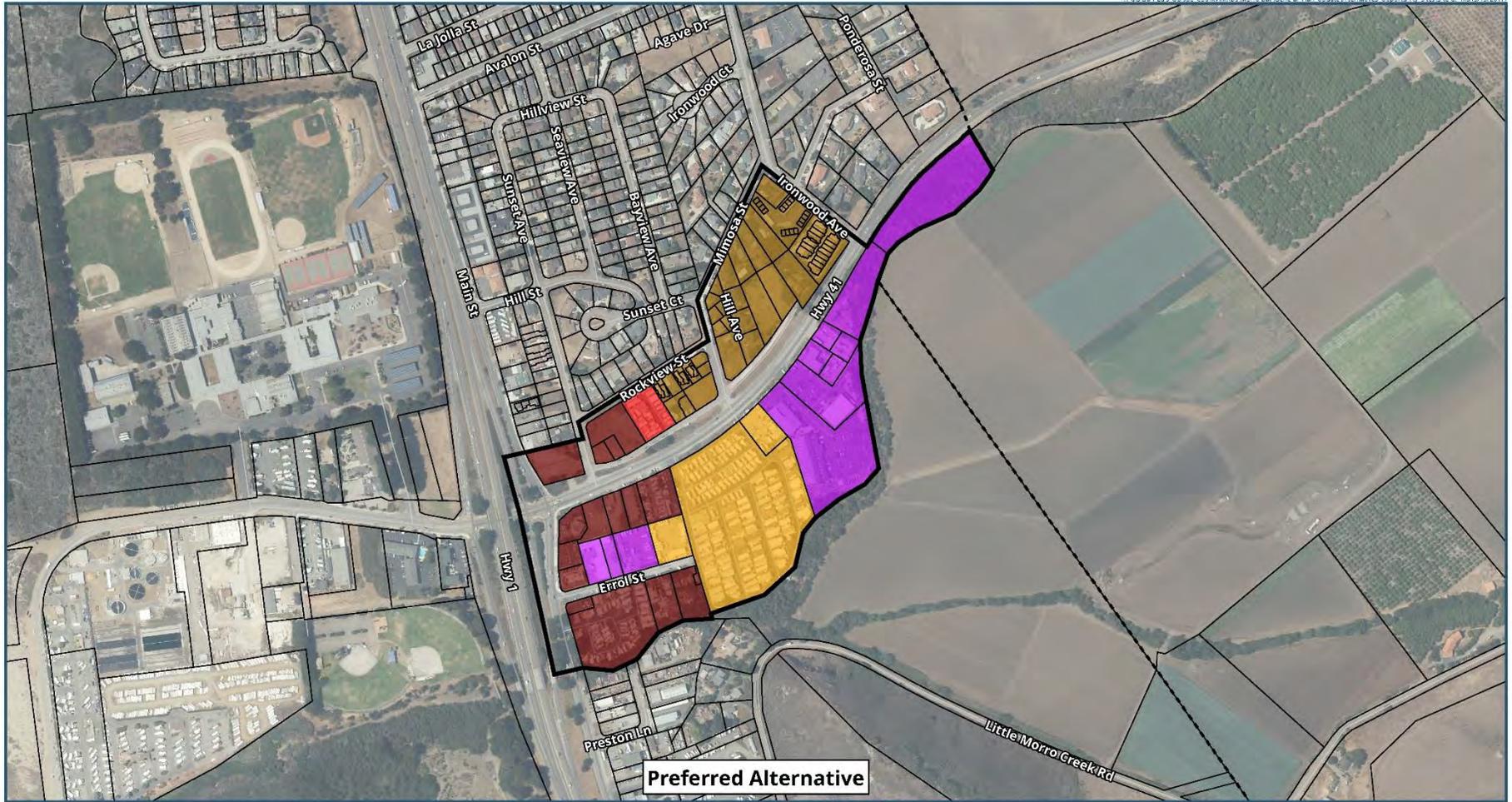
### Existing General Plan

The existing land use designations on this site are Visitor Serving Commercial, General (Light) Industrial, Mixed Use, and High Density Residential. These designations would accommodate most of the existing uses and could support enhancing the areas as a gateway.

### Alternative 1

Future land use changes in this area should reflect the on-the-ground land uses and encourage more visitor-serving uses along this gateway. The parcel where the mobile home park is located could be redesignated from Visitor Serving Commercial to Medium Density Residential. The area adjacent to Highway 41 on the north side closest to Highway 1 could be redesignated from Mixed Use to Visitor Serving Commercial. The rest of the land use designations are not proposed to change.

**SITE G: HIGHWAY 41 GATEWAY**



**LEGEND**

- Opportunity Site
- Parcels
- Morro Bay City Limit
- Preferred Alternative
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Visitor Serving Commercial
- General (Light) Industrial

Sources: City of Morro Bay (2016); San Luis Obispo County (2016); Michael Baker Intl (2015).



## Site H: Measure D Area

### Existing Conditions

This site sits along the north Embarcadero and includes the properties on the bay side of the Embarcadero as well as Coleman Park (see Site H figure). The site was a subject of a voter referendum in 1981. Measure D (Ordinance No. 207) restricts development on state-owned tidelands between Beach Street and Target Rock. Only development serving primarily commercial or recreational fishing is permitted. Any changes to these land uses would be subject to voter approval by the citizens of Morro Bay.

### Existing General Plan

The majority of this site is currently designated Commercial/Recreational Fishing, along with a small amount of Coastal Dependent Industrial, and Open Space/Recreation.

There is a desire within the community and by the City to better define what is allowed in the Measure D area as the existing ordinance language has some ambiguities. However, no changes to the land use designations are proposed. Therefore, no land use alternatives are proposed for this area.

### Preferred Alternative

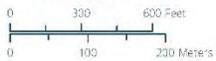
Except for minor changes to make land use and zoning consistent on this site, no changes to land use are proposed. Clarification of Measure D could be considered during the zoning code update.

## Site I: Morro Bay Boulevard Gateway

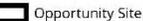
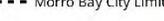
### Existing Conditions

This site centers on Morro Bay Boulevard from the traffic circle at the Highway 1 exit south to Napa Avenue (see Site I figure). City Park is included in this site. This area represents the main gateway to the city from Highway 1 as well as the entrance to downtown.

SITE H: MEASURE D/CF AREA

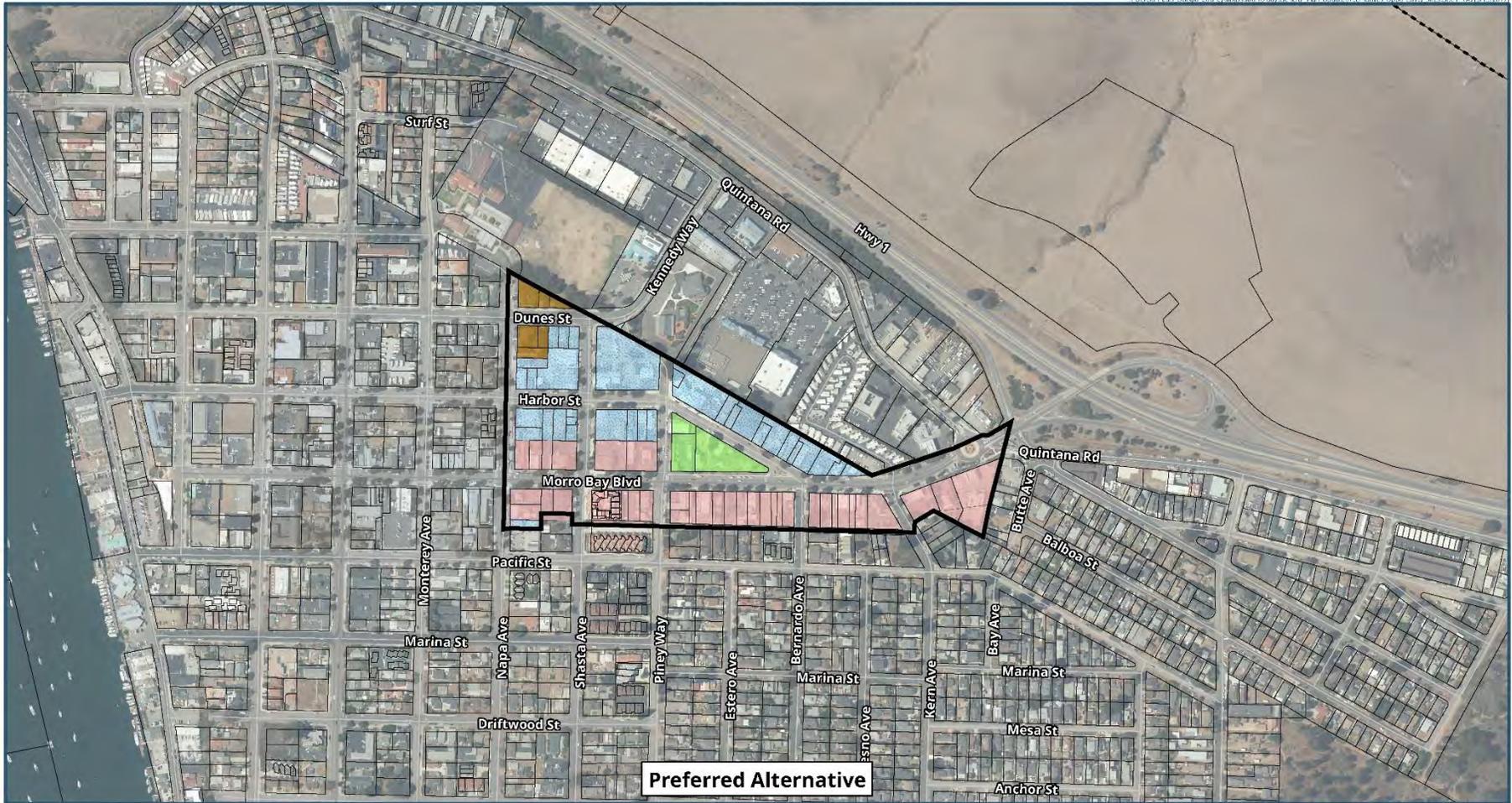


LEGEND

 Opportunity Site	<b>General Plan Land Use</b>
 Parcels	 Coastal Development Industrial
 Morro Bay City Limit	 Commercial / Recreational Fishing
	 Harbor / Navigational Ways
	 Open Space / Recreation

© 2017 City of Morro Bay (10/16)  
 San Luis Obispo County (2/16)  
 Michael Baker Inc (10/16)

SITE I: DOWNTOWN AT HIGHWAY 1



**Preferred Alternative**

LEGEND

- Opportunity Site
- Parcels
- Morro Bay City Limit
- High Density Residential
- District Commercial
- Open Space / Recreation
- Mixed Use

Source: City of Morro Bay (2015);  
San Luis Obispo County (2015);  
Michael Seidman (2015).

## Land Use Alternatives Memo

### Existing General Plan

Existing land use designations on this site include Mixed Use, District Commercial, Open Space/Recreation (City Park), and a small amount of High Density Residential.

The future vision for this site is driven by the desire to improve the area as a welcoming gateway and further unify the proposed uses. Future development should include a trend away from residential development and standards could be changed to prohibit new street-fronting residential development. The City should also consider a Civic Center Master Plan for the City-owned properties included as part of this site. The master plan could include plans for future upgrades to existing buildings and for additional density on City-owned properties in the long term.

### Preferred Alternative

As part of the desire to improve this area and create a welcoming environment, this alternative proposes to change the land use designation on the far western end of the block containing City Park from District Commercial to Open Space/Recreation. This creates a future opportunity to expand the park.

## Site J Quintana Road North of Roundabout

### Existing Conditions

This site runs west along Quintana Road from Morro Bay Boulevard to Main Street on the south side of Highway 1 (see Site J figure). Existing on-the-ground land uses include highway-serving commercial uses like grocery stores and other retail uses and non-retail commercial, as well as a closed elementary school located on property owned by the school district.

### Existing General Plan

The existing General Plan land use designations on this site include Mixed Use, District Commercial, Medium Density Residential, High Density Residential (at the closed school site), and Service Commercial.

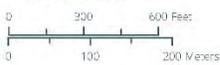
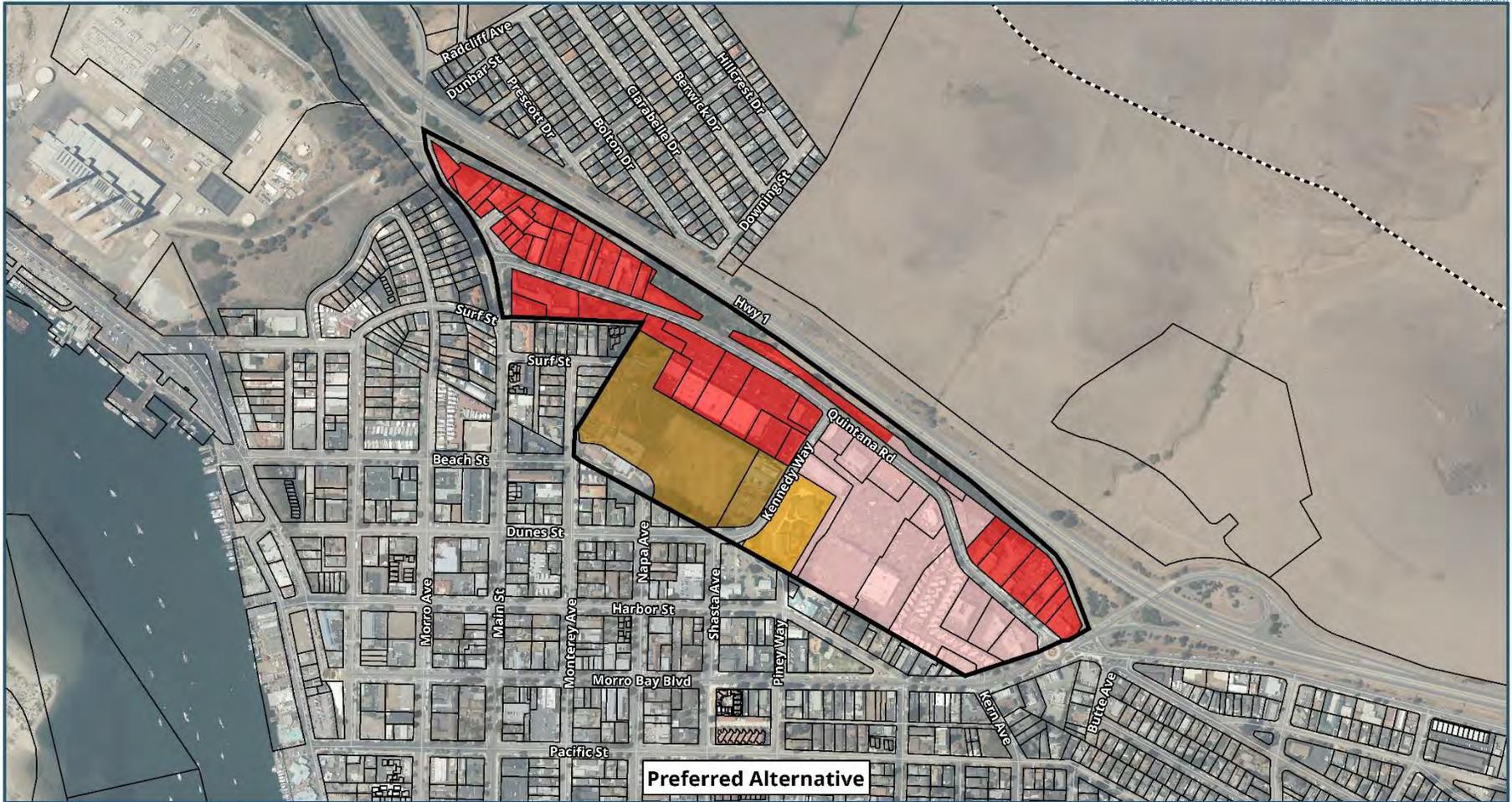
## Land Use Alternatives Memo

### Preferred Alternative

Minor changes are envisioned to the existing General Plan land use designations in this area to reflect the envisioned future character and consolidate land uses. Parcels located at the shopping center currently designated Mixed Use could be changed to Service Commercial.

**SITE J: HIGHWAY SERVING COMMERCIAL ALONG QUINTANA ROAD**

T:\GIS\GIS\_Land\_Use\GIS\Map\Morro Bay\General\_Plan\_Land\_Use\Alternatives\_General\_Plan\_Site\Site\_Map\2017\2017



**LEGEND**

- Opportunity Site
- Parcels
- Morro Bay City Limit
- Medium Density Residential
- High Density Residential
- District Commercial
- Service Commercial
- Mixed Use

Source: City of Morro Bay (2010); San Luis Obispo County (2015); Michae. Bayer Ind (2015).

## Planning Area and Sphere of Influence

The areas discussed in this section are currently located outside of the Morro Bay city limits. As part of **Plan Morro Bay**, the City is considering establishing a planning area that extends beyond the city limits. In the future, the City may consider adding certain parts of the planning area into its sphere of influence (SOI) or annexing parcels. (Annexation was discussed earlier in the memo for Site C.) These areas are different from the opportunity sites discussed above because they do not currently have City land use classifications applied to them and they are not currently within the City's land use jurisdiction. If these areas were placed in the planning area, the City would have greater influence in these areas and would request to be notified by the County when any land use applications or other planning processes occur in these areas. If any of these areas were to be included in the City's SOI, they would need to proceed through LAFCO's process to be included in the SOI. If any portions of these areas were to be annexed, they would proceed through LAFCO's process and a City annexation process.

### Study Area 1

Study Area 1 is located east of the city limits from north of Toro Creek Road south to SR 41 (see Study Area 1 figure). It consists primarily of annual grasslands. Much of Study Area 1 includes the former site of the Estero Marine Terminal, which is owned by Chevron. The Estero Marine Terminal site includes marine terminal offices and a former tank farm. The area also contains a 200-acre parcel that includes a mobile home park in a portion of the area. About half of Area 1 is located in the coastal zone. Chevron is currently exploring options to divest from its property ownership in this area. Chevron has presented several times to the GPAC about its properties and potential options for future use of those properties. The figures and parcel numbers referenced in this section are based on maps Chevron presented. The City proposes to include part of this study area in its General Plan planning area and part in its SOI.

STUDY AREA 1



Preferred Alternative

Optional Alternative

LEGEND

- Study Area
- Proposed Sphere of Influence
- Proposed Plan Area Boundary
- Parcels
- Morro Bay City Limit
- Coastal Development Industrial
- Agriculture
- Open Space/Recreation



Source: City of Morro Bay (2016); San Luis Obispo County (2016); Michael Baker (2016)



## Proposed Sphere of Influence

About 25 percent of Study Area 1 is proposed for inclusion in the City's SOI. This area is all currently owned by Chevron and includes areas with potential for residential and commercial development.

## Existing Conditions

This area includes the former marine terminal and all of the Chevron parcels on the west side of Highway 1. It also surrounds an area (east of Highway 1) that is already in the city limits. Much of the area proposed to be in the City's planning area (outside the SOI) is more pristine than the proposed SOI area and includes some high-quality natural habitat. However, this area also includes the former Chevron tank farm as well as some existing residential development adjacent to SR 41.

## Existing General Plan

The property already located within the city limits is designated Coastal Dependent Industrial and is adjacent to another area (west of Highway 1) that is in the City's current SOI. The existing County General Plan land use designations in this area are Agriculture and Recreation.

## Preferred Alternative

Under the preferred alternative, Chevron parcels 33, 34, 36, 38, 40, and 41 would become part of the City's SOI and be designated Agriculture with the restriction of one residential unit per parcel. Under this alternative, only six residential units would be allowed on parcels adjacent to the existing city limits and the balance of this site would be included in the City's planning area with a designation of Agriculture.

## Optional Alternative

Under this slightly different optional alternative, Chevron parcels 33, 34, 36, 38, 40, and 41 would also become part of the City's SOI and be designated Agriculture with the restriction of one residential unit per parcel. Similarly under this alternative, only six residential units would be allowed on parcels adjacent to the existing city limits. The



balance of this site would be included in the City's planning area with a designation of Open Space/Recreation.

## Study Area 2

Study Area 2 is located east of the Morro Bay city limits and south of SR 41 (see Study Area 2 figure). Most of the land in this area is located north of Little Morro Creek Road, although a few parcels extend south of the road. The area is entirely within the Coastal Zone.

### Existing Conditions

Most of this area is under agricultural cultivation and is relatively flat. Avocado orchards are situated on many parcels, while other properties are used to grow field crops.

The vast majority of the land in Study Area 2 is designated as "prime soils." With the exception of some of the northeast portion of Study Area 2, large sections of the area are also considered prime agricultural land, and some parcels are under Williamson Act contracts.

### Existing General Plan

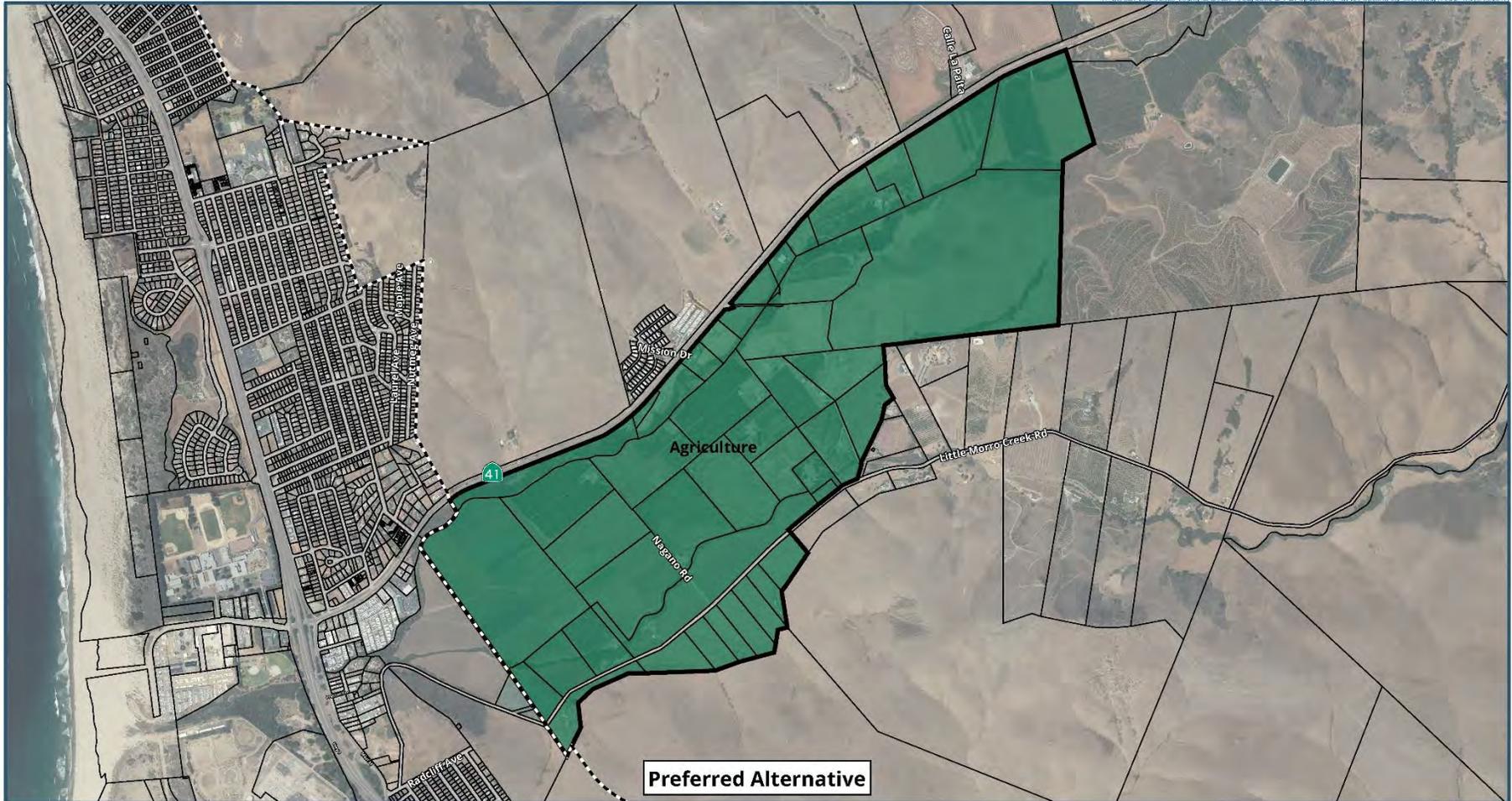
The existing County General Plan land use designation in this area is Agriculture.

### Preferred Alternative

The City's future vision for this area would be to retain the area in agriculture with the potential for conservation/preservation in the long term. This site would be included in the City's planning area with a designation of Agriculture.

STUDY AREA 2

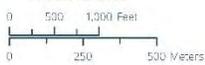
T:\GIS\Sea\_Life\_Quarry\_Co\proj\11701\Drawings\General\_Plan\_andLandUse\Map\_General\_Plan\_StudyArea2.mxd (11/14/2017)



Preferred Alternative

LEGEND

- Study Area
- Parcels
- Morro Bay City Limit
- General Plan Land Use
- Agriculture



Sources: City of Morro Bay (2015);  
San Luis Obispo County (2015);  
Michael Baker Intl (2015).



## Study Area 3

Study Area 3 is located north of Highway 1 adjacent to the Tri-W parcel that is located inside the city limits. It is east of Little Morro Creek Road and west of South Bay Boulevard (see Study Area 3 figure).

### Existing Conditions

Most of this area is used for grazing and is quite hilly. It is currently undeveloped. The City is currently evaluating an area at the southeast corner of this study area for the future location of the City's WRF. If that facility is approved, that portion of the study would be annexed and designated Public Facility as detailed under Site C above.

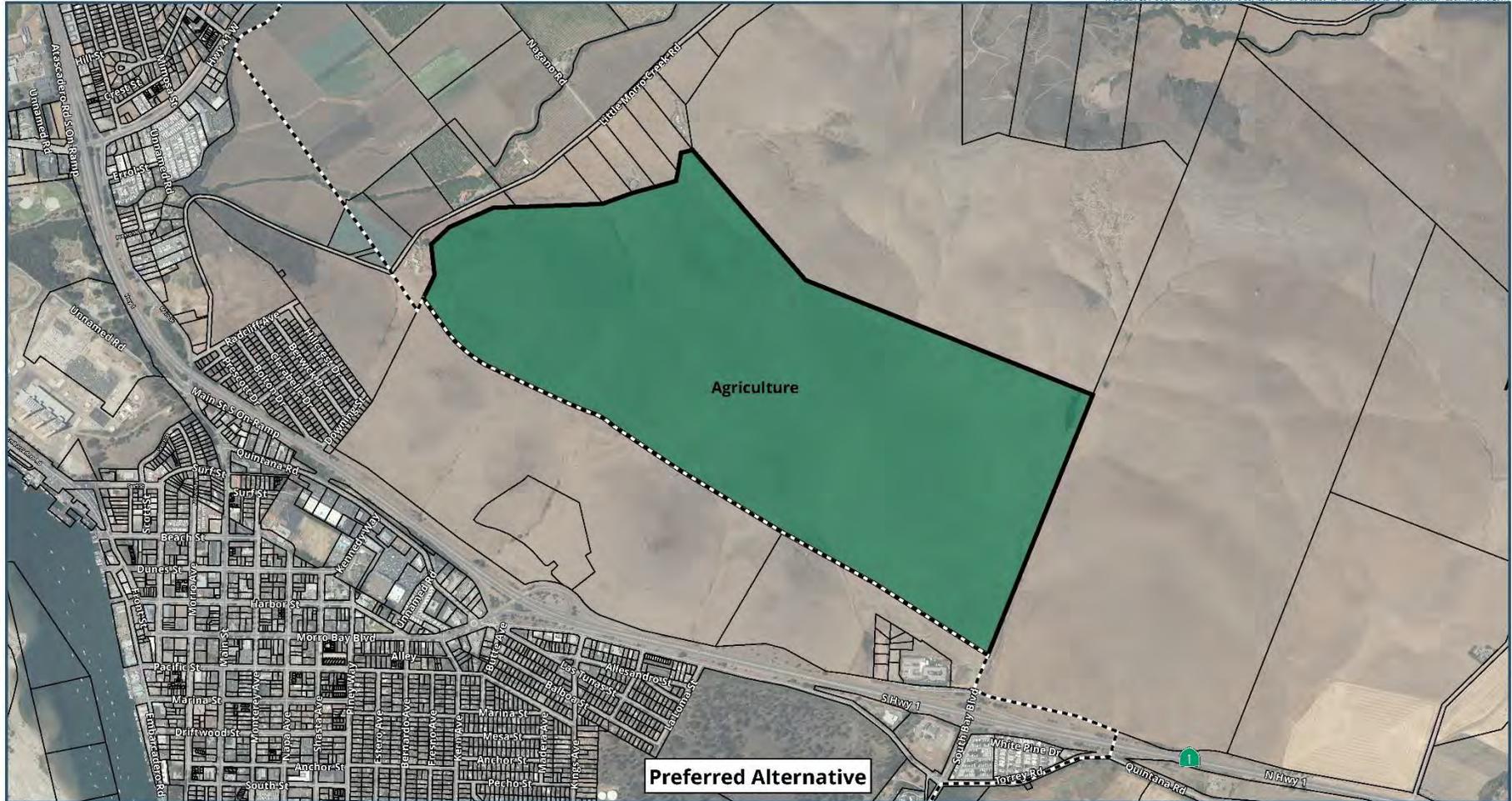
### Existing General Plan

The existing County General Plan land use designation in this area is Agriculture.

### Preferred Alternative

For the remainder of this area (aside from the WRF), or for the whole study area if the WRF location is not approved here, the City's future vision for this area would be to retain the area in agriculture with the potential for conservation/preservation in the long term. This site would be included in the City's planning area with a designation of Agriculture.

STUDY AREA 3



- LEGEND
- Study Area
  - Parcels
  - Morro Bay City Limit
  - General Plan Land Use
  - Agriculture

Source: City of Morro Bay (2017), San Luis Obispo County (2016), Michael Baker Corp. (2016).



## Study Area 4

Study Area 4 is located east of the Morro Bay city limits and south of Highway 1, extending east almost to Hollister Peak (see Study Area 4 figure). The terrain of Study Area 4 is fairly flat, lying just north of Cerro Cabrillo and Hollister Peak. Morro Creek runs the length of this study area. The area is located entirely within the Coastal Zone.

### Existing Conditions

Much of Study Area 4 is in agricultural cultivation, primarily as row crops. Almost all of the area is considered prime soil, and some parcels qualify as prime agricultural land. One large parcel is under a Williamson Act contract. The area known as Chorro Flats is owned by the Coastal San Luis Resource Conservation District, which maintains approximately 45 acres in active agricultural production and has restored the rest of the land to wetlands and other wildlife habitat.

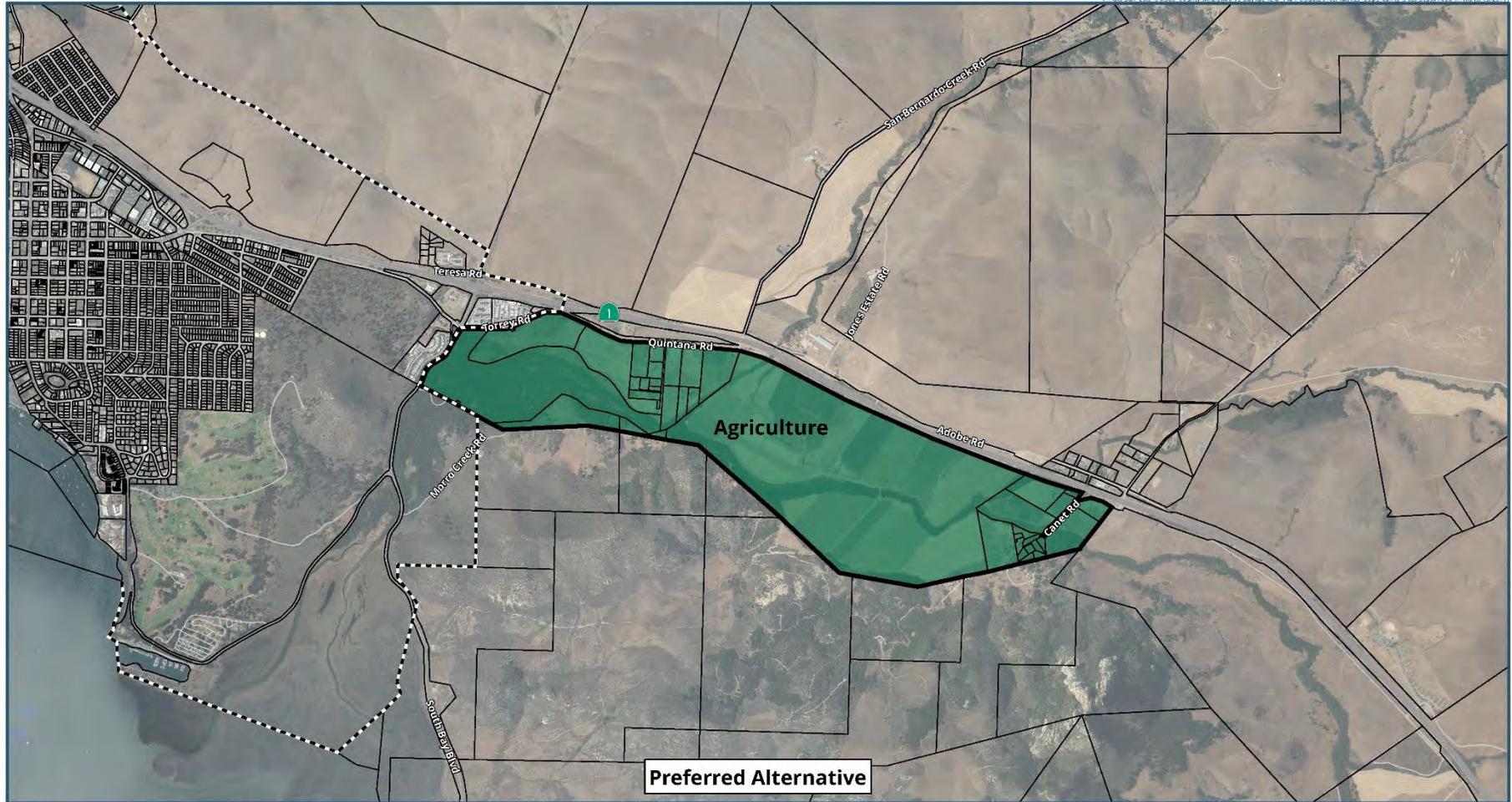
### Existing General Plan

The existing County General Plan land use designation in this area is Agriculture.

### Preferred Alternative

The City's future vision for this area would be to retain the area in agriculture with the potential for conservation/preservation in the long term. This site would be included in the City's planning area with a designation of Agriculture.

STUDY AREA 4



LEGEND

- Study Area
- Parcels
- Morro Bay City Limit
- General Plan Land Use
- Agriculture

Sources: City of Morro Bay (2013);  
San Luis Obispo County (2015);  
Michée Baker Intl (2015).

AGENDA NO: C-3  
ATTACHMENT: 2  
MEETING DATE: April 11, 2017

# Attachment:

## January 19, 2017 GPAC Land Use Alternatives Memo

# Land Use Alternatives

As part of the initial phases of Plan Morro Bay, the Michael Baker team worked with City staff and the General Plan Advisory Committee (GPAC) to collect and review existing plans, policies, and technical studies; conduct a community engagement program; develop community themes; prepare a Community Vision and Values; and identify key issues to be addressed in the updated General Plan and Local Coastal Plan. As a next step in the Plan Morro Bay process, City staff and the Michael Baker team have used these materials to develop a number of land use alternatives for opportunity sites located throughout the community. We are now seeking GPAC input related to the opportunity sites and alternatives that staff can use to inform recommendations to the Planning Commission and City Council regarding focused changes to land use designations that align with the Community Vision and Values.

This Land Use Alternatives Memorandum guides discussion regarding the selection of land use alternatives for ten opportunity sites and four study areas outside the city limits identified by City staff and the GPAC, where changes to existing land use or other changes to the vision for that site could be anticipated. These sites were presented to the GPAC at the November 17, 2016, meeting. Following that meeting, the project team identified policy approaches and land use alternatives for the opportunity sites for further discussion with the GPAC. Following GPAC discussion, staff and the Michael Baker team will present the opportunity sites and recommended alternatives to the Planning Commission and the City Council. This process will lead to preparation of the General Plan Land Use Map and completion of a draft Land Use Element for the General Plan update.

To facilitate discussion of proposed alternatives, GPAC members should review this document, and consider each site's recommended policies and proposed alternatives prior to the January 19, 2017, GPAC meeting. At the meeting, we will discuss each area and document GPAC comments and recommendations. This input will be used by the Planning Commission and City Council to identify a preferred alternative for each site, or to determine a combination of alternatives that best suits the needs of each area.

# Land Use Classifications

## Introduction

The Morro Bay General Plan guides the distribution of land use types in the planning area to provide efficient and compatible long-term development. California Government Code Section 65300 states the requirements for the preparation of a general plan, including scope and specific topics that must be covered by the plan. The existing General Plan was adopted in 1988, and includes the following elements:

- Introduction
- Land Use, Open Space, and Conservation
- Circulation
- Visual Resources and Scenic Highway
- Safety
- Noise
- Housing
- Access and Recreation

The land use portion of a general plan is required to establish the general locations for housing, business, industry, open space, and public facilities. It also must include population density and building standards for each district of the planning area. The Morro Bay General Plan land use section is combined with the open space and conservation sections, and includes the authority and purpose of a land use element, existing conditions and issues in Morro Bay, land use classifications, and objectives, policies, and programs regarding land use, open space, and conservation.

Plan Morro Bay also serves as the Local Coastal Program (LCP) for Morro Bay. The LCP consists of a Coastal Land Use Plan (LUP) and Local Implementation Plan; the land use portion of the General Plan will also serve as the LUP portion of the LCP.

Nearly all of Morro Bay is located in the coastal zone, with only the Church of Jesus Christ of Latter Day Saints and five residences on Sequoia Court located outside the coastal zone. Because of its location, the City must also accommodate visitor-serving and coastal-dependent uses adequately in its land use plan.

## 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:

- Medium Density Residential/Neighborhood Commercial
- District Commercial
- Service Commercial
- Visitor Serving Commercial
- Commercial/Recreational Fishing

### Industrial

The General Plan includes two industrial categories to differentiate coastal-dependent industry from noncoastal-dependent industry: **General (Light) Industrial** is used for noncoastal dependent uses, and **Coastal Dependent Industrial** is used for coastal-dependent uses. Coastal-dependent uses include thermal power plants, seawater intake structures, discharge structures, tanker support facilities, and other similar uses.

### Mariculture and Marine Research

Uses allowed in the **Mariculture and Marine Research** designation are coastal-dependent and include the buildings, tanks, raceways, and pipelines for breeding, hatching, grow-out, and related research as well as administrative offices and educational facilities.

### Golf Course

Uses in the **Golf Course** designation include golf courses and related facilities such as club houses, pro shops, maintenance buildings, parking areas, and irrigation systems, along with other passive recreational areas.

### Harbor/Navigational Ways

The **Harbor and Navigational Ways** designation applies to areas of the city covered by seawater and includes areas from the mouth of the bay to the southern city limits. Uses are restricted to those which must be located on the water in order to function, such as mariculture, boating, fishing, habitat, and visitor-serving uses where public access is enhanced or facilitates coastal-dependent uses.

## 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. The agriculture designation allows one residential unit per parcel.

## 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.



## Overlays

The following overlays are included in the land classification system:

1. Planned Development
2. Restricted Areas
3. Park
4. School
5. Public/Institutional
6. Interim/Open Space Uses in Industrial Categories

**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.



**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, C-2
Coastal Dependent 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



General Plan Land Use Designation	Description of LU Designation	Allowed Density	Corresponding Zoning Districts
Mixed Uses (Harbor)	A mixture of visitor-serving commercial uses and harbor-dependent land uses.		WF
Environmentally Sensitive Habitat	Protection areas which serve as habitat for rare or especially valuable plant or animal life that could be easily disturbed or degraded by human activity.		ESH
Agriculture	Land for cultivating crops and raising animals.		AG
Mixed Use	Mixed-use areas apply to certain parts of the city that generally include a mixture of residential, office, commercial, visitor-serving, and recreational lands.		MCR, G-O, Combining MU <sup>1</sup>
<i>Overlays</i>			
Planned Development	Areas which are part of a precise or specific development plan that has received discretionary City approval.		PD
Restricted Areas	Sensitive habitats which have critical or endangered plant or animal life that would be disturbed by even passive recreational uses.		ESH
Park	Existing or proposed public parks.		No corresponding district identified
School	Existing or proposed school facilities.		SCH
Public/Institutional	Facilities which serve the public, including government buildings and service facilities, or quasi-public facilities such as hospitals and cultural, civic, or religious resources.		No corresponding district identified
Interim/Open Space Uses in Industrial Categories	Areas being held for future use but which may have a temporary use in the meantime.		I

### Zoning Districts Legend

*R-A Suburban residential district*

*R-1 Single-family residential district*

*R-2 Duplex residential district*

*R-3 Multiple-family residential district*

*R-4 Multiple-family residential-hotel-professional district*

*CRR Coastal resource residential district*

*C-1 Central business district*

*C-2 General commercial district*

*MCR Mixed commercial/residential district*

*Note 1: Split zoning makes additional areas consistent with MU.*

*C-VS Visitor serving commercial district*

*G-O General office district*

*M-1 Light industrial district*

*M-2 Coastal-dependent industrial district*

*AG Agriculture district*

*OA Open area district*

*WF Waterfront district*

*CF Commercial/recreational fishing district*

*H Harbor and navigable ways district*

*MMR Mariculture and marine research*

*SCH School district*

*GC Golf course district*

*PD Planned development, overlay zone*

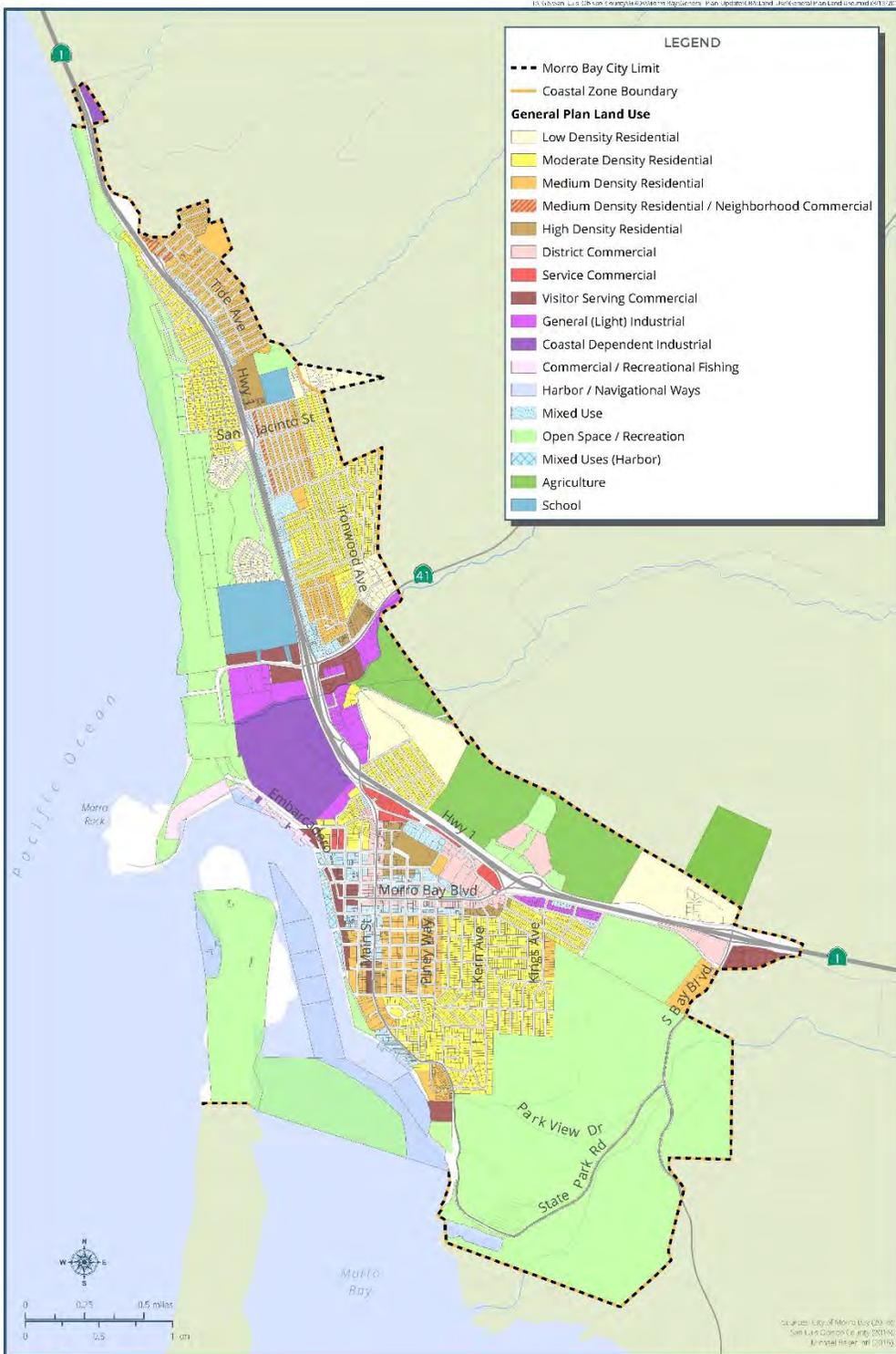
*ESH Environmentally sensitive habitat overlay zone*

*S Special treatment overlay zone*

*Combining MU Combining mixed use overlay zone*

*I Interim use overlay zone*

### Existing General Plan Land Use Designations



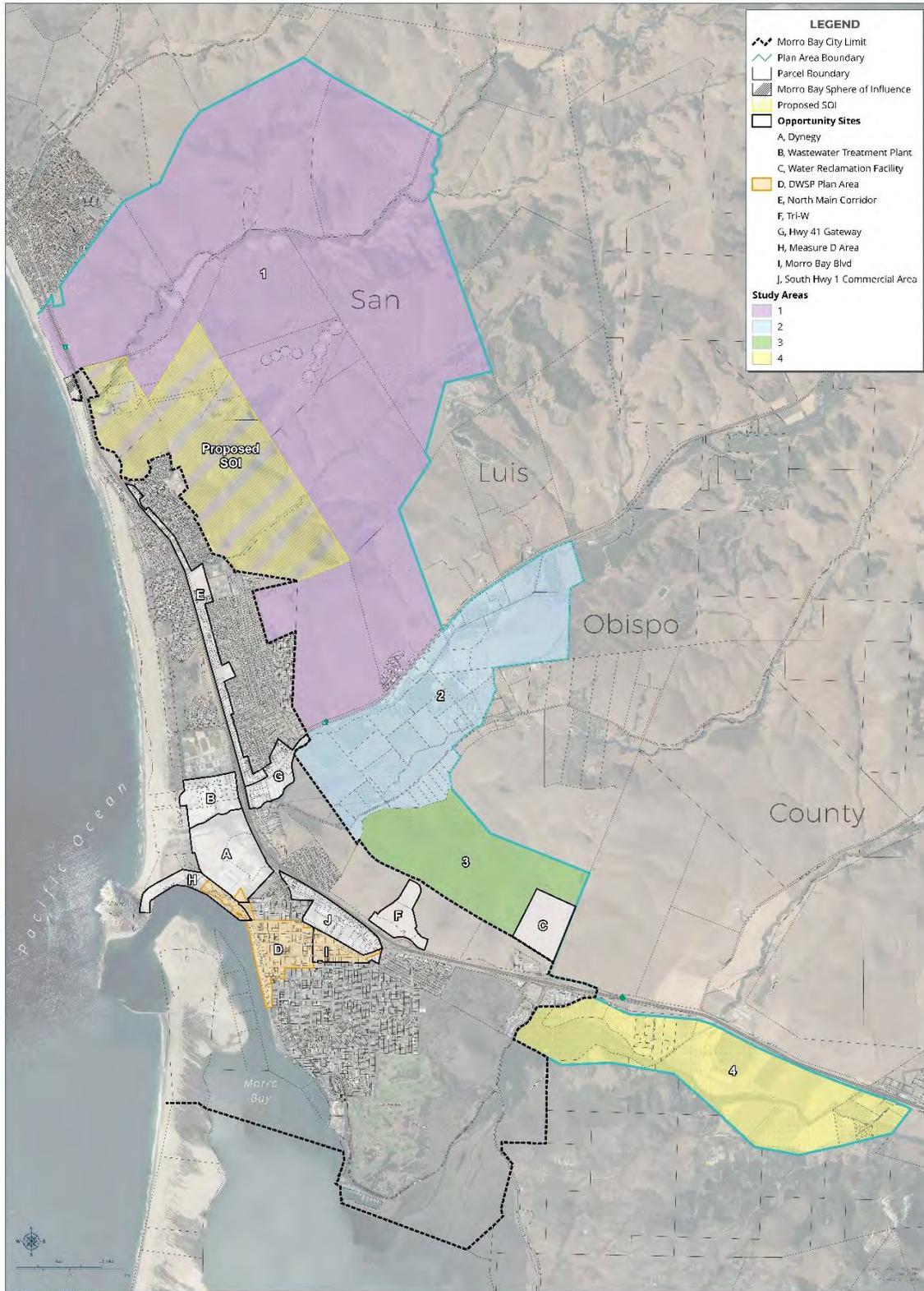
Existing General Plan Land Use Designations



## Opportunity Sites

Based upon background research, City staff and GPAC input, and community engagement, ten opportunity sites have been identified (see Opportunity Sites Overview Map on the following page). These are parcels or areas that are likely to change or are seen as in need of change by the community. The Land Use Element provides policy direction to guide these changes and resulting physical development. Changes are primarily accomplished through the zoning code. Ten sites in the city were identified. One of those sites (Site D) is the Downtown Waterfront Strategic Plan (DWSP) area (see Site D figure). Within that site, there are 15 opportunity sites or corridors where change is anticipated. Each of those sites is discussed individually under Site D. Out of the nine other citywide sites, seven have proposed changes to land use. The remaining two were selected for policy recommendations only.

Opportunity Sites Overview Map



City of Morro Bay General Plan Update  
Opportunity Sites and Study Areas

Site D Map of DWSP Opportunity Sites



## Site A: Dynegy Power Plant Site

### Existing Conditions

The site of the decommissioned Morro Bay Power Plant owned by Dynegy is located just across from the north Embarcadero and the bay northeast of Morro Rock, north of the public parking lot and south of Morro Creek (see Site A figure). A smaller portion of this opportunity site is the substation owned by PG&E. It is located behind the Dynegy property, and is still operational. The City-owned Triangle Parking Lot parcel is also included at the southern end of this site. The Triangle Parking Lot site is Site D, subsite D.5.

### Existing General Plan

The existing General Plan land use designation on the site is Coastal Development Industrial. Dynegy is actively looking to sell its property at the site. Potential future uses for the site could span a broad range including but not limited to recreation/public access, retail, restaurants, senior housing, and an office park. The vision and future land uses for this site will be further defined through a master plan process (or other site-specific planning process) once the site has been sold by Dynegy and before it is redeveloped. PG&E is planning on hardening and moving equipment into a structure on the substation parcel so the facilities footprint will be reduced on their parcel. The northern edge of this site is ESHA.

### Alternative 1

Based on the site's location proximate to the coast, and the community input received to date, land use changes are anticipated for the portion of the site owned by Dynegy. The land use designation for the PG&E substation parcel would be Public Facility. The proposed land use designations for the future of the site are predominantly Mixed Use, with some Visitor Serving Commercial uses fronting Embarcadero.

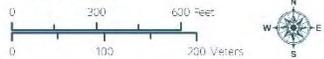
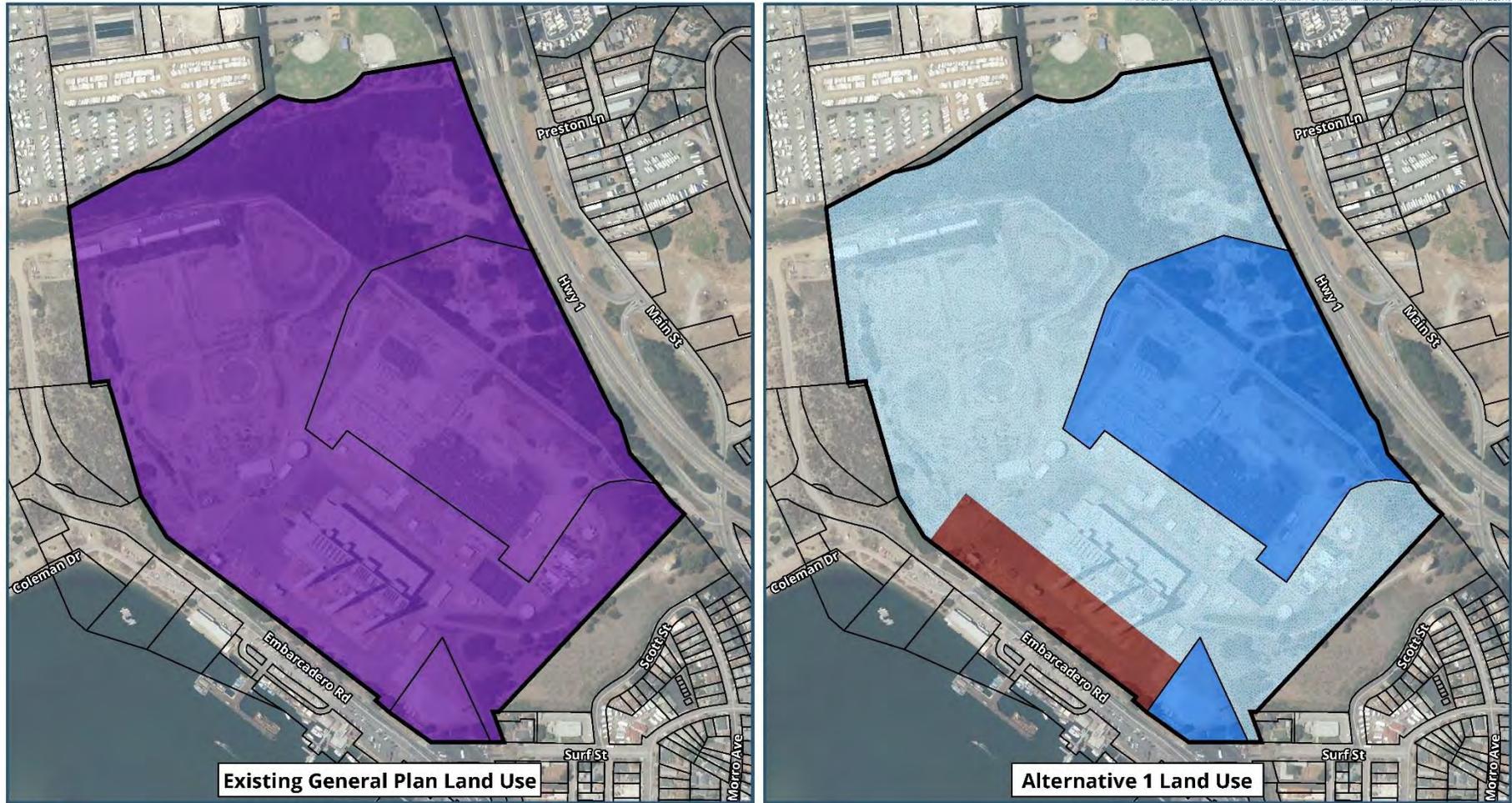
### Input Received

- Conduct the master plan or other site-specific planning effort before making detailed land use decisions.



- A majority of those who provided input preferred Alternative 1 (mixed residential and commercial uses with public/institutional at the PG&E substation),
- Mixed-use, institutional, and maritime supporting (perhaps light industrial) uses were well supported by community members, particularly if the mixed-use development includes multifamily residential and affordable housing. The mixed use allowed on this site should not allow 100% residential development.
- Community members had mixed feelings about the proposed placement of visitor-serving commercial uses on part of the site. Some had more interest in institutional uses (museums, event space, wildlife rescue/rehab center, and nature-based education), housing, and art/cultural (studios, live/work) uses other than visitor-serving commercial.
- Could extend Visitor Serving Commercial to the other side of the creek.
- Community members wanted to preserve the natural areas of the creek by designating the land around it as open space.
- The community felt the triangle parking lot parcel portion of this site is suitable for expansion of the maritime museum and for a boat haulout facility.

SITE A: DYNEGY POWER PLANT



LEGEND

- Opportunity Site
- Parcels
- Morro Bay City Limit
- Visitor Serving Commercial
- Coastal Development Industrial
- Mixed Use
- Public Facility

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

## Site B: Existing Wastewater Treatment Plant and Desalination Plant

### Existing Conditions

This area is located near the coast along State Route (SR) 41 and Atascadero Road west of Highway 1 (see Site B figure). It includes the City's wastewater treatment plant (WWTP), desalination plant, and driveways to Morro Bay High School. Other uses include motels, the building formerly housing Flippo's roller rink, the skate park and teen center, Lila Keiser Park, and Morro Strand and Morro Dunes RV parks.

### Existing General Plan

The existing land use designations on this site are General (Light) Industrial, Visitor Serving Commercial, School, and Open Space/Recreation.

### Alternative 1

The future land uses for this site will be driven largely by plans to relocate the existing City WWTP within the next five years. Other potential land use changes in this area rely on less certain potential changes. Land uses are not proposed to change on the former Flippo's site or at the Morro Dunes RV park on the south side of SR 41. The existing land use at Lila Keiser Park does not match on-the-ground land use. This designation would be changed from General (Light) Industrial to Public Facility to reconcile this discrepancy. Public Facility represents a new land use designation proposed for creation in the General Plan update. After the WWTP closes and if the desalination plant closes or is relocated in the future, that portion of this site could be designated for either Visitor Serving Commercial or Open Space/Recreation use. This alternative shows a configuration that would accommodate both uses.

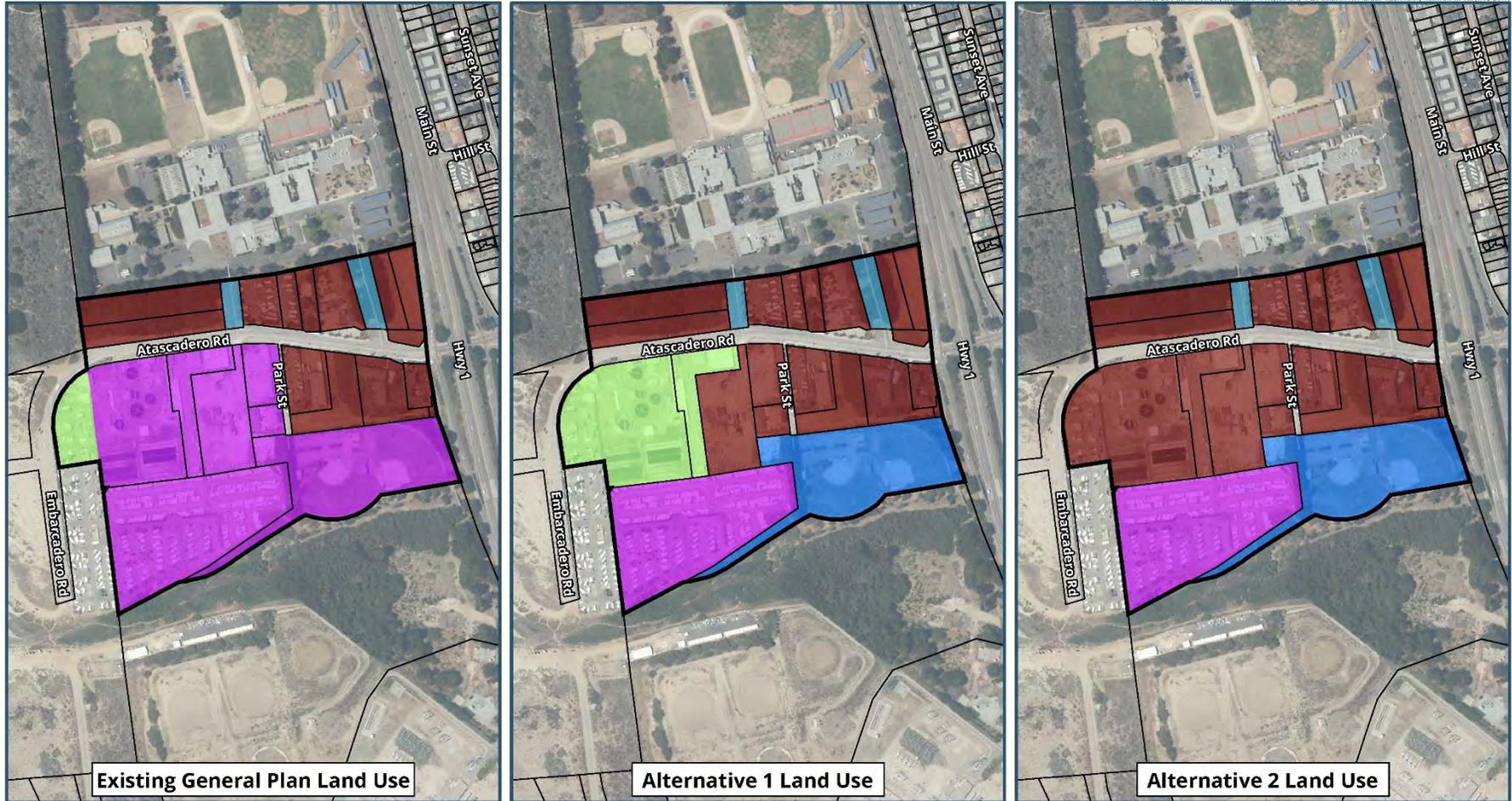
### Alternative 2

This alternative would be the same as Alternative 1, except for the WWTP and desalination plant sites. Under this alternative, both of those sites would be designated as Visitor Serving Commercial uses.

## Input Received

- Most of those providing input wanted to change the site to a mixture of open space and visitor-serving commercial land uses as called for under Alternative 1.
- Alternative 1 is preferred because the Open Space/Recreation is more resilient to potential flooding/inundation impacts. The preference among participants was to convert part of the site to open space uses, possibly with some recreational facilities or other activities that support neighboring Morro Bay High School.
- The community would like to see improved access to Lila Keiser Park from Highway 41 and improve access to the power plant site from Highway 1.
- Alternative 1 should also propose Visitor Serving Commercial on the more southern RV park part of this site.
- Alternative 1 should be changed to designate Lila Keiser Park as Public/Institutional rather than Park.

**SITE B: EXISTING WWTP/DESALINATION PLANT**



LEGEND

Opportunity Site	<b>General Plan Land Use</b>	Open Space / Recreation
Parcels	Visitor Serving Commercial	Public Facility
Morro Bay City Limit	General (Light) Industrial	School

Source: City of Morro Bay (2016);  
San Luis Obispo County (2016);  
Merced Baker Inc. (2016).

## Site C: Proposed Water Reclamation Facility

### Existing Conditions

This site is located outside the city limits just east of Highway 1 near the south end of Morro Bay (see Site C figure). The city limit is on the other edge of the highway.

### Existing General Plan

The existing County land use designation on the site Agriculture. This site will be included in the Memorandum of Agreement (MOA) with the County regarding SOI expansion and potential future annexation. This site would be included in the SOI and receive the designation decided on in this GP update process.

### Alternative 1

This site is the preferred location for the proposed Morro Bay Water Reclamation Facility (WRF). If that project is approved, the City would propose annexation of this site into the City. If this site is annexed into the City, the proposed land use designation would be Public Facility.

### Alternative 2

If this site is not approved for the WRF, it would not be annexed and would remain in the County. The land use designation would remain Agriculture.

### Input Received

- The majority of respondents were in favor of Alternative 1—using the site for the Water Reclamation Facility and annexing it into the City.
- A minority of those providing input questioned the need to find a new location for a wastewater treatment facility.
- Some of those providing input supported installing renewable energy facilities at the Water Reclamation Facility, and wanted to ensure that the site would be hidden as much as possible from roads and surrounding properties.

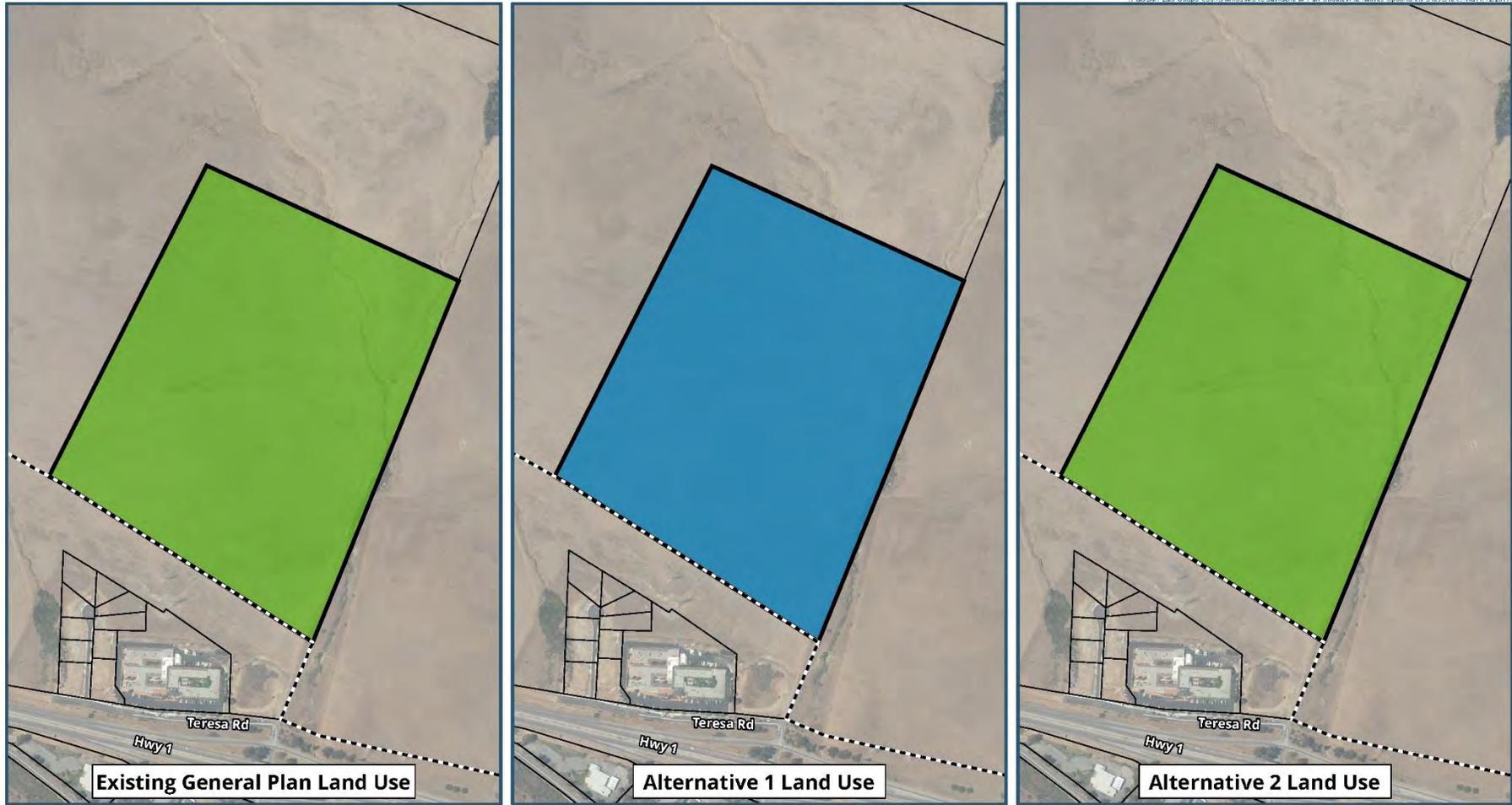
## Site D: Downtown Waterfront Strategic Plan Area

The sites discussed under the Site D section are located in the Downtown Waterfront Strategic Plan (DWSP) area. Some of the sites are a set of parcels while others are a corridor that is a focus in the DWSP. Not all of the sites with land use classifications have proposed alternatives to those classifications but rather have suggested policy recommendations. Sites with proposed changes to land use have one or more proposed catalyst projects associated with them in the DWSP. The change to land use on the site is necessary to allow for the catalyst project uses.

### Input Received

- Hard to provide input on sites in DWSP without circulation info.
- Many sites that are proposing a change from Visitor Serving Commercial to Mixed Use.
  - Need to get closer to defining Mixed Use moving forward.
  - Concerned because the City has allowed some prime Visitor Serving Commercial sites to become residential.
- Have property owners been contacted?
- 13 of the 15 opportunity sites are west of Monterey Avenue. That seems imbalanced. Should enlarge City Park to cover the whole block.
- There isn't an opportunity identified at Main and Morro Bay Boulevard. What about using that space for entertainment/market?
- Specific input was received on Site D.7 and is included under that site below.

SITE C: PROPOSED WRF SITE



LEGEND

Opportunity Site	Agriculture
Parcels	Public Facility
Morro Bay City Limit	

Sources: City of Morro Bay (2015)  
San Luis Obispo County (2016)  
Michael Baker Intl (2015)

## D.1 Coastal Access

### Existing Conditions

This site represents the coastal access corridor identified in the DWSP.

### Catalyst Projects

The catalyst project identified in the DWSP for this site is a harbor walk providing lateral access along the coast.

### Existing General Plan

Existing General Plan land use designations would support implementation of these catalyst projects. Therefore, no land use alternatives are proposed.

## D.2 Centennial Parkway

### Existing Conditions

The Centennial Parkway runs from the water across the Embarcadero to the top of the Centennial Staircase in between Dorn's Restaurant and Di Stasio's Restaurant (see Site D.2 figure). It includes the staircase, chessboard, plaza, and associated facilities as well as the parking area located between The Libertine and Rose's Landing on the harborside of the street.

### Catalyst Projects

The anticipated future catalyst project at this site is family outdoor entertainment.

SITE D.2: CENTENNIAL PARKWAY



- LEGEND
- Opportunity Site
  - Parcels
  - Morro Bay City Limit
  - General Plan Land Use
  - Visitor Serving Commercial
  - Mixed Uses (Harbor)

Source: City of Morro Bay (2015); San Luis Obispo County (2016); Michael Baker Int. (2017)

### Existing General Plan

The existing General Plan land use designations for this site are Mixed Use (Harbor) and Visitor Serving Commercial. These existing designations would support implementation of the catalyst project. Therefore, no land use alternatives are proposed.

### D.3 Vacant Lot at Harbor Street and Front Street

#### Existing Conditions

This .39 acre vacant lot is located on the nonwater side of Embarcadero, just south of Harbor Street and north of the Sun-N-Buns Bakery and Espresso Bar (see Site D.3 figure). Front Street borders the eastern edge of this site. The site is located slightly north of Centennial Parkway.

#### Catalyst Projects

The anticipated future catalyst projects at this site are a market hall or family outdoor entertainment. While progress is made towards a permanent catalyst project on this site it is anticipated interim uses may occur here. These interim uses could include parking, passive recreation or landscape maintenance.

#### Existing General Plan

The existing General Plan land use designation on the site is Visitor Serving Commercial. This existing designation would support implementation of the catalyst projects. Therefore, no land use alternatives are proposed.

### D.4 Embarcadero Corridor

The Embarcadero Corridor is generally identified in the DWSP as an opportunity site for future streetscape and landscaping improvements. The catalyst project is an Embarcadero streetscape furnishing palette. This catalyst project does not require land use approvals. Therefore, no land use alternatives are proposed.

SITE D.3: VACANT LOT AT FRONT ST AND HARBOR ST



Existing General Plan Land Use



LEGEND

- Opportunity Site
- Parcels
- Morro Bay City Limit
- General Plan Land Use
- Visitor Serving Commercial

Source: City of Morro Bay (2013); San Luis Obispo County (2016); Microsoft, Bing (2015).

## D.5 Triangle Parking Lot

### Existing Conditions

The Triangle Parking Lot parcel is located just south of the decommissioned Morro Bay Power Plant on the east side of the Embarcadero and is 2.3 acres in size (see Site D.5 figure). It is currently an unpaved vacant site used for parking.

### Catalyst Projects

The anticipated future catalyst projects at this site are a market hall or a cultural, maritime, or historical museum, a boatyard, and a parking lot or structure. While progress is made towards a permanent catalyst project on this site it is anticipated interim uses may occur here. These interim uses could include parking as is occurring now, passive recreation or landscape maintenance.

### Existing General Plan

The existing land use designation on the site is Coastal Development Industrial.

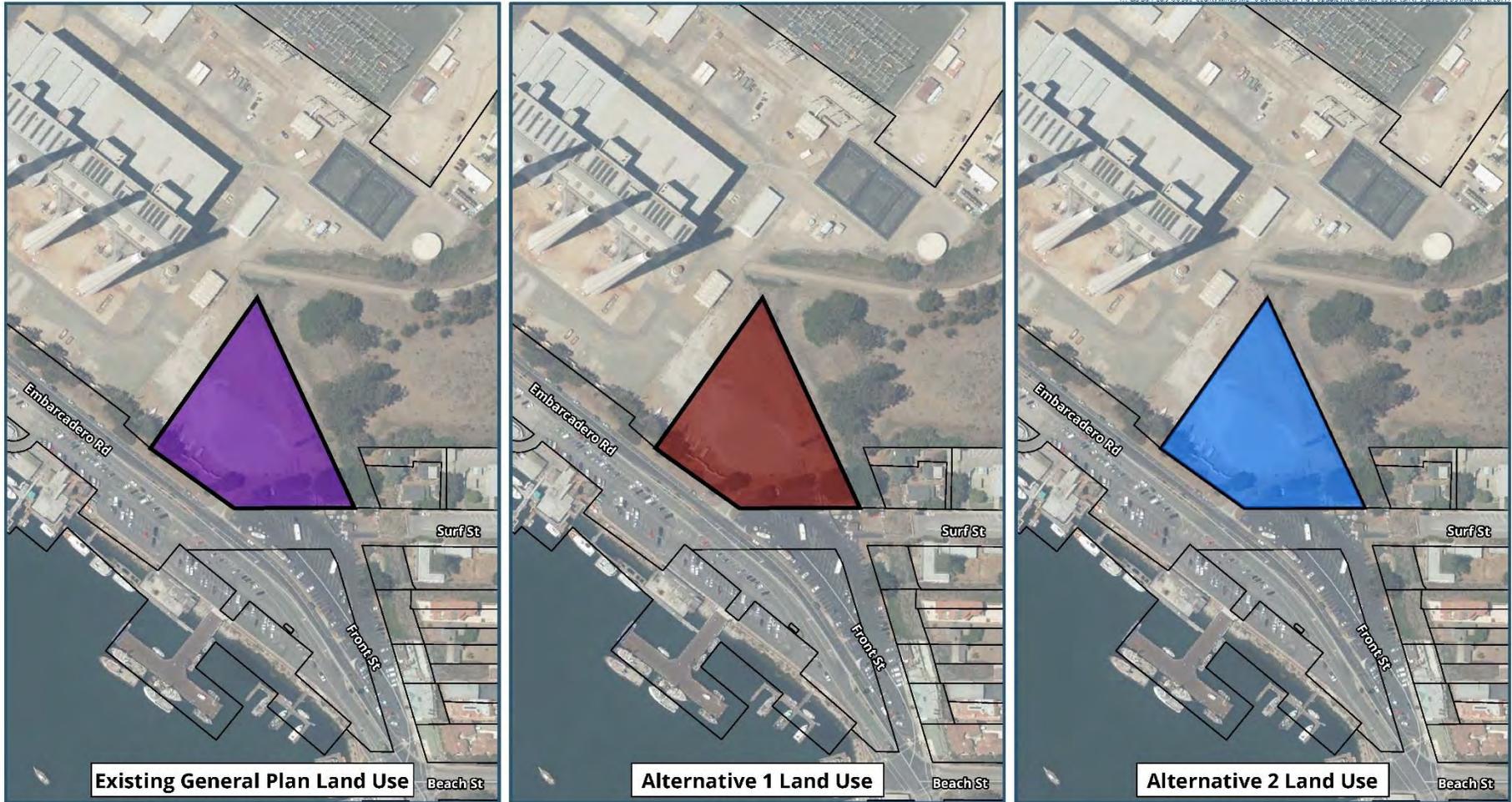
### Alternative 1

If a privately owned and operated market hall or museum were built on the site, the site would require a different land use designation than Coastal Development Industrial. A Visitor Serving Commercial designation would be appropriate for these uses, and could also accommodate a wider range of alternative visitor-serving uses and accommodations consistent with the Coastal Act at a prime location near the bay and the adjacent Dynege site.

### Alternative 2

If a publicly owned and operated market hall or museum were built on this site, the land use designation of all or a portion of the site could be Public Facility. This could limit the range of allowable uses on these portions of the site relative to the Coastal Act, but would apply only to portions of the site under public ownership.

SITE D.5: TRIANGLE PARKING LOT



LEGEND

Opportunity Site	<b>General Plan Land Use</b>
Parcels	Visitor Serving Commercial
Morro Bay City Limit	Coastal Development Industrial
	Public Facility

Sources: City of Morro Bay (2013); San Luis Obispo County (2016); Michael Baker Intl (2013).

## D.6 Vacant Lots at Market Avenue and Morro Bay Boulevard

### Existing Conditions

This site consists of three vacant parcels located at the northeast corner of Market Avenue and Morro Bay Boulevard (see Site D.6 figure) currently used as private surface parking lots. The three parcels total .22 acres.

### Catalyst Projects

The anticipated future catalyst projects at this site are a high-end hotel and conference center or creative mixed-use project. If the chosen catalyst project was a high-end hotel and conference center a portion but not all of that type of facility could be accommodated on these lots. While progress is made towards a permanent catalyst project on this site it is anticipated interim uses may occur here. These interim uses could include parking, passive recreation and landscape maintenance.

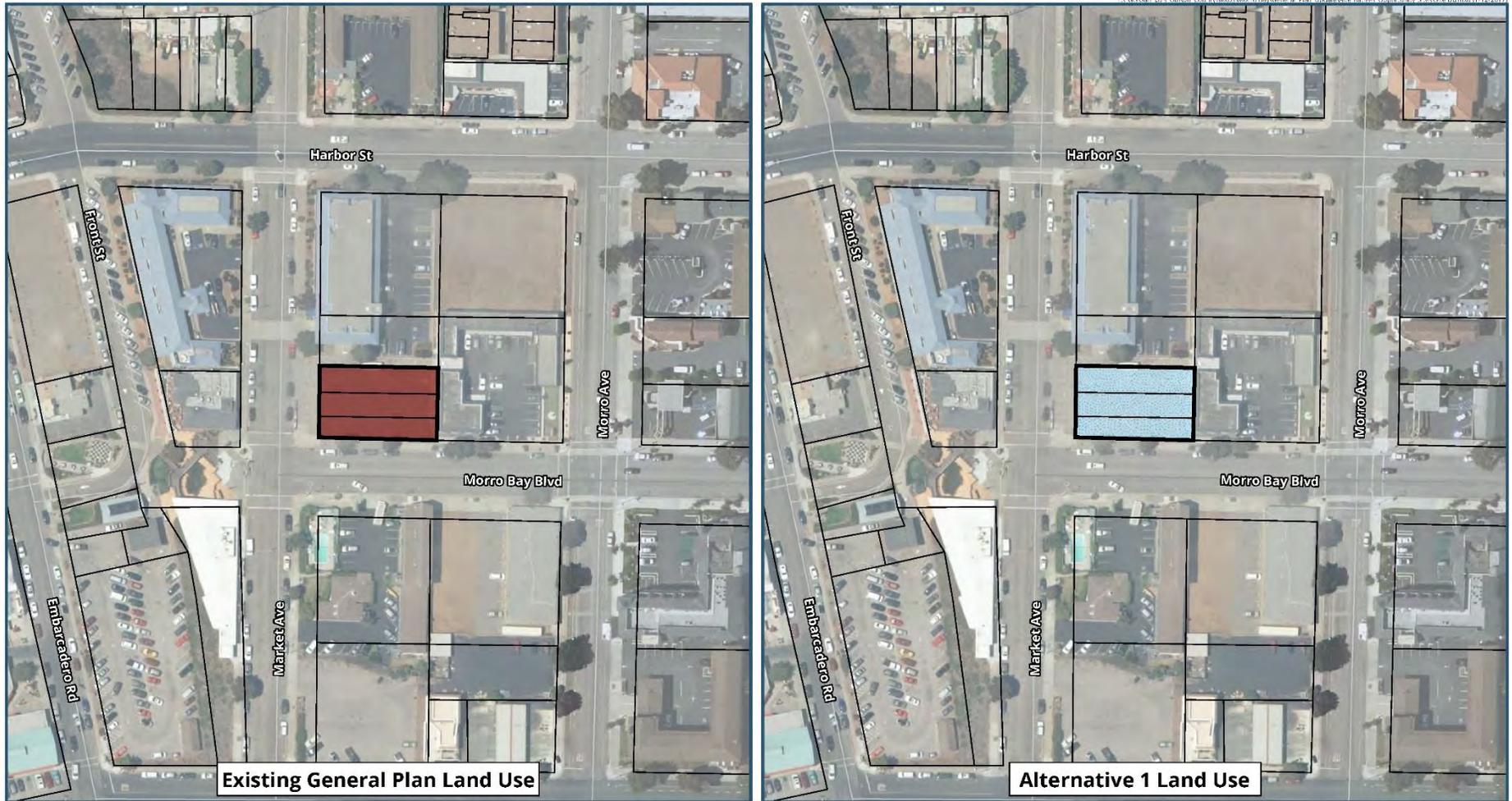
### Existing General Plan

The existing land use designation on the site is Visitor Serving Commercial. This designation would allow either the existing use (surface parking) or the high-end hotel and conference center catalyst project. It could also accommodate a wider range of alternative visitor-serving uses consistent with the Coastal Act.

### Alternative 1

The creative mixed-use catalyst project would require a change in land use designation for this site to Mixed Use.

SITE D.6: VACANT LOTS AT MARKET AVE AND MORRO BAY BLVD



LEGEND

- Opportunity Site
- Parcels
- Morro Bay City Limit
- Visitor Serving Commercial
- Mixed Use

Source: City of Morro Bay (2013), San Luis Obispo County (2016), Milner, Baker (1-1-2015)

## Land Use Alternatives Memo

### D.7 City-Owned Lots at Embarcadero and Pacific Street

#### Existing Conditions

This site consists of six City-owned vacant parcels at the northeast corner of Embarcadero and Pacific Street (see Site D.7 figure). The parcels total 1.43 acres.

Five of the parcels are on Embarcadero and one is on the other side of Market Avenue on Pacific Street. Many of these lots are currently used as public surface parking lots.

#### Catalyst Projects

The anticipated future catalyst projects at this site are a market hall, ecotourism, a cultural, maritime, or historical museum, or a high-end hotel and conference center. While progress is made towards a permanent catalyst project on this site it is anticipated interim uses may occur here. These interim uses could include parking, passive recreation and landscape maintenance.

#### Existing General Plan

The existing land use designations on the site are Visitor Serving Commercial and Mixed Use. These designations could accommodate the existing use (surface parking), or the market hall, museum, or high-end hotel and conference center. They could also accommodate a wider range of alternative visitor-serving uses consistent with the Coastal Act.

#### Alternative 1

Depending on the specific proposed use, ecotourism uses could require land use designation changes on all or a portion of the site from Visitor Serving Commercial to Mixed Use. This could impact the existing supply of public parking and reduce the amount of visitor-serving commercial area located within the coastal zone. Unless these reductions are offset by land use changes on other opportunity sites within the coastal zone, this could be determined to be in conflict with the Coastal Act by the California Coastal Commission.

## Land Use Alternatives Memo

### Input Received

- Consensus not to locate Maritime Museum on this site. It should go on the triangle parking lot site.
- Do not put high end hotel/conference center on this site.
- Is a seafood market commercially viable? Don't want to have to replace local food with t-shirts.
- A seafood market at this location could take out some who have been in the community for years. Don't undercut those who are already here/doing this.
- Decided to change terminology to "Full-Service Hotel" rather than "High End Hotel."
- Concerned about adding restaurants that might displace existing restaurants on this site.
- Could see underground parking on the vacant part of the site.
- Don't want to create an area that is only of interest of those staying in a hotel by locating a stand-alone hotel here.

SITE D.7: CITY LOTS AT EMBARCADERO AND PACIFIC ST



LEGEND

- Opportunity Site
- Parcels
- Morro Bay City Limit
- General Plan Land Use  
Visitor Serving Commercial
- General Plan Land Use  
Mixed Use

Source: City of Morro Bay (2013);  
San Luis Obispo County (2013);  
Michael Baker Inc. (2013).

## Land Use Alternatives Memo

### D.8 Vacant Lot at Embarcadero and Marina Street

#### Existing Conditions

This site consists of one vacant .28 acre parcel located at the northeast corner of Embarcadero and Marina Street near the Shell Shop and aquarium (see Site D.8 figure). The site is currently unpaved and not in use.

#### Catalyst Projects

The anticipated future catalyst projects at this site are a market hall, family outdoor entertainment, ecotourism, a cultural, maritime, or historical museum, or high-end hotel and conference center. It may also be subject to the proposed Embarcadero streetscape furnishing palette. If the chosen catalyst project was a high-end hotel and conference center a portion but not all of that type of facility could be accommodated on these lots. While progress is made towards a permanent catalyst project on this site it is anticipated interim uses may occur here. These interim uses could include parking, passive recreation and landscape maintenance.

#### Existing General Plan

The existing land use designation on the site is Visitor Serving Commercial. This designation could accommodate the existing use or the market hall, family outdoor entertainment, museum, or high-end hotel and conference center (within the constraints of the size of these parcels as discussed above). It could also accommodate a wider range of alternative visitor-serving uses consistent with the Coastal Act.

#### Alternative 1

Depending on the specific proposed use, ecotourism uses could require a land use designation change to Mixed Use. This could reduce the amount of visitor-serving commercial area located within the coastal zone. Unless this reduction is offset by land use changes on other opportunity sites within the coastal zone, this could be determined to be in conflict with the Coastal Act by the California Coastal Commission.

SITE D.8: VACANT LOT AT EMBARCADERO RD AND MARINA ST



- LEGEND
- Opportunity Site
  - Parcels
  - Morro Bay City Limit
  - Visitor Serving Commercial
  - Mixed Use

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

## D.9 Vacant Lot at Harbor Street and Morro Avenue

### Existing Conditions

This site consists of one .4 acre vacant parcel at the southwest corner of Harbor Street and Morro Avenue (see Site D.9 figure). It is currently an unpaved vacant lot.

### Catalyst Projects

The anticipated future catalyst projects at this site are a creative mixed-use project or a cultural, maritime, or historical museum.

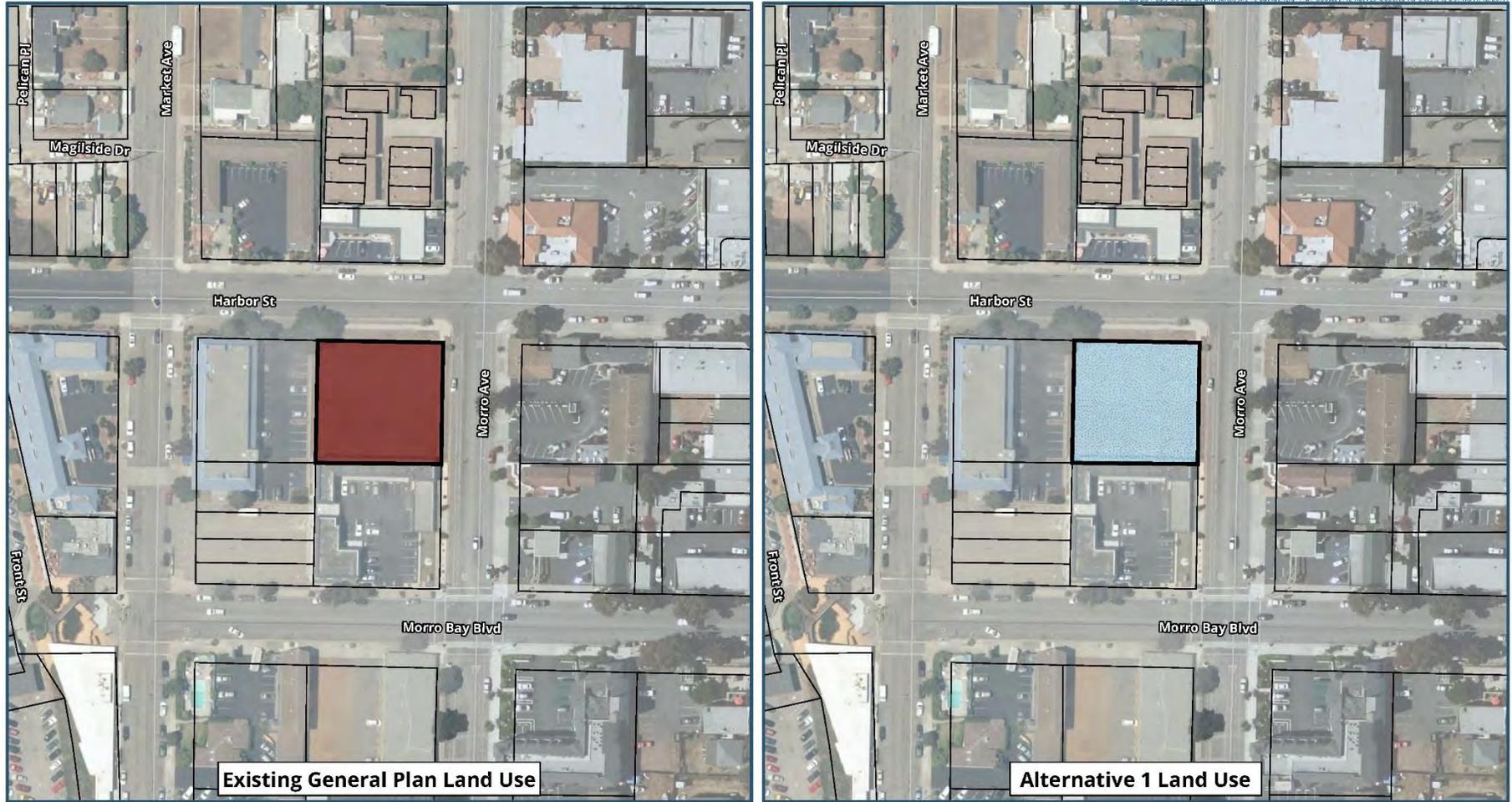
### Existing General Plan

The existing land use designation on the site is Visitor Serving Commercial. This designation could accommodate the museum. It could also accommodate a wider range of alternative visitor-serving uses consistent with the Coastal Act.

### Alternative 1

The creative mixed-use catalyst project would require a change in land use designation for this site to Mixed Use. This could impact the amount of visitor-serving commercial area located within the coastal zone. Unless this reduction is offset by land use changes on other opportunity sites within the coastal zone, this could be determined to be in conflict with the Coastal Act by the California Coastal Commission.

SITE D.9: VACANT LOT AT HARBOR ST AND MORRO AVE



LEGEND

- Opportunity Site
- Parcels
- Morro Bay City Limit
- General Plan Land Use
- Visitor Serving Commercial
- Mixed Use

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

## D.10 Underutilized Lots at Harbor and Monterey

### Existing Conditions

This site consists of one vacant parcel and an adjacent parcel with an existing duplex located at the southwest corner of Harbor Street and Monterey Avenue (see Site D.10 figure). The two parcels total .4 acres.

### Catalyst Projects

The anticipated future catalyst project at this site is a creative mixed-use project.

### Existing General Plan

The existing land use designation on the site is Mixed Use. The existing designation would support implementation of the catalyst project. Therefore, no land use alternatives are proposed.

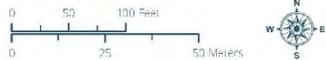
## D.11 Morro Bay Boulevard Corridor

The Morro Bay Boulevard Corridor is generally identified in the DWSP as an opportunity site for future streetscape and parking improvements. It does not include any catalyst projects that would require land use approvals. Therefore, no land use alternatives are proposed.

## D.12 Traffic Circle at Morro Bay Boulevard and Quintana Road

The traffic circle is generally identified in the DWSP as an opportunity site for future streetscape improvements. It does not include any catalyst projects that would require land use approvals. Therefore, no land use alternatives are proposed.

SITE D.10: UNDERUTILIZED LOTS AT HARBOR ST AND MONTEREY AVE



- LEGEND
- Opportunity Site
  - Parcels
  - Morro Bay City Limit
  - General Plan Land Use  
Mixed Use

Sources: City of Morro Bay (2013); San Luis Obispo County (2016); Michael Ecker Inc. (2015)

### D.13 Underutilized Area Northeast of City Park

#### Existing Conditions

This site consists of two parcels located on Harbor Street across from City Park (see Site D.13 figure). The two parcels total .38 acres. The site is currently occupied by four existing homes.

#### Catalyst Projects

The anticipated future catalyst project at this site is a creative mixed-use project.

#### Existing General Plan

The existing land use designation on the site is Mixed Use. The existing designation would support implementation of the catalyst project. Therefore, no land use alternatives are proposed.

### D.14 Vacant Lots at Front Street and Harbor Street

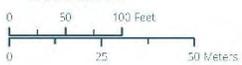
#### Existing Conditions

This site consists of four parcels located at the northeast corner of Front Street and Harbor Street (see Site D.14 figure). The parcels total .28 acres. The site is currently vacant and covered with low-lying vegetation. There is steep topography on part of the site as it spans the bluff between downtown and the waterfront.

#### Catalyst Projects

The anticipated future catalyst projects at this site are family outdoor entertainment; a cultural, maritime, or historical museum; or visitor accommodations. While progress is made towards a permanent catalyst project on this site it is anticipated interim uses may occur here. These interim uses could include parking, passive recreation and landscape maintenance.

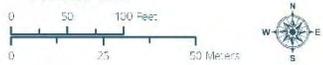
SITE D.13: UNDERUTILIZED AREA NORTHEAST OF MORRO BAY PARK



City of Morro Bay (2013);  
San Luis Obispo County (2016);  
Michael Baker Inc. (2015)

SITE D.14: VACANT LOTS AT FRONT ST AND HARBOR ST

I:\GIS\GIS Data\GIS\County\Map\Morro Bay\General Plan Update\Alternatives\Opport\_mby\_Sites\Site D.14.mxd (1/27/2017)



LEGEND

- Opportunity Site
- Parcels
- Morro Bay City Limit
- General Plan Land Use
- Visitor Serving Commercial

Sources: City of Morro Bay (2016);  
San Luis Obispo County (2016);  
Michael Baker Corp. (2013).

### Existing General Plan

The existing land use designation on the site is Visitor Serving Commercial. The existing designation would support implementation of the catalyst projects, in addition to a wide range of other visitor-serving uses and accommodations that would support the Coastal Act. Therefore, no land use alternatives are proposed.

### D.15 Harbor Street Corridor

The Harbor Street Corridor is generally identified in the DWSP as an opportunity site for future streetscape improvements. It does not include any catalyst projects that would require land use approvals. Therefore, no land use alternatives are proposed.

## Site E: North Main Street Corridor

### Existing Conditions

This site makes up the commercial corridor along Main Street just east of Highway 1 in north Morro Bay (see Site E figure). It spans 1.9 miles from close to the northern city limit at the north, just east of Highway 1 and includes crossing of Tahiti, Sequoia, San Jacinto, Elena, Bonita and Hill.

### Existing General Plan

The existing land use designations along this corridor include Mixed Use, Medium Density Residential/Neighborhood Commercial, and High Density Residential. The purpose of the existing land use designations is to support highway-serving commercial uses, but the actual on-the-ground uses are mostly neighborhood-serving commercial uses.

### Alternative 1

The future land uses for this site should address the actual neighborhood trends and on-the-ground land uses. There is a need for more neighborhood-serving commercial uses fronting Main Street.

## Input Received

- Housing is important but so is neighborhood commercial
- Concerned about the strip orientation of the Neighborhood Commercial. What about nodes or clusters of Neighborhood Commercial?
- Could buffer the housing from Main Street.
- Participants preferred using the area for low-density and medium-density residential uses, with some limited commercial activities (particularly on Main Street). The favored commercial uses were small office spaces, medical offices, and working spaces as part of a live/work unit.
- Is the large 10-acre site on this corridor at Sequoia designated high density residential? Yes, this site is zoned R-3 and designated high density residential and is a housing element site. There was support for using this site for assisted/senior living, affordable housing, and live-work spaces. Participants felt that high-density residential on this site would create traffic problems (particularly at the intersections of Main Street with San Jacinto Street and Yerba Buena Street).
- Community members favored limiting development in the area to one or two stories.
- The input of those who participated was divided between those favoring mostly neighborhood commercial land uses with limited residential (Alternative 1), and those who favored the current mix of commercial and residential land uses at the site (existing conditions).
- Based on review of Site E and Site G a portion at the southern end of Site E adjacent to Highway 41 will be removed from Site E and added to Site G.
- Some consensus to select Alternative 1 but investigate the idea of focusing the Neighborhood Commercial at nodes.

SITE E: NORTH MAIN CORRIDOR



Existing General Plan Land Use



Alternative 1 Land Use



LEGEND

Opportunity Site	<b>General Plan Land Use</b>	Neighborhood Commercial
Parcels	Low Density Residential	Medium Density Residential / Neighborhood Commercial
Morro Bay City Limit	High Density Residential	Mixed Use
	Visitor Serving Commercial	

Source: City of Morro Bay (2016), San Luis Obispo County (2016), Chase Baker Ltd (2013)

This can be accomplished by replacing the Mixed Use designation in this area with Neighborhood Commercial. Neighborhood Commercial should be applied independently from a residential designation (i.e., without the option for residential use) which contrasts with the practice identified in the existing Land Use Element and on the Land Use Map.

Existing commercial uses should be preserved rather than replaced with residential uses in this area. Residential uses should be allowed only above or behind other commercial uses in the Neighborhood Commercial areas. Between Sequoia Street and Elena Street, where the existing designation is Medium Density Residential/Neighborhood Commercial, the land uses should be changed to reflect the on-the-ground land uses. The existing motel should be designated Visitor Serving Commercial and the remainder of the parcels should be designated Low Density Residential.

## Site F: Tri-W Site

### Existing Conditions

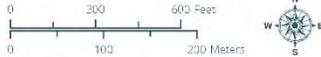
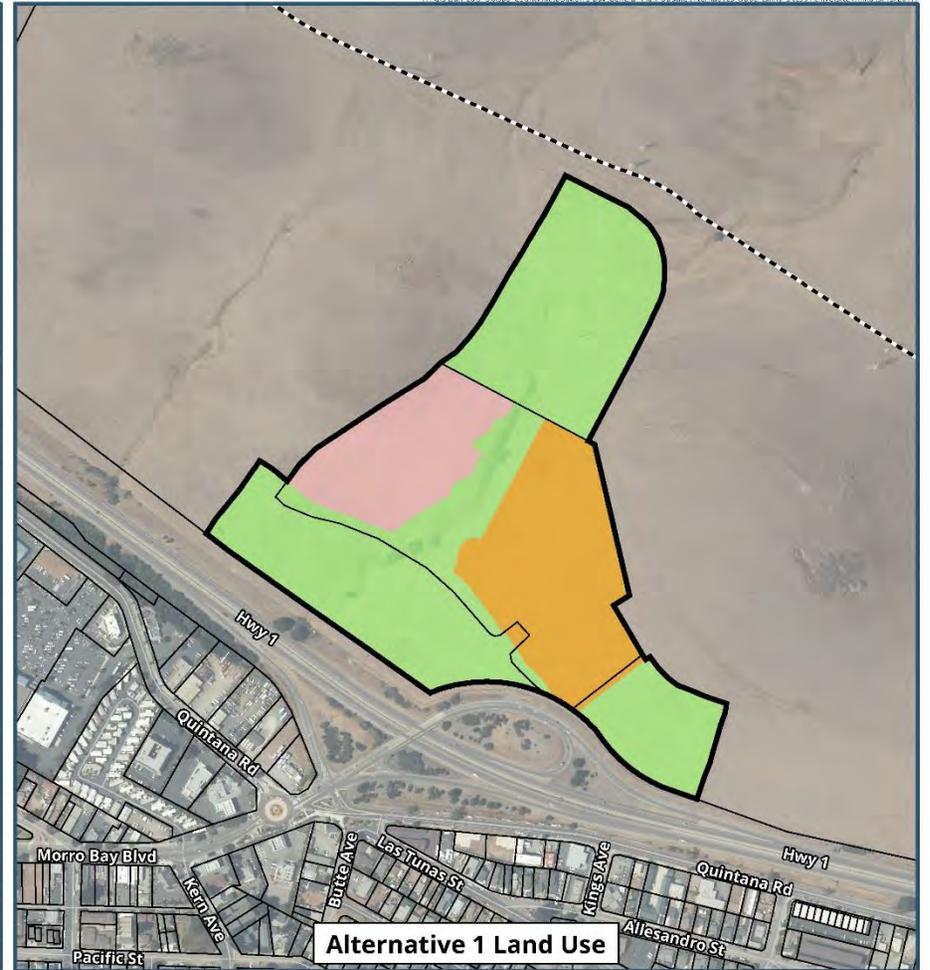
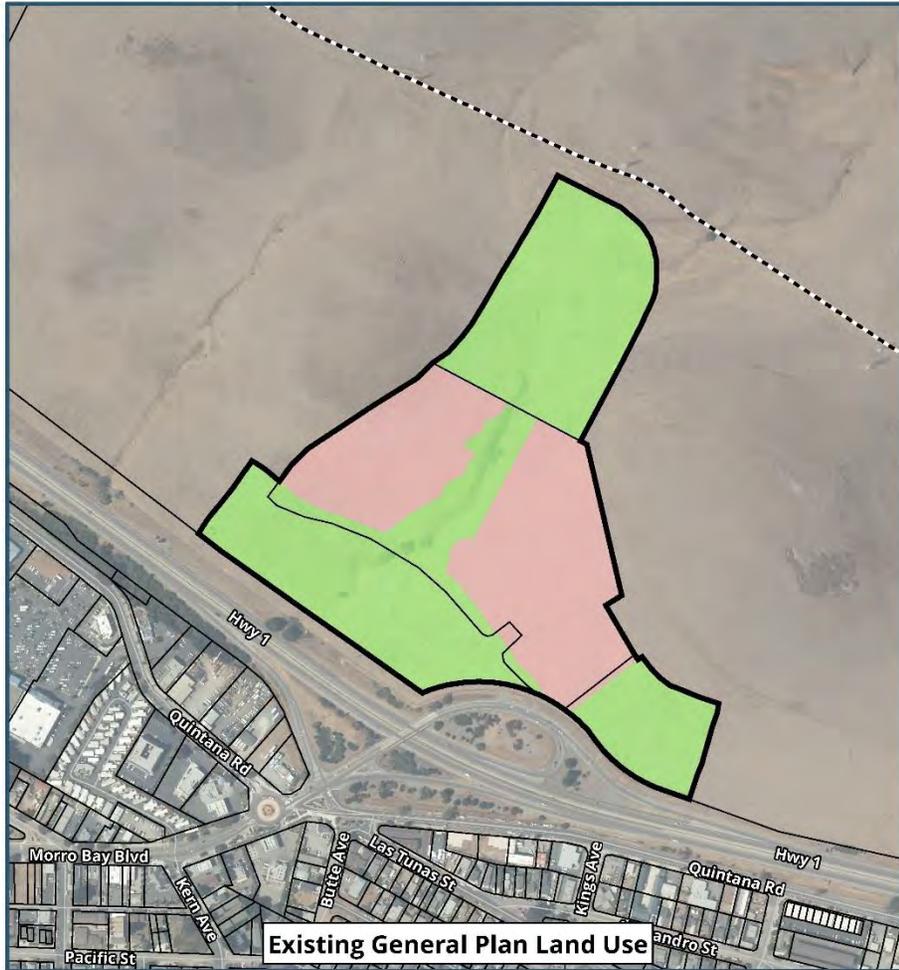
The Tri-W site is located on the north side of Highway 1 adjacent to the Morro Bay Boulevard exit (see Site F figure). It is a vacant area made up of four parcels of hilly topography covered in annual grasses. The site was a subject of a voter referendum in 1990. Measure H (Ordinance No. 389) limited the zones and uses at the Tri-W property. It allows commercial development on only 13 acres of the 30-acre property, and establishes the location of the commercial uses to be “generally located adjacent to Highway 1 and Morro Bay Boulevard.” Any changes to these land uses would require voter approval by the citizens of Morro Bay.

### Existing General Plan

The existing land use designations on this site are Open Space/Recreation and District Commercial.

SITE F: TRI-W

F:\GIS\GIS\_Luis\_Ospina\_Courtyard\GIS\Memo\_Background\_Plan\_Update\Alternatives\_Documentary\_Sites\TriW\Site\_F.mxd (1/15/2017)



LEGEND

- Opportunity Site
- Parcels
- Morro Bay City Limit
- General Plan Land Use**
- Medium Density Residential
- District Commercial
- Open Space / Recreation

Sources: City of Morro Bay (2011)  
 San Luis Obispo County (2011)  
 Michael Sauer, Inc. (2011)

## Alternative 1

If changes to the mix and location of the land uses on the site are considered by Morro Bay citizens, the following should also be considered. One option would be to move the developable area of the site south and closer to the proposed WRF site in order to cluster development and minimize visual and other environmental impacts. The current land use plan for this site creates an island of developable land in the middle of surrounding undeveloped parcels used for grazing. The allowed land uses could be changed to a mix of residential and commercial land uses, including higher-density residential to help accommodate the City's future regional housing needs.

## Input Received

- A majority of those providing input did not want to consider residential uses on this site and wanted to stay within the confines of Measure H. However, a mix of more specific comments were received:
  - Seems like a good place for higher density/affordable housing. Wouldn't impact any existing neighborhoods.
  - Can the site be served in terms of water if residential is allowed?
  - Proposing a different land use on this site isn't genuine because it is controlled by Measure H. A lot of people don't want housing or any development on this site.
  - Not sure about the clustering idea – moving the area where development could occur south or towards WRF. Doesn't see it from a connectivity perspective because each of the sites C and F are close to connector roads on the other side of the highway.
  - Thinks there is currently an excess of residentially zoned land in Morro Bay. Thinks if residential is allowed there it should only be allowed in a mixed-use setting.
  - Not in favor of adding residential on the other side of Highway 1. Thinks there could be neighborhood quality issues. Would like to see low-rise industrial.
  - Perhaps when the population gets closer to 12,200 it might be the time to revisit this site for housing purposes.
  - Some of those providing input were supportive of residential uses on the site, if they were affordable.

- This site could be used for large highway-serving commercial, business park, or light industrial uses.

## Site G: State Route 41 Gateway

### Existing Conditions

This site is located on either side of SR 41 as it enters Morro Bay from the east. The area is a gateway to the city (see Site G figure). Existing on-the-ground uses include residential, commercial, visitor-serving commercial uses like gas stations and fast food, and landscaping, and the Silver City mobile home park. Future new development should improve this area as a gateway, including inviting-looking visitor-serving uses.

### Existing General Plan

The existing land use designations on this site are Visitor Serving Commercial, General (Light) Industrial, and High Density Residential. These designations would accommodate most of the existing uses and could support enhancing the areas as a gateway.

### Alternative 1

Future land use changes in this area should reflect the on-the-ground land uses. The parcel where the mobile home park is located could be redesignated from Visitor Serving Commercial to Medium Density Residential. The rest of the land use designations are not proposed to change under this alternative.

### Input Received

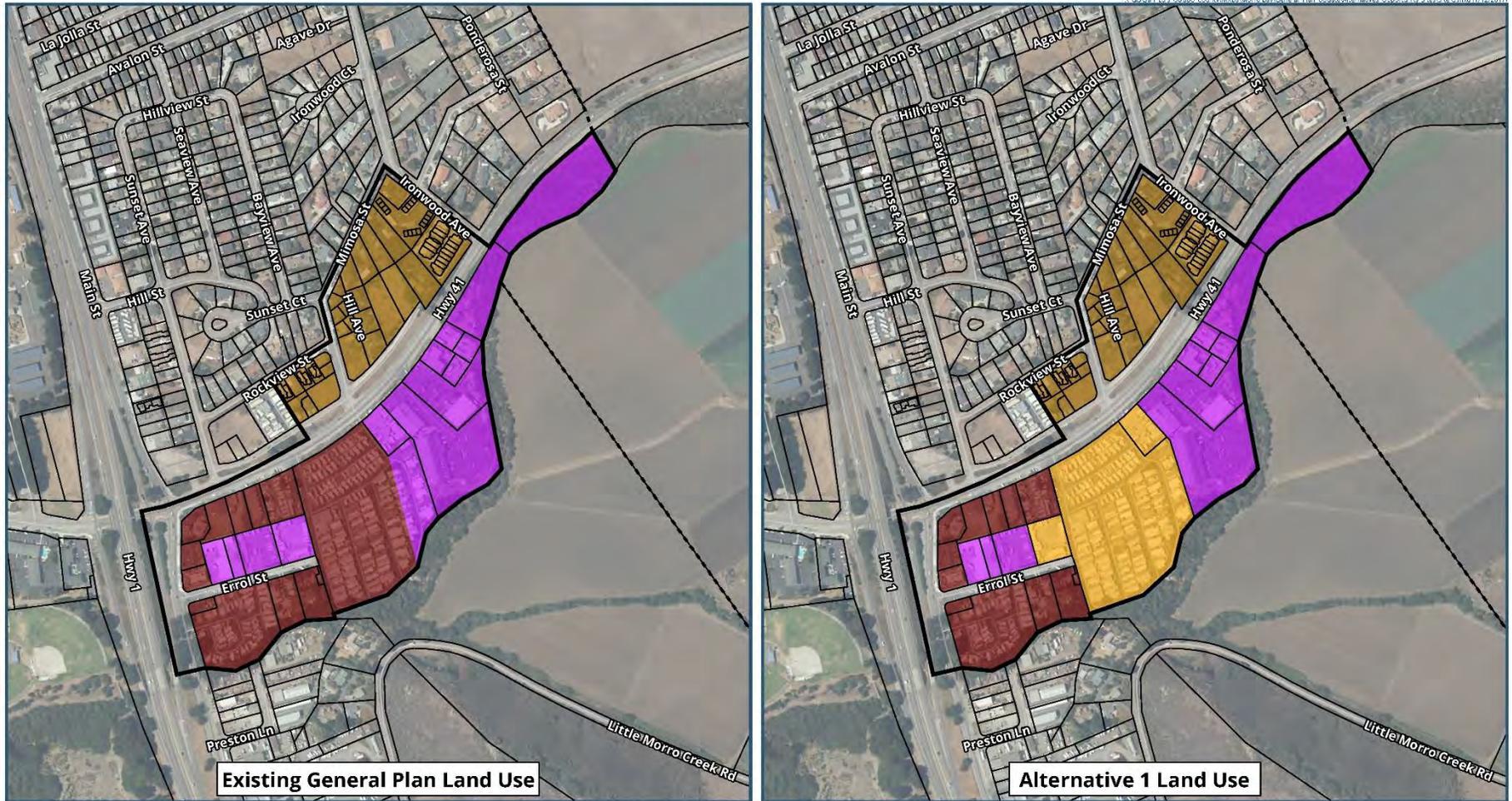
- Could the land use on the mobile home site be changed to HDR rather than MDR? Yes.
- Important to protect mobile home parks.
- Important to provide more visitor-serving and neighborhood serving commercial in this area
- Suggested a frontage of Visitor Serving Commercial or other commercial along Highway 41 instead of MDR all the way up to the highway.
- What about removing more of the Visitor Serving Commercial from Errol St?

## Land Use Alternatives Memo



- Propose adding the north side of Hwy 1 (currently part of Site E) to Site G and proposing Visitor Serving Commercial there.
- Use both sides of Highway 41 for commercial uses.

SITE G: HIGHWAY 41 GATEWAY



- LEGEND**
- Opportunity Site
  - Parcels
  - Morro Bay City Limit
  - General Plan Land Use
  - Medium Density Residential
  - High Density Residential
  - Visitor Serving Commercial
  - General (Light) Industrial

San Luis Obispo County Planning Department  
 San Luis Obispo County (2016)  
 Michael Haverland (2016)

## Site H: Measure D Area

### Existing Conditions

This site sits along the north Embarcadero and includes the properties on the bay side of the Embarcadero as well as Coleman Park (see Site H figure). The site was a subject of a voter referendum in 1981. Measure D (Ordinance No. 207) restricts development on state-owned tidelands between Beach Street and Target Rock. Only development serving primarily commercial or recreational fishing is permitted. Any changes to these land uses would be subject to voter approval by the citizens of Morro Bay.

### Existing General Plan

The majority of this site is currently designated Commercial/Recreational Fishing, along with a small amount of Coastal Development Industrial, and Open Space/Recreation.

There is a desire within the community and by the City to better define what is allowed in the Measure D area as the existing ordinance language has some ambiguities. However, no changes to the land use designations are proposed. Therefore, no land use alternatives are proposed for this area.

### Input Received

- Area close to the rock should be open space.
- Measure D shouldn't be on the ballot and the way it is being applied now is good but that approach it isn't formalized outside the ambiguous language of Measure D.

## Site I: Morro Bay Boulevard Gateway

### Existing Conditions

This site centers on Morro Bay Boulevard from the traffic circle at the Highway 1 exit south to Napa Avenue (see Site I figure). City Park is included in this site. This area represents the main gateway to the city from Highway 1 as well as the entrance to downtown.

### Existing General Plan

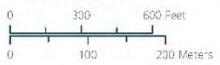
Existing land use designations on this site include Mixed Use, District Commercial, Open Space/Recreation (City Park), and a small bit of High Density Residential.

The future vision for this site is driven by the desire to improve the area as a welcoming gateway and further unify the proposed uses. Future development should include a trend away from residential development and standards could be changed to prohibit new street-fronting residential development. The City should also consider a Civic Center Master Plan for the City-owned properties included as part of this site. The master plan could include plans for future upgrades to existing buildings and for additional density on City-owned properties in the long term. No changes to existing General Plan land use designations are proposed. Therefore, no land use alternatives are proposed for this area.

### Input Received

- Shouldn't the civic properties/uses be designated Public/Institutional?
- There are some unsightly derelict areas that are in the Mixed Use area of this site. Would like to improve them.
- Propose changing the commercial on the same block as the park to Open Space/Recreation.
- From east of the fire station on the west side of the site should stipulate residential above/commercial below but not prohibit residential altogether.
- Need different mixed use zones.

SITE H: MEASURE D/CF AREA



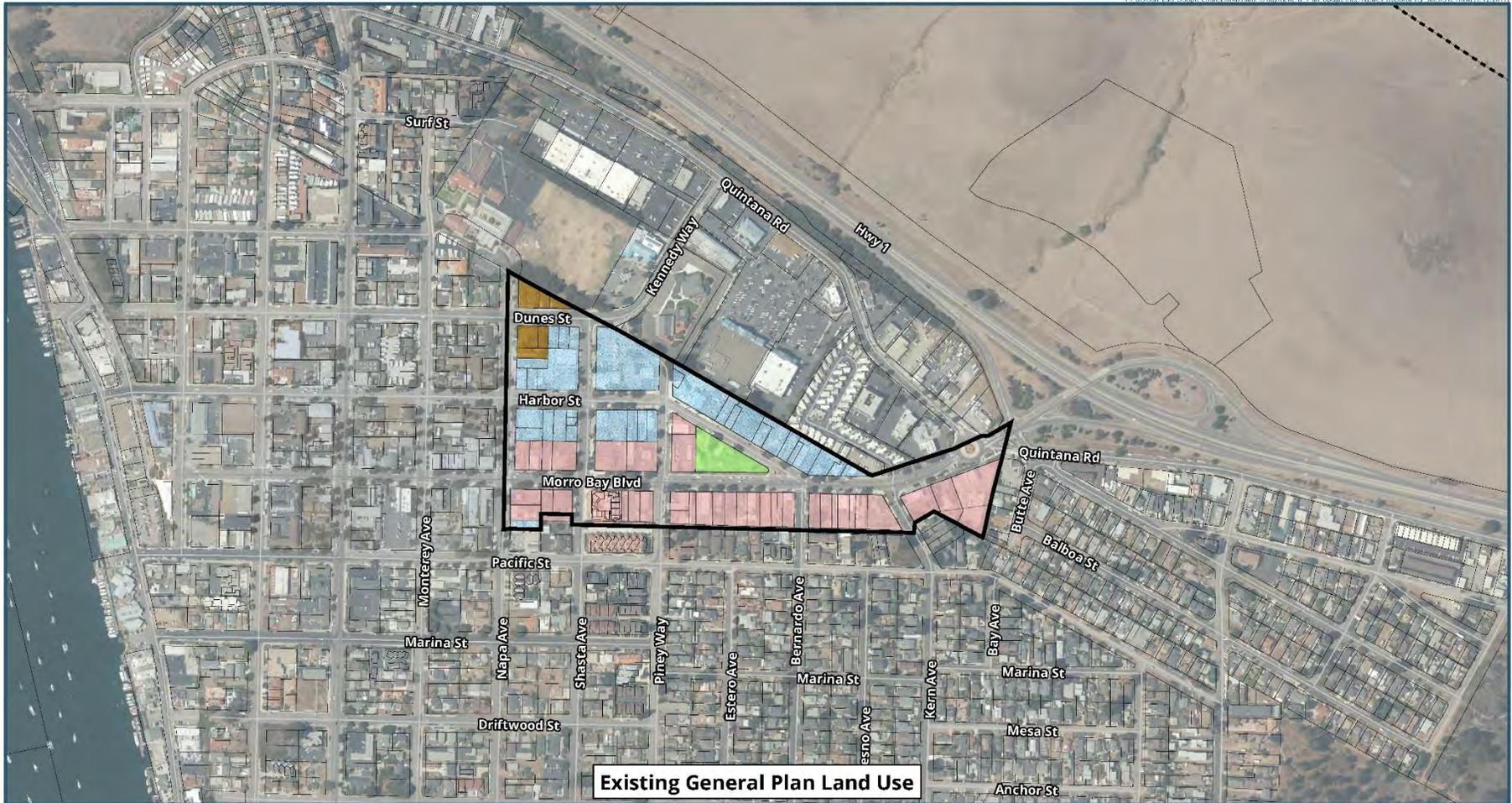
LEGEND

Opportunity Site	<b>General Plan Land Use</b>
Parcels	Coastal Development Industrial
Morro Bay City Limit	Commercial / Recreational Fishing
	Harbor / Navigational Ways
	Open Space / Recreation

© 2017 City of Morro Bay (10/16)  
 San Luis Obispo County (2/16)  
 Michael Baker Inc (10/16)

SITE I: DOWNTOWN AT HIGHWAY 1

TS: GIS-01\_LAS\_General\_Plan\_Morro\_Bay\_General\_Plan\_Update\Mapserver\Opportunity\_Sites\Site I.mxd 11/12/2017



Existing General Plan Land Use



LEGEND	
	Opportunity Site
	Parcels
	Morro Bay City Limit
	High Density Residential
	District Commercial
	Open Space / Recreation
	Mixed Use

Sources: City of Morro Bay (2016);  
San Luis Obispo County (2015);  
McCase Baker Inc. (2016)

## Site J Quintana Road North of Roundabout

### Existing Conditions

This site runs west along Quintana Road from Morro Bay Boulevard to Main Street on the south side of Highway 1 (see Site J figure). Existing on-the-ground land uses include highway-serving commercial uses like grocery stores and other retail uses and non-retail commercial, as well as a closed elementary school located on property owned by the school district.

### Existing General Plan

The existing General Plan land use designations on this site include Mixed Use, District Commercial, Medium Density Residential, High Density Residential (at the closed school site), and Service Commercial.

### Alternative 1

Small changes are envisioned to the existing General Plan land use designations in this area to reflect the envisioned future character and consolidate land uses. Parcels located at the shopping center currently designated Mixed Use could be changed to Service Commercial.

### Input Received

- A slight majority of those who provided input preferred Alternative 1 – to redesignate the Cookie Crock site to allow commercial land uses only.
- Why would one shopping center be one type of commercial and the other is another type?
- Some people said school and civic buildings should be designated to match on-the-ground land uses.
- It makes sense that vehicle-oriented uses are here. There is a big hill and this area topographically would never be very pedestrian friendly for anyone but the young.
- Supportive of commercial along Quintana but question the existing residential land uses on this site.

## Land Use Alternatives Memo

- Community members wanted to see improved pedestrian infrastructure in the area.
- The Cookie Crock site would be suitable for visitor-serving commercial or other commercial activities.
- Some participants were not in favor of the old school to develop as residential. However, the field part of the school could be developed as residential.
- A greater number of participants supported building high-density housing in the area. Participants felt that the existing school building and/or playing field would be the best location for new housing (as currently designated in the General Plan).
- Some participants supported preserving the existing school building as a community space and for its historic value.



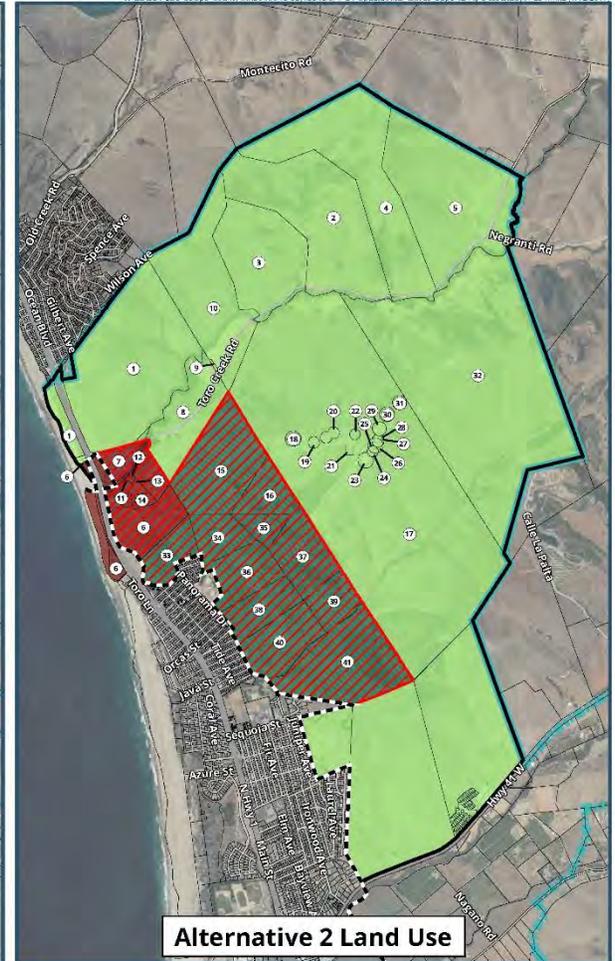
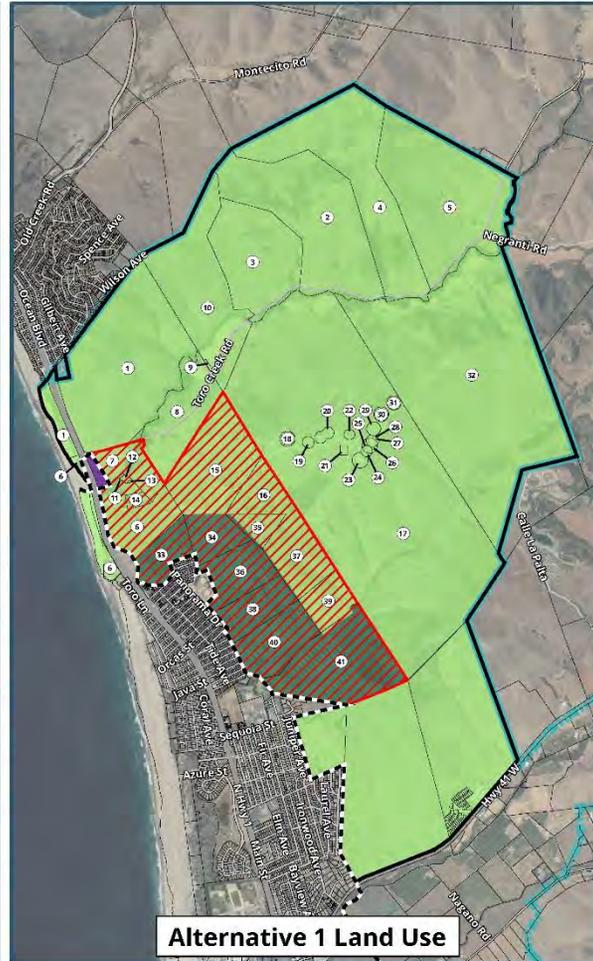
## Planning Area and Sphere of Influence

The areas discussed in this section are currently located outside of the Morro Bay city limits. As part of Plan Morro Bay, the City is considering establishing a planning area that extends beyond the city limits. In the future, the City may consider adding certain parts of the planning area into its sphere of influence (SOI) or annexing parcels. (Annexation was discussed earlier in the memo for Site C.) These areas are different from the opportunity sites discussed above because they do not currently have City land use classifications applied to them and they are not currently within the City's land use jurisdiction. If these areas were placed in the planning area, the City would have greater influence in these areas and would request to be notified by the County when any land use applications or other planning processes occur in these areas. If any of these areas were to be included in the City's SOI, they would need to proceed through LAFCO's process to be included in the SOI. If any portions of these areas were to be annexed, they would proceed through LAFCO's process and a City annexation process.

### Study Area 1

Study Area 1 is located east of the city limits from north of Toro Creek Road south to SR 41 (see Study Area 1 figure). It consists primarily of annual grasslands. Much of Study Area 1 includes the former site of the Estero Marine Terminal, which is owned by Chevron. The Estero Marine Terminal site includes marine terminal offices and a former tank farm. The area also contains a 200-acre parcel that includes a mobile home park in a portion of the area. About half of Area 1 is located in the coastal zone. Chevron is currently exploring options to divest from its property ownership in this area. Chevron has presented twice to the GPAC about its properties and potential options for future use of those properties. The figures and parcel numbers referenced in this section are based on maps Chevron presented. The City proposes to include part of this study area in its General Plan Planning Area and part in its SOI.

STUDY AREA 1



LEGEND

Study Area	<b>Morro Bay General Plan Land Use</b>	<b>San Luis Obispo County General Plan</b>
Proposed Sphere of Influence	Visitor Serving Commercial	Agriculture
Proposed Plan Area Boundary	Coastal Development Industrial	Recreation
Parcels	Agriculture	Open Space/Recreation
Morro Bay City Limit		



San Luis Obispo County of Morro Bay BID, Inc.  
San Luis Obispo County (2016)  
Morro Bay, Inc. (p. 5)

## Proposed Sphere of Influence

About 25 percent of Study Area 1 is proposed for inclusion in the City's SOI. This area is all currently owned by Chevron and includes areas with potential for residential and commercial development.

### Existing Conditions

This area includes the former marine terminal and all of the Chevron parcels on the west side of Highway 1. It also surrounds an area (east of Highway 1) that is already in the city limits.

### Existing General Plan

The property already located within the city limits is designated Coastal Development Industrial and is adjacent to another area (west of Highway 1) that is in the City's current SOI. The existing County General Plan land use designations in this area are Agriculture and Recreation.

### Alternative 1

If this area were annexed to the City under Alternative 1, Chevron parcels 33, 34, 36, 38, 40, and 41 would be designated Agriculture with the restriction of one residential unit per parcel. The balance of the potential SOI area would be designated Open Space/Recreation. Under this alternative, only six residential units would be allowed on parcels adjacent to the existing city limits and the balance of this site would be protected and preserved. This alternative corresponds to "Opportunity Area #1" presented by Chevron to the GPAC in November 2016.

### Alternative 2

If this area were annexed to the City under Alternative 2, Chevron parcels 15, 16, 33, 34, 35, 36, 37, 38, 39, 40, and 41 would be designated Agriculture. Parcels 6, 7, 11, 12, 13, and 14 would be designated Visitor Serving Commercial. The parcel surrounded by this area that is currently inside the city limits would also be redesignated from Coastal Development Industrial to Visitor Serving Commercial. Under this alternative, a larger area of low density residential development or agricultural uses would be allowed on

parcels adjacent to the existing city limits (these parcels would be designated Agriculture, allowing one residence per parcel) and visitor-serving uses would be allowed close to the water. Also under this alternative, a smaller but still quite extensive area would be placed under conservation with the Open Space/Recreation designation and this would be consistent with aspects of Chevron's concept plan presented to the GPAC in November 2016.

### Proposed Planning Area

The remainder of Study Area 1 north, east, and south of the proposed SOI area would be proposed for inclusion in the City's planning area.

### Existing Conditions

Much of this area is more pristine than the proposed SOI area and includes some high-quality natural habitat. However, this area includes the former Chevron tank farm as well as some existing residential development adjacent to SR 41.

### Existing General Plan

The existing County General Plan land use designation in this area is Agriculture.

### Alternative 1

The City's long-term future vision for this area would be to retain the area as Open Space/Recreation use, which would allow for continued agricultural use.

### Input Received

- The majority of those who provided input were not in favor of development in this area. A slight majority were in favor of the City extending their planning area or SOI into this area.
- Opinion was split about whether the area included in the City's planning area should be designated Agriculture or Open Space/Recreation.
- There were mixed feelings on including this area in the City's sphere of influence (SOI):

- Many community members saw merit in maintaining the area as County land and keeping it in agriculture, rather than evaluating it for inclusion in the City's SOI or annexing the land. Many participants were supportive of preserving the land as is, and felt that keeping County control would be the best way to accomplish this.
  - Some community members noted that if annexed the City would have to provide infrastructure for any development in the area, and were concerned about potentially high costs for infrastructure construction.
  - Some community members were hesitant to designate the study area as open space, feeling that the cost would be too high and that such a designation might eliminate the fire protection benefits afforded by the grazing activities that currently occur in the area.
  - Study Area 1, especially along Toro Creek Road, could be used as a county park.
  
- Others felt that there were clear benefits to including it in the City's SOI, such as to:
  - Ensure that no development would occur in landslide-prone areas within Parcels 38 and 40.
  - Limit density to one house and one barn per parcel.
  - Encourage development of recreational uses, such as trails for biking, hiking, and horseback riding.
  - Some participants were open to considering intensification of allowed residential density in some areas in exchange for preserving other areas
  - Maintain hillside views east of Highway 1 by keeping any development low.
  
- Participants felt that more time than was provided at the workshop would be needed to effectively offer feedback on this site. Could the City hold more meetings just on this area/issue?
- Participants wanted to preserve the dog beach in the area.

## Study Area 2

Study Area 2 is located east of the Morro Bay city limits and south of SR 41 (see Study Area 2 figure). Most of the land in this area is located north of Little Morro Creek Road, although a few parcels extend south of the road. The area is entirely within the Coastal Zone.

### Existing Conditions

Most of this area is under agricultural cultivation and is relatively flat. Avocado orchards are situated on many parcels, while other properties are used to grow field crops.

The vast majority of the land in Study Area 2 is designated as “prime soils.” With the exception of some of the northeast portion of Study Area 2, large sections of the area are also considered prime agricultural land, and some parcels are under Williamson Act contracts.

### Existing General Plan

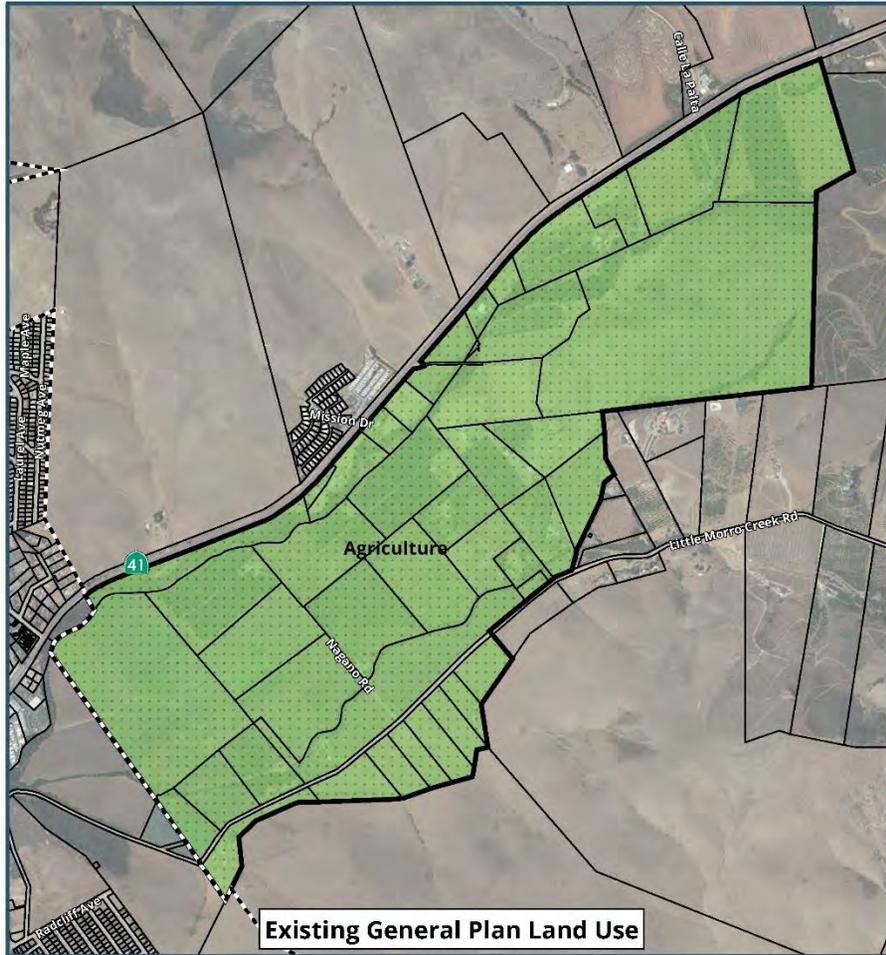
The existing County General Plan land use designation in this area is Agriculture.

### Alternative 1

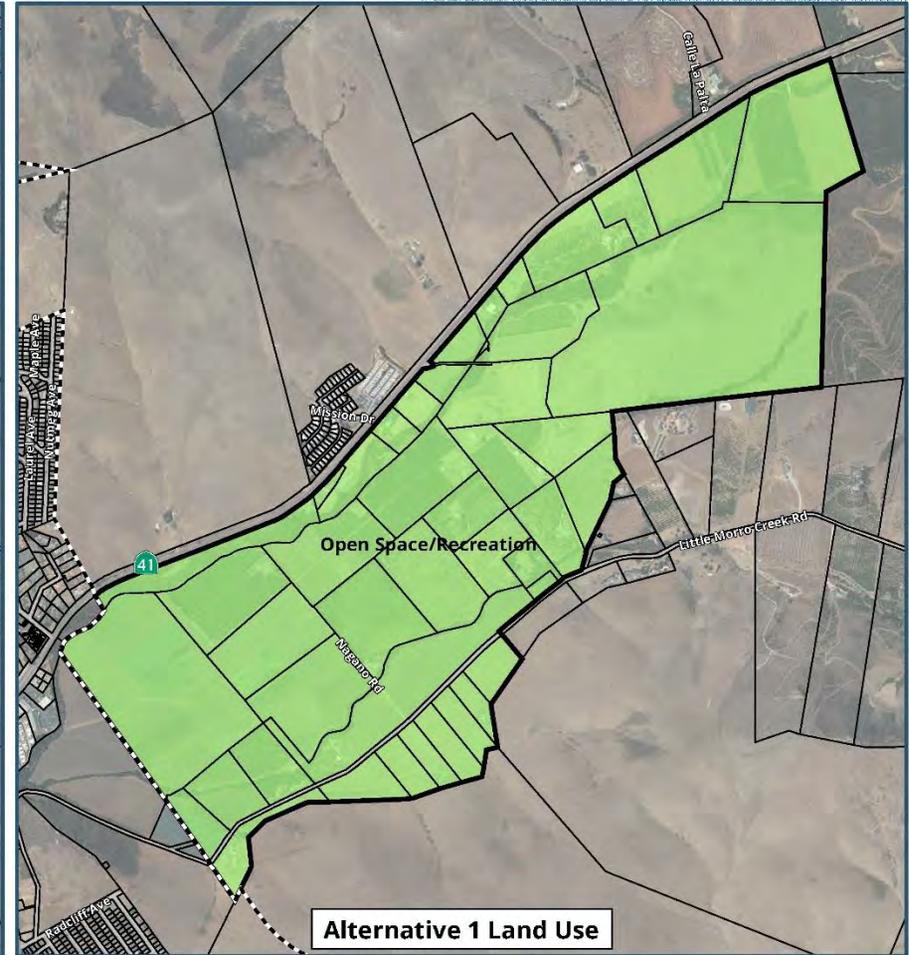
The City's long-term future vision for this area would be to retain the area as Open Space/Recreation, which would allow for continued agricultural use.

STUDY AREA 2

T:\GIS\San Luis Obispo County\GIS\Morro Bay\General\_Plan\_Updates\Mapserver\_Graphics\StudyArea2.mxd (11/22/2016)



Existing General Plan Land Use



Alternative 1 Land Use



LEGEND

- |                      |  |  |
|----------------------|--|--|
| Study Area           | <b>Morro Bay General Plan Land Use</b> | <b>San Luis Obispo County General Plan</b> |
| Parcels              | Open Space/Recreation                  | Agriculture                                |
| Morro Bay City Limit |  |  |

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

## Study Area 3

Study Area 3 is located north of Highway 1 adjacent to the Tri-W parcel that is located inside the city limits. It is east of Little Morro Creek Road and west of South Bay Boulevard (see Study Area 3 figure).

### Existing Conditions

Most of this area is used for grazing and is quite hilly. It is currently undeveloped. The City is currently evaluating an area at the southeast corner of this study area for the future location of the City's WRF. If that facility is approved, that portion of the study would be annexed and designated Public Facility as detailed under Site C above.

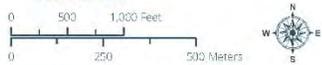
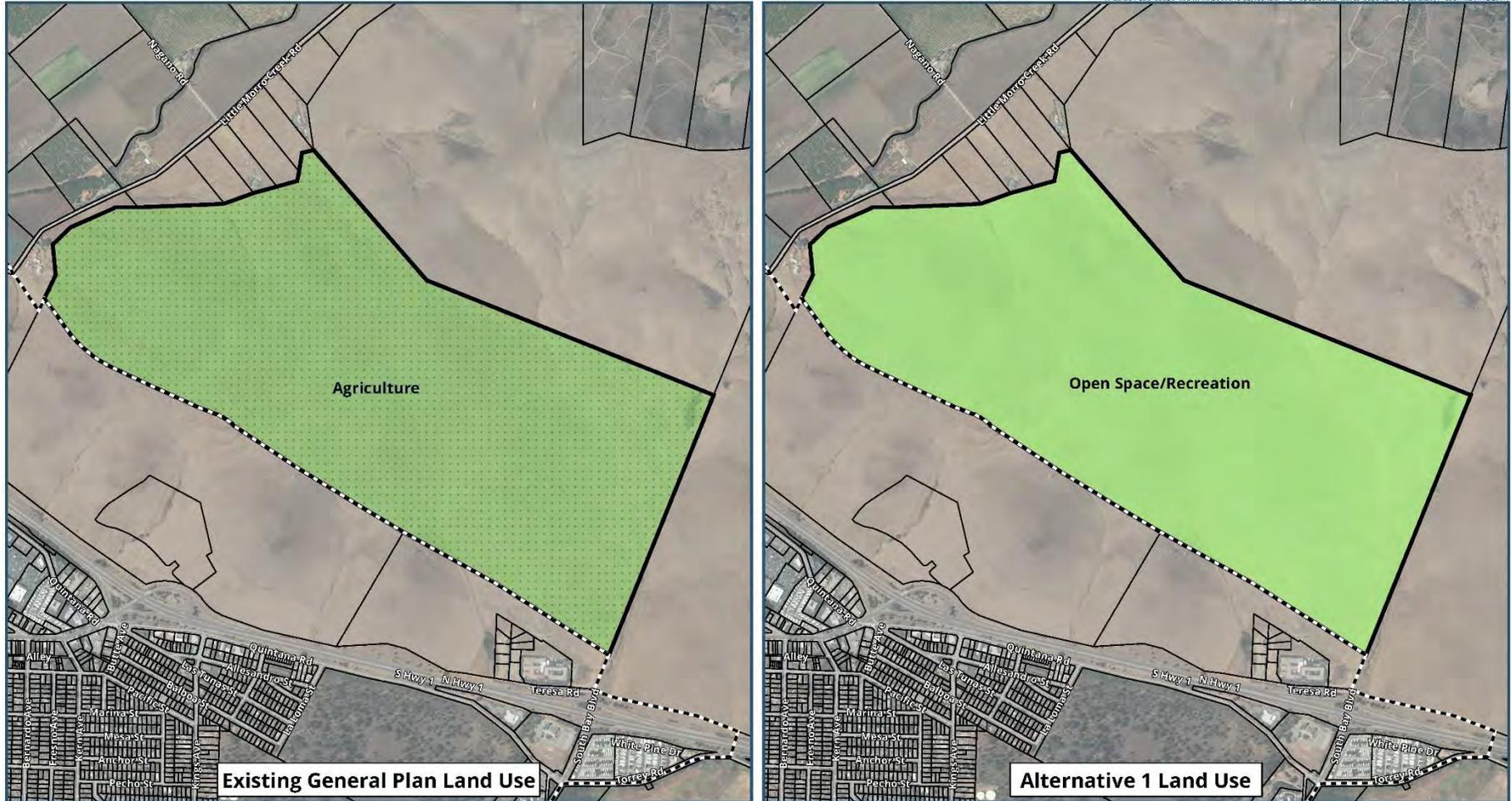
### Existing General Plan

The existing County General Plan land use designation in this area is Agriculture.

### Alternative 1

For the remainder of this area (aside from the WRF), or for the whole study area if the WRF location is not approved here, the City's long-term future vision for this area would be to retain the area as Open Space/Recreation, which would allow for continued agricultural use.

STUDY AREA 3



LEGEND

- Study Area
- Parcels
- Morro Bay City Limit
- Morro Bay General Plan Land Use - Open Space/Recreation
- Morro Bay General Plan Land Use - Agriculture
- San Luis Obispo County General Plan - Agriculture

San Luis Obispo County of Morro Bay (1/17/16)  
 San Luis Obispo County (12/16)  
 Michael Baker Inc. (10/15)

## Study Area 4

Study Area 4 is located east of the Morro Bay city limits and south of Highway 1, extending east almost to Hollister Peak (see Study Area 4 figure). The terrain of Study Area 4 is fairly flat, lying just north of Cerro Cabrillo and Hollister Peak. Morro Creek runs the length of this study area. The area is located entirely within the Coastal Zone.

### Existing Conditions

Much of Study Area 4 is in agricultural cultivation, primarily as row crops. Almost all of the area is considered prime soil, and some parcels qualify as prime agricultural land. One large parcel is under a Williamson Act contract. The area known as Chorro Flats is owned by the Coastal San Luis Resource Conservation District, which maintains approximately 45 acres in active agricultural production and has restored the rest of the land to wetlands and other wildlife habitat.

### Existing General Plan

The existing County General Plan land use designation in this area is Agriculture.

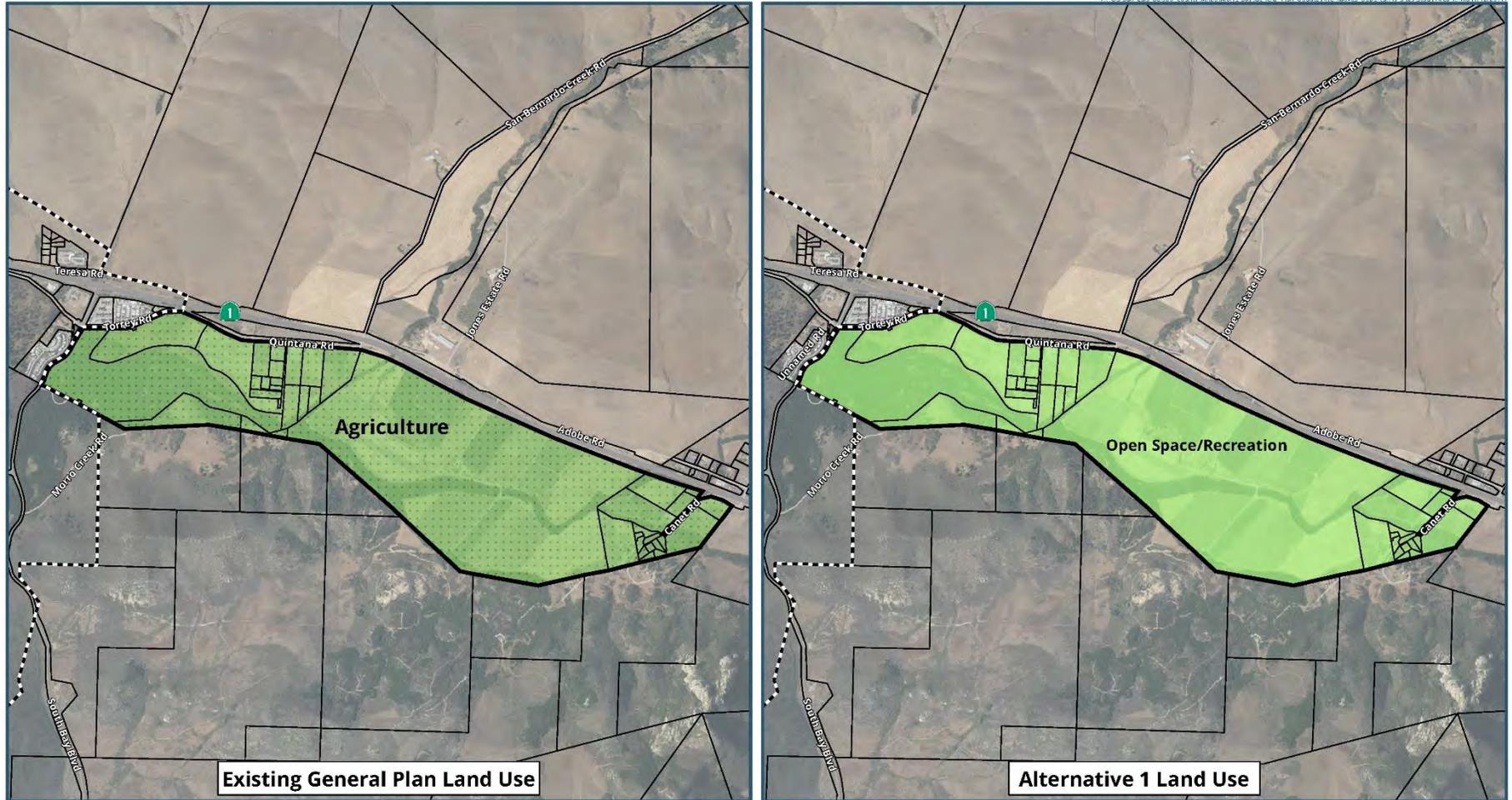
### Alternative 1

The City's long-term future vision for this area would be to retain the area as Open Space/Recreation, which would allow for continued agricultural use.

### Input Received for Study Areas 2, 3 and 4

- Many of those who provided input wanted the land kept under County jurisdiction, while some wanted the City or another organization to acquire the land and protect it as open space. Another segment of the participants wanted the land to be annexed by the City but retained as agriculture.
- Participants were opposed to any new development on hillsides, and would like to see these areas preserved as agriculture.
- Study Area 3 and Study Area 4 could be used for business park or light industrial uses.
- There was support for passive recreation within the study areas, as feasible.

STUDY AREA 4



LEGEND

- Study Area
- Parcels
- Morro Bay City Limit
- Morro Bay General Plan Land Use - Open Space/Recreation
- Morro Bay General Plan Land Use - Agriculture
- San Luis Obispo County General Plan - Agriculture

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

## General Input from the Survey

- A number of respondents emphasized the need for affordable housing, especially for senior citizens. While many supported higher-density affordable/senior housing, a few respondents were concerned about increased traffic that may result from these developments.
- Survey respondents favored local retailers and other businesses over large chains, particularly in visitor-friendly locations such as downtown and the Embarcadero.
- Many respondents spoke strongly in favor of preserving hillside areas from development and protecting these sites as open space uses, with limited recreational opportunities such as hiking trails.
- A large number of people spoke in favor of maintaining the small-town, fishing village atmosphere that makes Morro Bay unique. Specific cities and areas were given (Southern California, Pismo Beach, etc.) to illustrate what they did not want to see Morro Bay turn into.
- While unrelated to the study area questions, a substantial number of respondents talked about fixing existing City streets and infrastructure that they feel are currently inadequate.

## Next Steps

Following the GPAC's review and input, the following next steps will occur in the land use alternatives process:

- Public workshop on land use alternatives
- Planning Commission/City Council study session on land use alternatives
- Draft Plan Morro Bay

**Attachment 3**  
**Planning Commission April 4, 2017**  
**Comments on Preferred Land Use Alternatives for the**  
**GP/LCP**

**Site F (Tri-W):**

- Keep as is

Will this support mixed-use? Measure H area that limits 13 acre commercial development is vague. Need to determine actual on-the-ground boundaries and determine optimal configuration. No context to this location because commercially isolated from other areas.

**Site G (Hwy 41 Corridor):**

- Does not support industrial land uses at gateway to City. The gateway to City should be improved and enhanced through better design standards to improve aesthetics.
- Consolidate land uses & re-think industrial use.
- Support higher density, but preserve transitions from County ag land to City ag/low density

Lucas: Okay with higher residential, does not support neighborhood commercial red area on map. Agree w/ Richard comments on industrial need but not in this area. Improve circulation.

Sadowski: Agree w/ Lucas on red neighborhood commercial area, should be something else. Need more jobs which can be accomplished through industrial land uses.

Luhr: Need design standards for City gateway. ESHA limitations to industrial land uses. Better off as Visitor Serving Commercial. Orange area (RV park) should be higher density housing land use. Support tiny homes. Need more industrial, but not here. Need good compatible design. The use not as important as the standards. Transition from County ag lands to City ag lands. South side of 41 could be R-A like north side. Major opportunity exists to reclaim this habitat & flood area and transform it into passive recreational use and habitat improvement.

Tefft: Agree with high density residential with varying heights depending on low or high ground. Improve circulation access to 41.

Ingraffia: Support higher density and preserve outer lands.

**Site H (Measure D/ CF area):**

- Need flexible land use, so as needed cannot expand description depending on future proposals
- Area north of Coleman Drive should not be Commercial/Recreational Fishing, should be Open Space/Rec if allowed by Measure D.
- Need secondary access route (ingress/egress) to reach Embarcadero to Hwy 1.

Tefft: Re-evaluate language of measure D. Why is Rock parking lot not included? Circulation through Power Plant and to Hwy 1 will be included as part of future redevelopment or Master Plan requirements.

Lucas: Need to accommodate traffic circulation changes when Power Plant redeveloped.

Luhr: Need secondary access route either via bridge over Morro Creek or across Power Plant site.

Sadowski: Look at integration of whole area – i.e. circulation through the Power Plant site.

**Site I: (Downtown at Highway 1):**

- Strip of parcels northeast of City park on Harbor Street are a unique area. Could be a more intense commercial area (family, entertainment area) since it backs up to shopping center.
- Eastern 3 “pink” lots (east of Kern) should be included as part of Site J.
- Support high density residential in northwestern corner of Site I.

Tefft: Blue area northeast of park (Harbor St) should be defined to include mixed uses like retail, entertainment uses, but not exclusive residential. Ideal area for outdoor family entertainment site. Why City buildings not identified as Public Facility use (Civic Area)? Important to deal with parking on mixed use projects that include a residential component. This area of downtown is a distinct area, needs to be treated differently than the Main St/Morro Bay Blvd area of downtown.

Ingraffia: Okay with residential above commercial to allow more density. Mixed use commercial first floor with residential above.

Luhr: Need design standards for this. Especially mixed uses. This is another gateway to the City.

Lucas: Not tall buildings/higher height on the east end by the roundabout , so that there is a lower silhouette when first arriving in town. Higher height buildings away from roundabout area. Difference between Mixed Use and District Commercial. Entertainment area focused on park? Park as focal point.

Sadowski: Agrees with Lucas. Does not support ground floor residential in mixed use areas.

**Site J (Highway Serving Commercial Along Quintana Road):**

- Combine District Commercial and Light Industrial uses and call it Commercial / Industrial
- Discussed whether to keep elementary school site as exclusive residential?

- The community center site should be designated as Public Facility

Lucas: Shopping center parking. Scenic value from Highway 1. Whether commercial or industrial land uses, the use needs to be real, and not create dead zones. Okay with consolidating land uses. Need more elderly housing. Okay with high density residential at elementary school site. Large parcel; keep it intact. Questioned whether school site needs to be exclusive residential if we have commensurate residential uses elsewhere (i.e RHNA goals of Housing Element).

Luhr: Create mechanism to add landscaping to parking. Lower section at Main & Quintana is more industrial. Could elementary school site be “site-planned”? This is a unique site that could be almost anything. We don’t have many large contiguous sites.

Tefft: Service Commercial versus Light Industrial difference? Should combine land uses and just call it Commercial / Industrial use to clarify. Housing not a bad thing, but we don’t have enough commercial. School site needs to be historically preserved.

Sadowski: Need to encourage local businesses. Prefers light industrial use.

#### Study Area 1:

- Expand City SOI to include lots to extend to 2<sup>nd</sup> ridgeline and low density residential along Panorama and visitor-serving commercial at north end in order to facilitate preservation and public access (As shown in proposal 3-B), not the presented preferred alternative.
- Keep Lot 6 (Dog Beach) as open space use

Lucas: Preserve views of our hill top background. Expand SOI to the ridgeline. This is key gateway, don’t want to miss this chance to have City influence on preservation.

Tefft: Changed his mind from GPAC meeting after having had a tour of the Chevron property site. He supports VSC land use, for a low-rise Asilomar-style conference center and horse-riding, beach access, public parking, recreation amenities; because it’s not visible from Hwy 1 or the City, and nor does it extend up the hill. On a mostly flat area. Allowing some visitor serving commercial could significantly mitigate the overall purchase price of \$30 million and accomplish City goals of preserving ridgeline views. This site and the Power Plant are viable areas for redevelopment. Might be possible to negotiate conservation easement. Should be part of bargain.

Sadowski: How much residential would be built up against Panorama if res. density transferred there? Concerned about landslide and safety factors/ impact to existing res. Panorama neighborhood. (GPAC discussed very low residential density e.g. ½ acre lots).

Ingraffia: Agrees to protect views. Supports option 3-B.

Luhr: Supports option 3-B. What about ag. Easements? Grazing would better than rows of trellis (wine). Lot 6 needs to stay as open space (Dog Beach).

Study Area 2:

- Include north side of Hwy 41 properties. (2 properties east of McElvaine property).

Study Area 3:

- Okay as proposed.

Study Area 4:

- Okay as proposed.



AGENDA NO: C-4

MEETING DATE: April 11, 2017

# Staff Report

**TO:** Honorable Mayor and City Council

**DATE:** April 5, 2017

**FROM:** Dave Buckingham, City Manager

**SUBJECT:** Council Outreach Discussion and Direction

## **RECOMMENDATION**

Staff recommends the Council further discuss Council Member Outreach and Staff Support and provide direction.

## **ALTERNATIVES**

1. Approve the Council Outreach and Staff Support resolution previously discussed by Council on January 24, presented to Council in resolution form on February 28, 2017, and attached to this staff report as Resolution No. 17-17. (Attachment 1)
2. Modify and adopt Resolution No. 17-17.
3. Take no action on the subject of Council Outreach and Staff Support.

## **FISCAL IMPACT**

No significant impact.

## **BACKGROUND**

At the January 24, meeting, the Council discussed Council Outreach and Staff Support. The staff report from that discussion is at Attachment 2. At that meeting the Council approved certain recommendations, with modifications, and directed staff to return with a resolution containing that direction, placing this resolution on the consent calendar for adoption.

On February 28, a resolution based on Council's January 24<sup>th</sup> direction came to the Council on consent. That staff report is at Attachment 3. At the February 28<sup>th</sup> meeting the item was pulled from consent and discussed briefly. Council directed staff to bring the item back to Council at a future date as a business item for further discussion.

Based on Council discussion on February 28, the primary point of discussion was whether or not the following section should be included in the resolution:

*"2) the City Manager and each Department Head, after advising the City Manager, are hereby authorized to invite one or two Council Members to attend/participate in certain staff organized meetings and activities."*

## **DISCUSSION**

In order to provide some comparison, staff discussed some of the aspects of this question with several local cities. Each have slightly difference approaches.

Atascadero addresses this in their municipal code with a section that states Council Members may not attend staff meetings unless invited by the City Manager. The effect of this is to explicitly authorize staff to invite Council to participate in certain meetings from time to time as appropriate

Prepared By:   DWB   City Attorney Review:   JWP

and beneficial.

Another City does not have a specific policy addressing this, but the staff related they regularly invite certain Council Members to certain meetings based on the content of the meeting and the experiences and interest of the Council Members. The following examples were provided from the past several months:

- Staff had a meeting with HomeShare SLO and invited a Council Member with deep interest in homeless issues to attend.
- Staff invited a Council Member with personal professional experience in emergency planning to a recent staff-organized meeting regarding emergency preparedness and planning.
- Staff invited two Council Members, one generally “pro-development” and one generally “anti-development” to a meeting with a developer considering a particular project.

Another City also does not have a specific policy addressing this question. In this case staff related it is not unusual for Council to attend certain staff organized meetings, especially if the Council Member has some specific experience with, or interest in, the subject matter of the meeting.

Based on this feedback, staff did not ask the same question of the other three cities in our county and they could have different policies or approaches.

All three Cities above emphasized the following considerations:

- Whenever applicable, staff invites Council Members who are formal liaisons or sub-committee members if the subject matter is related.
- Staff is careful to provide generally equitable opportunities to all Council Members, not favoring any over others.
- Staff is careful to provide a full report to the whole Council on the general discussion of the meeting so that all Council members are fully informed. (And to do so without violating any aspects of the Brown Act by not conveying the comments of participating Council Members.)

### **CONCLUSION**

It does not appear to be unusual, and in fact was stated as “very beneficial,” for staff, from time to time, to invite one or two Council Members to participate in certain staff organized meetings.

### **RECOMMENDATION**

Council further discuss Council Member Outreach and Staff Support and adopt Resolution No. 17-17, modify Resolution No. 17-17, or determine not to provide guidance on this issue.

### **ATTACHMENTS**

1. Resolution No. 17-17
2. January 24, 2017 Staff Report
3. February 28, 2017 Staff Report

**RESOLUTION NO. 17-17**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MORRO BAY, CALIFORNIA  
AMENDING COUNCIL POLICIES AND PROCEDURES MANUAL  
REGARDING COUNCIL OUTREACH AND STAFF SUPPORT**

**THE CITY COUNCIL  
City of Morro Bay, California**

**WHEREAS**, the Council Policies and Procedures Manual for the City of Morro Bay is a combination of City Council actions, policies, references, and information regarding the City Council; and

**WHEREAS**, to ensure all Councilmembers are familiar with and understand the City of Morro Bay's philosophies and policies regarding serving on the City Council, the City Council adopted its Council Policies and Procedures Manual, which have been amended on various occasions; and

**WHEREAS**, the City again desires to amend certain Sections of the Council Policies and Procedures Manual related to Council outreach and staff support.

**NOW, THEREFORE**, be it resolved, the City Council of the City of Morro Bay does hereby amend the Council Policies and Procedures Manual by adding a new Section 3.13, thereto, to read, as follows:

**3.13 COUNCIL MEMBER OUTREACH AND STAFF SUPPORT**

From time to time, outside of duly noticed meetings, subject to full compliance with the Brown Act and except during the six months prior to any City election, in order to (i) make it easier for constituents to talk directly with their Council Members about matters of public interest and (ii) improve Council/City Manager/Staff teamwork:

- 1) individual Councilmembers and advisory board members may participate in community outreach events that utilize minimal City staff and resources, and
- 2) the City Manager and each Department Head, after advising the City Manager, are hereby authorized to invite one or two Council Members to attend/participate in certain staff organized meetings and activities.

**PASSED AND ADOPTED** by the City Council, City of Morro Bay at a regular meeting thereof held on the 11<sup>th</sup> day of April, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

JAMIE L. IRONS, Mayor

ATTEST:

---

DANA SWANSON, City Clerk



**AGENDA NO: C-4**  
**MEETING DATE: January 24, 2017**

# Staff Report

**TO: Honorable Mayor and City Council      DATE: January 17, 2017**  
**FROM: David Buckingham, City Manger**  
**Joseph W, Pannone, City Attorney**  
**SUBJECT: Council Member Outreach and Staff Support Discussion and Direction**

### **RECOMMENDATION**

Staff recommends Council discuss Council Member Makowetski’s request for Council input regarding various aspects of Council Member outreach and engagement with the community when accompanied by staff and other possible City resourcing support, and provide staff general or specific direction.

### **ALTERNATIVES**

Council may choose to provide no direction, may choose to provide broad general direction, may choose to provide very specific / limiting direction, or may choose to continue this item for further discussion.

### **FISCAL IMPACT**

There is no fiscal impact to discussing this item and likely low staff and fiscal impact to providing staff general direction.

### **BACKGROUND**

From time to time, City Council members may choose to organize apolitical events in the community to encourage civic participation in the public process. Such events may be “town hall style” question and answer events either in a particular neighborhood or with a particular stakeholder group.

Such events may include one or two Council members. The Brown Act precludes more than two Council Members from participating, personally or in seriatim, in such an event outside of a formally noticed and scheduled public meeting.

While individual Council Members are not precluded from holding such an event, at the January 10, 2017, Council meeting, Council Member Makowetski asked for the Council to discuss whether staff could participate from time to time, and might provide some low level City-funded logistical support for such events.

Staff sees a benefit to providing staff time and some resources to facilitate such Council outreach for civic engagement. For example, if two Council Members wanted to hold a town hall meeting in a neighborhood to communicate what items are important to them in the months ahead, and to solicit public input, it may be helpful for a limited number of staff to participate. There may also be

01181.0001/332301.1	
Prepared By: <u>  JWP  </u>	Dept Review: _____
City Manager Review: <u>  DWB  </u>	City Attorney Review: _____

times at which some relatively inexpensive logistical support is appropriate. For example, if one or two Council members wanted to have a monthly “Trolley Town Hall”, in which a City Trolley was used as a mobile town hall “room”, then staff believes the cost (under \$30/hour to operate the Trolley) would be well worth the public benefit of facilitating civic engagement and City/community conversation.

Similarly, there are times when staff plans and organizes meetings or events at which it may be appropriate to have one or more Council Members present. That may be due to Council Member expertise in a particular subject, a Council Member’s board liaison role, or simply the expressed interest of a Council Member in learning more about a particular subject.

While both staff and Council should be careful about involving Council Members too deeply in administrative meetings in a way that may result in one or more Council Members taking on an administrative/executive role, instead of a policy-making role, there are certainly occasions when individual Council Member participation in a staff-organized event may be appropriate.

For example, if staff has organized, as is routinely done, a “listening meeting” with a stakeholder group such as hoteliers, or tidelands trust lease holders, then inviting the TBID liaison, or the HAB liaison and perhaps a second interested Council Member may be beneficial to all involved.

Staff’s intent is to be supportive and encourage Council Member outreach in the community, within the confines of the Brown Act, to promote civic engagement, and staff recognizes such activities may from time to time benefit from staff participation (or require some very limited resources). Staff also believes the new Council would benefit from discussing this and perhaps providing the staff some direction as to what the Council’s policy thoughts are on this subject, as it deems appropriate.

## **DISCUSSION**

**Councilmember Outreach.** Council might consider discussing staff and logistical support to Council Member apolitical community outreach.

- Is the Council comfortable with 2-3 staff members accompanying 1-2 Council Members on such outreach activities depending on availability and workload?
- Is the Council comfortable with staff providing limited logistical support to facilitate such outreach events?
- Unless the Council wants to provide very explicit instructions, is the Council comfortable with staff ensuring similar staff and logistical support is made available, as appropriate, to all Council Members?

**Staff-planned Events.** Council might consider discussing Council Member participation in select staff-organized meetings.

- Is the Council comfortable with 1-2 Council Members participating in certain staff-organized meetings that are primarily policy focused, or, are simply “listening sessions?”
- Is the Council comfortable with staff engaging 1-2 Council Members in certain meetings at which that/those Council Member(s) may have special expertise?
- If a staff member has been invited to address a particular community service organization, then is the Council comfortable with staff inviting 1-2 Council Members to attend and perhaps participate in order to demonstrate strong Council-staff teamwork and interaction?
- Unless the Council wants to provide very explicit instructions, is the Council comfortable

with staff ensuring all Council Members are provided similar opportunities on an equitable basis?

**Other Community Outreach.** In placing this item on the agenda, Council also noted an interest in discussing staff community outreach in general. The following is provided to help foster that discussion. Staff uses a variety of methods to gather community input on various topics. Some are noted below, which are typically intended to be non-Brown Act public meetings not attended by the quorum of the Council or advisory board members.

- Community Workshops / Forums. These are public meetings in which staff and experts often present information, engage in community discussion and receive community input on particular subjects. Examples from the last year include:
  - NOAA-facilitated workshop relating to the proposed marine sanctuary.
  - Trident Winds-facilitated workshop relating to the Trident Winds proposal.
  - Staff / consultant led public workshop to design the Centennial Parkway Concept.
  - Multiple staff / consultant workshops on the General Plan.
  - Multiple staff / consultant workshops on various aspects of the WRF.
- Staff Organized Town Halls. These are staff implemented Townhall-like discussions with stakeholder groups that staff schedules to “listen” and get broad input on stakeholder issues and concerns. Recent examples include stakeholder town halls with: hoteliers; Tidelands Trust master lease holders; and business required to provide public bathrooms on the waterfront.
- Staff Participation in community group meetings. Staff regularly attends and often participates in the meetings of various community groups. These are sometimes just “listening” and sometimes “presenting” on a particular subject. Some examples include:
  - Regular attendance at Chamber of Commerce board meetings and events.
  - A presentation to the Morro Bay High School leadership classes.
  - Participation and presentations to Rotary, Lions, etc.
  - Regular attendance at meetings of the Estero Bay Alliance for Care
  - Regular participation in meetings of the Cloisters Assessment District
- Surveys. Staff routinely uses various surveys to collect community input on specific topics. Examples include: Code Enforcement survey, Styrofoam Ban survey, and Centennial Parkway Concept survey.

#### **Type of Guidance.**

- Council may choose to give no guidance at all, in which case staff will not provide support to any Council Member initiated activities outside of a formal public meeting, nor will staff encourage Council participation in any staff-organized outreach events.
- Council may choose to give very proscriptive/specific guidance that would likely require staff to bring many formal decision items to a City Council meeting to get Council approval for any staff support to, or facilitation of, council-attended activities.
- Council may choose to discuss this item and provide some broad guidance to the staff to provide appropriate occasional support on an equitable basis to certain apolitical, civic-engagement events proposed by 1-2 Council Members, and provide broad guidance to staff to, as appropriate, request 1-2 Council Members participate in certain staff-organized

outreach events.

**Complete Dissemination of Information.** If the Council chooses to provide some leeway for the types of Council/staff/public interactions noted above, then it would be incumbent on staff to provide each Council Member an appropriate update on items discussed to ensure all Council Members have equal access to information generated in a staff facilitated/supported activity. That too would be done within the confines of the Brown Act.

## **CONCLUSION**

Good communication, between citizens, Council and staff is essential to good government. The purpose of this item is to provide the Council Members an opportunity for good communication amongst themselves in a noticed public meeting to discuss the parameters for that community communication.

It is important to note all the foregoing discussion relates to communication outside of direct or indirect campaign activities. Therefore, staff suggests any policy that provides for staff or staff resources being utilized for community communications, as discussed above, expressly state no such activities will occur for the sixth-month period before any municipal election.

If the Council wishes to provide the staff broadly applicable, and not severely limiting, guidance toward the end of promoting good civic engagement between individual Council Members, citizens and staff, the following motion might be considered.

### **Sample Motion:**

Staff is directed to add language to the Council Policies and Procedures that will, from time-to-time and except during the six months prior to a municipal election, allow individual Council Members and advisory board members, within the confines of the Brown Act, to participate in community outreach events that utilize minimal City staff or resources, outside of duly noticed meetings.



C-4 COUNCIL MEMBER OUTREACH AND STAFF SUPPORT DISCUSSION AND DIRECTION; (CITY MANAGER/CITY ATTORNEY)  
<https://youtu.be/ZDbGKc2bDFM?t=3h52m7s>

Mr. Buckingham presented the staff report and responded to Council inquiries.

The public comment period for Item C-4 was opened; seeing none, the public comment period was closed.

Councilmember Davis requested discussion of a Council retreat for teambuilding purposes.

There was Council support for coordinated and targeted community outreach to bring topics to neighborhoods for improved one-on-one interaction. It was pointed out that any comments made in that venue are made on behalf of the individual Councilmember, not the Council as a whole. The Council agreed all Members should receive similar levels of staff support and resources. Further discussion of how to implement Council outreach could be discussed at the Council retreat.

Mr. Pannone clarified a Council retreat would be a noticed Brown Act meeting but may be held at another site. The public may choose to attend and listen.

**MOTION:** Councilmember Heading moved, that in order to make it easier for constituents to talk directly to their Councilmembers about matters of public interest, and improve Council / City Manager / staff teamwork, to direct staff to add language to

6

**MINUTES - MORRO BAY CITY COUNCIL – JANUARY 24, 2017**

---

the Council Policies and Procedures that will, from time to time and except during the six months prior to a municipal election: 1) allow individual Councilmembers and advisory board members, within the confines of the Brown Act, to participate in community outreach events that utilize minimal City staff or resources, outside of duly noticed meetings, and 2) provide staff latitude to, from time to time as staff determines is appropriate, invite one or two Councilmembers to attend / participate in certain staff organized meetings and activities, and 3) arrange for Council retreat off site at a cost not to exceed \$1,000 as soon as possible. The motion was seconded by Councilmember McPherson.

Mayor Irons was concerned the proposed \$1,000 would be too limiting and suggested \$3,000 - \$4,000 is a more reasonable amount. Regarding the second part of the motion, he wanted to ensure equal information is provided to all Councilmembers and clarify these types of organized meetings are not working meetings and are not creating subcommittees.

Councilmember Heading amended the motion to include the Mayor's comments clarifying the types of organized meetings, as stated, and increase allowance for a retreat not to exceed \$3,500. Councilmember McPherson seconded the amendment and the motion carried unanimously, 5-0.