



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.

NOTICE OF SPECIAL MEETING

Tuesday, April 24, 2018

Veterans Memorial Hall – 4:00 P.M.

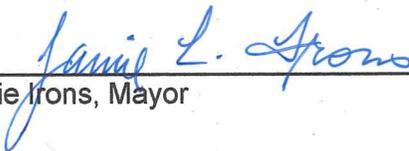
209 Surf St., Morro Bay, CA

- I. ESTABLISH QUORUM AND CALL TO ORDER
- II. PUBLIC COMMENT FOR ITEMS ON THE AGENDA
- III. STUDY SESSION FOR REVIEW AND STATUS UPDATE OF THE ONGOING GENERAL PLAN/LOCAL COASTAL PLAN/ZONING CODE UPDATE

RECOMMENDATION: Council review the staff report, presentation by staff, receive public comment and provide comment and direction as appropriate.

IV. ADJOURNMENT

DATED: April 20, 2018



Jamie Irons, Mayor

THIS AGENDA IS SUBJECT TO AMENDMENT UP TO 24 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.

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.

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AGENDA NO: III

MEETING DATE: April 24, 2018

Staff Report

TO: Honorable Mayor and City Council **DATE:** August 7, 2018
FROM: Scot Graham, Community Development Director
SUBJECT: Special Meeting/study session for review and status update of the ongoing General Plan/Local Coastal Plan/Zoning Code Update

RECOMMENDATION

Staff recommends the Council review the staff report, presentation by staff, receive public comment and provide comment and direction as appropriate.

BACKGROUND

Plan Morro Bay, the City's General Plan/Local Coastal Program/Zoning Code update, is well underway and we now have completed or are near completion of the following draft documents:

- Lateral Access Technical Memo. Reviewed by General Plan Advisory Committee (GPAC) and Planning Commission (PC)
- Environmentally Sensitive Habitat Area Report
- Sea Level Adaptation Strategy Report
- Draft Land Use Map. Reviewed by GPAC, PC and Council.
- Low Cost Visitor Serving Accommodations Report
- Zoning Code Module 1: Administrative and Permit Provisions. Reviewed by GPAC and PC.
- Zoning Code Module 2: Interpretation Provisions, District Standards, General Site Regulations and Definitions. Reviewed by GPAC and PC, but Staff will be returning to PC in May to continue review of the 37' height limitation in portions of commercially zoned areas of the downtown.
- Zoning Code Module 3: Use Regulations. Scheduled for review by GPAC on April-19, 2018 and PC on May 15, 2018.
- Administrative Draft of Plan Morro Bay (GP/LCP). Coastal Commission staff has reviewed the draft and City staff is working through revisions with a public draft anticipated in May of 2018.

Links to many of the above referenced documents are provided under the "Online Links" section of the report provided below.

CONCLUSION

After receiving the presentation by staff, the Council should provide comment as appropriate. Additionally, Council may also wish to discuss the overall GP/LCP update process, timeline and forthcoming review process and provide direction as it relates to the preferred methodology for review and adoption.

ATTACHMENTS

1. Project Schedule
2. Power Point Presentation

Prepared By: CJ
City Manager Review: SC

Dept Review: SG

ONLINE LINKS:

1. Draft Lateral Access Technical Memo: <https://www.morro-bay.ca.us/DocumentCenter/View/11595>
2. Draft Environmentally Sensitive Habitat Area report: <http://www.morro-bay.ca.us/DocumentCenter/View/11147>
3. Draft Sea Level Rise Adaptation Strategy Report: <http://www.morro-bay.ca.us/DocumentCenter/View/11154>
4. Draft Zoning Code Module 1 (Administrative and Permit Provisions): <http://www.morro-bay.ca.us/DocumentCenter/View/11593>
5. Draft Zoning Code Module 2 (Interpretation Provisions, District Standards, General Site Regulations, and Definitions): <http://www.morro-bay.ca.us/DocumentCenter/View/11594>
6. Preferred Draft Land Use Map: <https://www.morro-bay.ca.us/DocumentCenter/View/11690>
7. Plan Morro Bay Page: <https://www.morro-bay.ca.us/943/PlanMB>

Plan Morro Bay Schedule – Updated 3/19/18

Task	Schedule
EIR: NOP/Scoping	Nov-Dec 2017
Plan Morro Bay: CCC Administrative Draft	January 2018
Administrative Draft Lateral Access Memo (Round 3 CCC grant)	January 2018
Zoning Code: Staff Draft	August 2017 – May 2018
Plan Morro Bay: Receive review from CCC	February 2018
Draft ESHA/Sea Level Rise Analysis (Round 3 CCC grant)	March 2018
Revised Lateral Access Memo to GPAC (Round 3 CCC grant)	March 2018
Zoning Code: Administrative Draft	June 2018
Plan Morro Bay: Public Draft	April - May 2018
EIR: Administrative Draft	April - May 2018
CCC Draft Lateral Access Memo (Round 3 CCC grant)	April 2018
CCC Draft ESHA/Sea Level Rise Analysis (Round 3 CCC grant)	May 2018
Zoning Code: Public Review Draft	July 2018
EIR: Public Draft	June 2018
Plan Morro Bay: Public Hearings on GP/LCP	June - July 2018
Plan Morro Bay: Final Plan Morro Bay	July 2018
Zoning Code: Public Hearings	July-August 2018
Zoning Code: Final Zoning Code	August 2018
Plan Morro Bay: Final Plan Morro Bay	September 2018
EIR: Final EIR	September 2018
Updated Sea Level Rise Modeling	TBD 2018

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City Council Study Session

April 24, 2018



P r e s e n t a t i o n O u t l i n e

- What is Plan Morro Bay
- Project Update and Timeline
- Review of Public Draft Plan Morro Bay

What is Plan Morro Bay



What is Plan Morro Bay?

- City's long-range plan for development and conservation through 2040, including:
 - Land use, circulation, noise, safety, conservation, open space, and public access to the coast
- Consistent with state General Plan law and the CA Coastal Act



What is Plan Morro Bay?

- Establishes and reflects the community vision
- Provides a way to achieve that vision through:
 - Goals
 - Policies
 - Actions
 - Programs



How do we get there?

- Implemented through:
 - Zoning Code
 - Downtown and Waterfront Strategic Plan
- Will inform and be informed by other City planning projects, such as:
 - Water Reclamation Facility
 - Economic Development Strategic Plan



Project Update and Timeline



Plan Morro Bay Project Update

- Reviewed land use alternatives – Summer 2017
- Coastal Commission Round 3 Grant Tasks
 - Sea Level Rise Adaptation – Spring 2017 – Winter 2018
 - Environmentally Sensitive Habitat Area (ESHA) - Spring 2017 – Winter 2018
 - Low Cost Visitor Serving Accommodations (LCVSA) - Spring 2017 – Winter 2018

Plan Morro Bay Project Update

- Coastal Commission Round 3 Grant Tasks (continued)
 - Lateral Access – Summer 2017 – present
 - ESHA Sea Level Rise Analysis – Winter 2018 – present
 - Update Sea Level Rise Model – Spring 2018 – present

Plan Morro Bay Project Update

- Submitted Administrative Draft of Plan Morro Bay to Coastal Commission staff – January 2018
- Received Informal Comments on Plan Morro Bay from Coastal Commission staff – March 2018
- Public Draft Plan Morro Bay – Spring 2018 (upcoming)

Zoning Code Update

Module 1 (Administrative Provisions).

- GPAC – 08.17.17, PC – 09.19.17; Status: admin draft mostly complete

Module 2 (Interpretation Provisions, District Development Standards, General Site Regs. and Definitions).

- GPAC – 12.21.17, PC 02.6.18; going back to PC on 05.15.18 for review of 37' height in downtown.

Module 3 (Use Regulations).

- GPAC – 04.19.18, PC 05.15.18

Timeline

Public
Draft Plan
Morro Bay –
Spring 2018

Public
Draft EIR–
Summer
2018

Public
Hearings,
Zoning
Code –
Late
Summer
2018

Final
Plan
Morro
Bay –
September
2018



Public
Draft
Zoning
Code –
Summer
2018

Public
Hearings,
Plan Morro
Bay –
Late Summer
2018

Final
Zoning
Code –
August
2018

Final
EIR–
September
2018

Review of Draft Plan Morro Bay



Review of Draft

- Timing: Spring to Early Summer 2018
- Format of Review