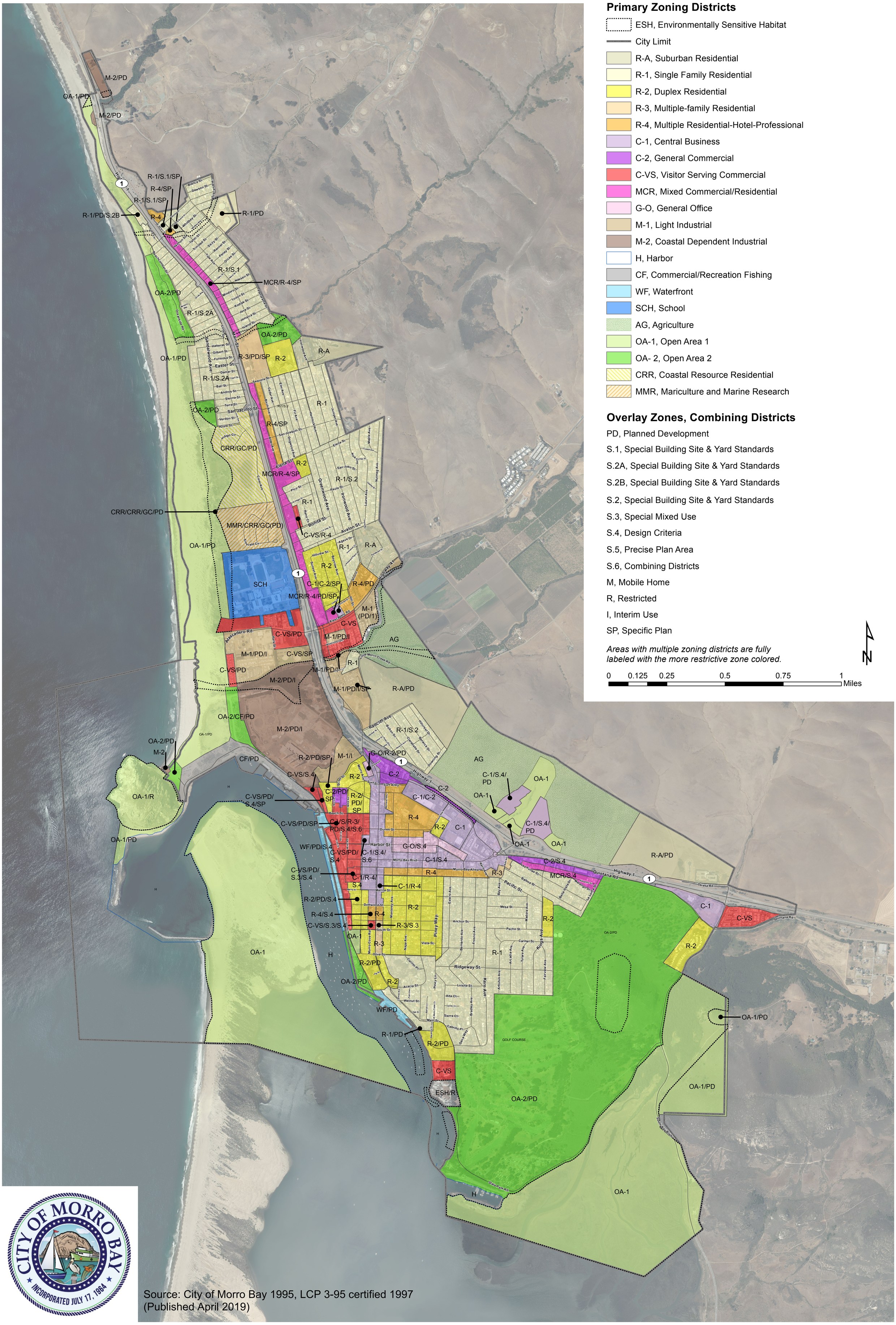CITY OF MORRO BAY ZONING