

RESOLUTION NO. PC 01-22

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION ESTABLISHING A
POLICY MEMO FOR PUBLIC AMENITY DESIGN INTERPRETATION FOR
COMMERCIAL DEVELOPMENT ALONG THE WATERFRONT

WHEREAS, the Planning Commission is authorized, by the Morro Bay City Zoning Ordinance, section 17.48.020, to make interpretations of the Zoning Ordinance; and

WHEREAS, the Planning Commission of the City of Morro Bay reviewed and considered a policy memo to establish design guidelines for public amenities along the waterfront at their regularly scheduled meetings of October 19, 2021, December 21, 2021 and January 18, 2022; and

WHEREAS, the Planning Commission acknowledged a desire to establish a policy memo that includes two key objectives which are identification of policies and practices to avoid privatization of public space and to promote a continuous and cohesive experience for the Harborwalk; and

WHEREAS, the City has multiple adopted documents that discuss public access policy and design guidelines for development along the waterfront, including the 2021 General Plan/Coastal Land Use Plan; the 2018 Downtown Waterfront Strategic Plan; and the 1996 Waterfront Master Plan; and

WHEREAS, the relevant goals and policies in the three aforementioned documents include General Plan/LCP Goal LU-7 and Goal LU-8 and Policy LLU-8.15 and Policy LU-7.1 which states,

GOAL LU-4: Coastal-dependent uses are prioritized within appropriate locations in the coastal zone.

POLICY LU-4.1: Waterfront Uses. Maintain and encourage the development of visitor serving and coastal-dependent land uses along the waterfront, and give such uses priority over other types of development that are either not dependent on a waterfront location or not related to public use and enjoyment of the coast.

GOAL LU-7: All residents and visitors have unimpeded and convenient public access to and along the coast.

POLICY LU-7.1: Lateral Access. All existing publicly used lateral accessways and areas shall be protected, preserved, and enhanced to the maximum possible extent, and new lateral accessways/areas shall be encouraged and provided, where appropriate. All lateral connections along the coast, with particular emphasis on the Embarcadero, shall be required to be improved and enhanced. All such connections shall be universally accessible. For new development (defined by the Coastal Act) adjacent to the bayfront or ocean, open and unobstructed public

access shall be provided from the nearest public roadway to the shoreline and along the coast as required herein.

b. Lateral Public Access. Open and unobstructed lateral public access along the waterfront revetment (or shoreline, pursuant to subsection (a.) of this section if no revetment exists) shall be provided in all new development or additions on properties adjacent to the bayfront consistent with the provisions herein, and with public safety needs and the need to protect public rights, rights of private property held by leaseholders, and natural resource areas from overuse.

g. Lateral access along the waterfront revetment may be achieved in the following manner:

- i. Walkways. In the form of open or enclosed unobstructed walkways, a minimum of 10 feet wide across the bayward side of the proposed development.
- ii. Decking and/or boardwalks. Open and unobstructed exterior decking and/or boardwalks extending bayward a minimum of 10 feet clear exclusive of railings, signage etc.
- iii. Breezeways and/or walkways. Designated open and unobstructed breezeways and/or walkways within the structure, provided such breezeways are located as close as possible to the bay and designed to provide the most direct, convenient connection between adjacent existing or potential lateral accessways. Exterior access is preferred over interior access.
- iv. Connection to adjacent properties shall be planned for and implemented on a system wide basis at the time of submittal for CDP/CUP approvals.

POLICY LU-7.2: Lateral Access Requirements. Lateral public access along the waterfront revetment shall be provided in all new developments and rehabilitation or addition projects, consistent with public safety needs and the need to protect public rights and natural resource areas from overuse.

GOAL LU-8: Morro Bay's downtown and waterfront areas are active and welcoming locations for shopping, recreation, public access, visitor-serving needs, and coastal services.

POLICY LU-8.15: Design Flexibility. Allow for design flexibility in the downtown and waterfront areas while perpetuating quality development that will complement and enhance the area's eclectic style and small, seaside character. Development along the waterfront shall comply with the Waterfront Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1. The Waterfront Public Amenities Design Guidelines Policy Memo is intended to implement adopted goals and policies of the General Plan/Local Coastal Plan and will be used to assist with evaluation of project proposals for future development.

Section 2. Based upon the staff report and other evidence and information considered by the Planning Commission regarding this matter, the foregoing interpretation (i) will not negatively impact the public health, safety and general welfare of the waterfront area, adjacent neighborhoods, or the City at large, (ii) will not have any effect upon traffic conditions within the City and (iii) will have a positive effect upon the orderly development of the areas in which the

waterfront/Embarcadero area public amenities are located and the City at large in regard to general planning of the whole community.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 18th day of January, 2022 on the following vote:

AYES: *Ingraffia, King, Rodriguez, Roschen, + Stewart*

NOES:

ABSENT:

ABSTAIN:


Susan Stewart, Chairperson

ATTEST


Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 18th day of January 2022.



AGENDA NO: D-1

MEETING DATE: January 18, 2022

Policy Memo

TO: Planning Commissioners

DATE: January 13, 2022

FROM: Scot Graham, Community Development Director

SUBJECT: Waterfront Public Amenities Design Guidelines Policy Memo

Intent of Memo

This memorandum is intended to be utilized in review of future development along the waterfront and is meant as a helpful focus and institutionalization of lessons learned and Planning Commission and is intended to bring implementation to future projects.

Harborwalk Overview:

1. Event Spaces: along the walk are to be encouraged and required; where appropriate an effort to provide spaces of varying capacities and scales.
2. Fishing Village Narrative: emphasis through encouragement and requirements to preserve and repurpose our harbor history artifacts, piers and structures.
3. Custom Graphic Umbrellas for Identity of the Harborwalk: Branding with a combined effort for “passing recognition” and promotion, wayfinding, and clear public space definition through vivid graphics in public space.
4. Menu of Furniture and Planters: for selection and inclusion in all Harborwalk adjacent project submittals including a menu of existing furniture and planter choices that are favored.
5. Planting and Furniture Plans: required for all Harborwalk adjacent submittals with an emphasis on zero encroachment into the public way, longevity and maintenance, and protecting optimum views through to the harbor, Harborwalk and commercial establishments and venues.

Objectives

The Waterfront Public Amenities Design Guidelines Policy Memo provides direction for future development of improvements along the waterfront/Embarcadero. The intent in the development of this policy memo is to ensure public spaces along the waterfront remain public in feel and function and that new development serves to promote a continuous and cohesive experience along the Harborwalk.

The two overall objectives of the Policy Memo are:

Prepared By: CJ

Department Review: SG

1. Identification of policies and practices to avoid privatization of public space.
 - a. Create clear and easily recognizable identity or public spaces.
 - b. Use umbrellas with graphic identity for the Harbor Walk in optional colors.
 - c. Tables and chairs to be standardized and cared for by local businesses. Table and chairs should be located to avoid creep and clutter.
 - d. Avoid clutter such as planters and barricades that crowd public space and diminish the spatial integrity.
 - e. Maintain open view corridors to the bay and Harborwalk with enforcement of dimensional clearance.

2. To promote a continuous and cohesive experience for the Harborwalk.
 - a. Use consistent designs for guardrails, decking, same color spectrum lamps, and lighting fixtures.
 - b. Ensure continuity of new decking materials.
 - c. Identity signage.
 - d. Incorporate adjacent events and spaces, artifacts, and narratives where opportunities exist.
 - e. Consciously include Morro Bay's fishing village character

Attached as Exhibit A to this Policy Memo is the Waterfront Design Elements Menu which includes an array of design elements for use in plan/project development along the waterfront. The list of design elements is sorted into ten categories which include:

- Tables/chairs
- Benches
- Umbrellas
- Decking
- Railings
- Planters
- Decorative features, anchors, viewing scopes, propellers
- Interpretive exhibits
- Trash Receptacles
- Lighting

This menu of design elements depicts images of preferred public amenities that achieve the intended objectives. The menu is meant to be used as a guide when considering the design of public amenities/spaces that are proposed in association with new projects along the waterfront and will be used to assist in evaluation, by Staff and the Planning Commission, of project proposals for future development.

Authority:

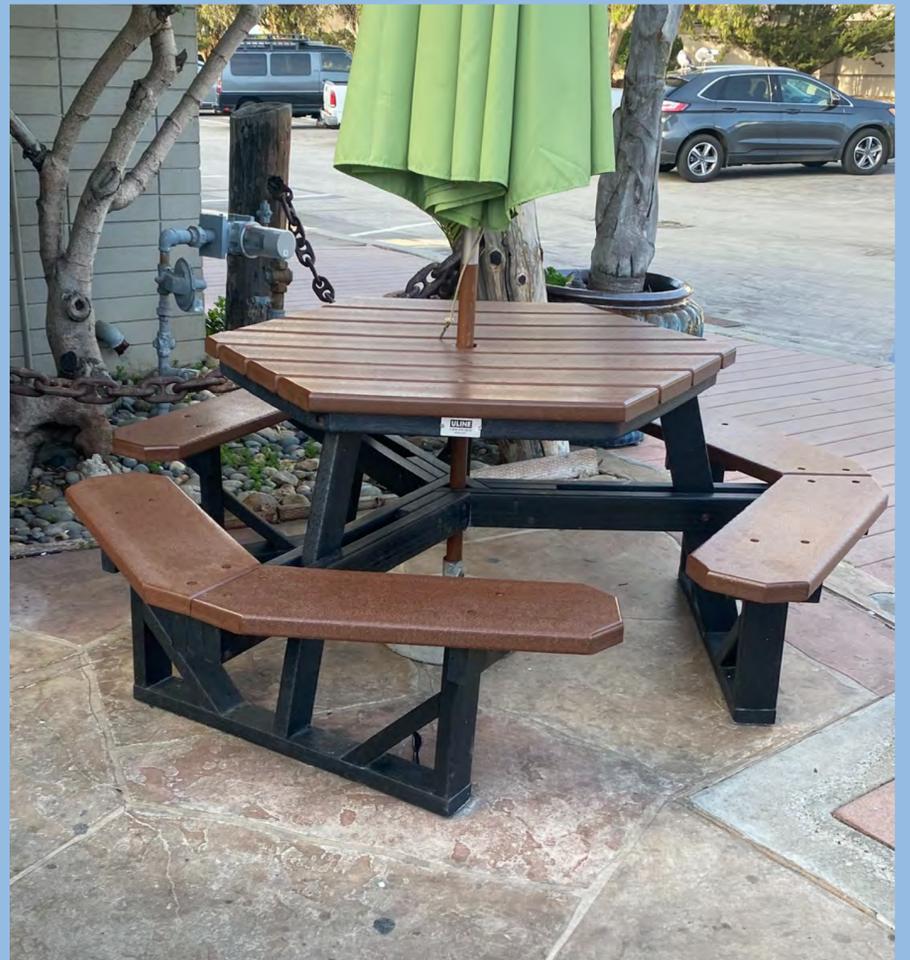
The Waterfront Public Amenities Design Guidelines Policy Memo is intended to implement the waterfront public access and design guideline policies found in the 2021 General Plan/LCP, 2018 Downtown Waterfront Strategic Plan (DWSP), and 1996 Waterfront Master Plan. The City's LCP includes policies to protect, preserve, and enhance public coastal access. The City provides access to and along the shoreline via lateral access, vertical access, universal access, and the California Coastal Trail.

EXHIBITS:

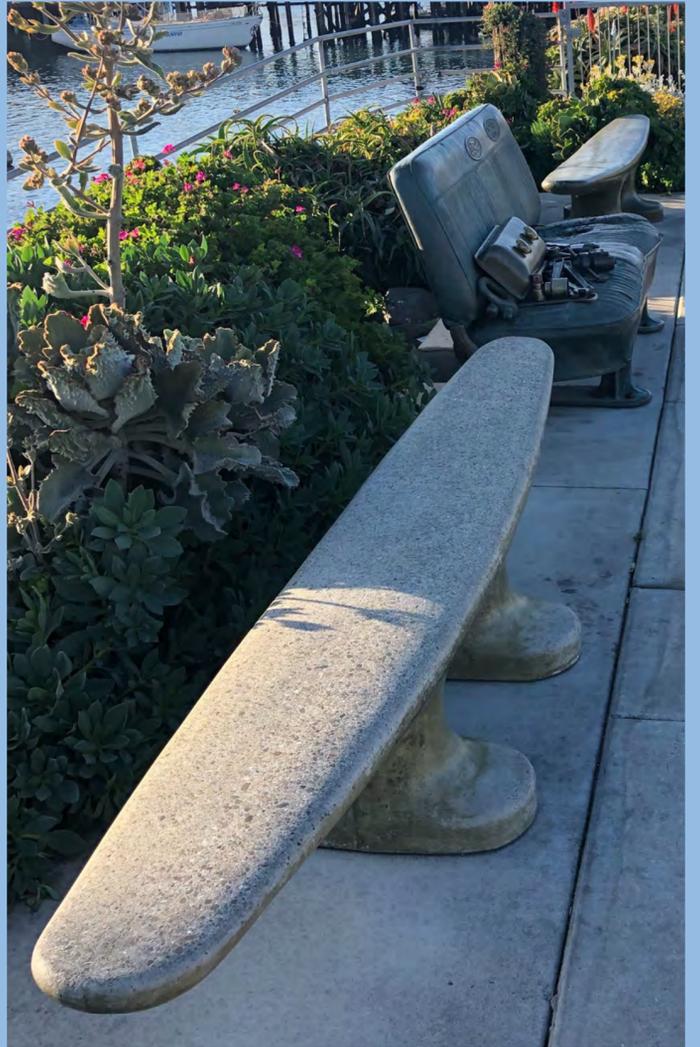
Exhibit A – Waterfront Design Elements Menu

WATERFRONT DESIGN ELEMENTS MENU

TABLES & CHAIRS



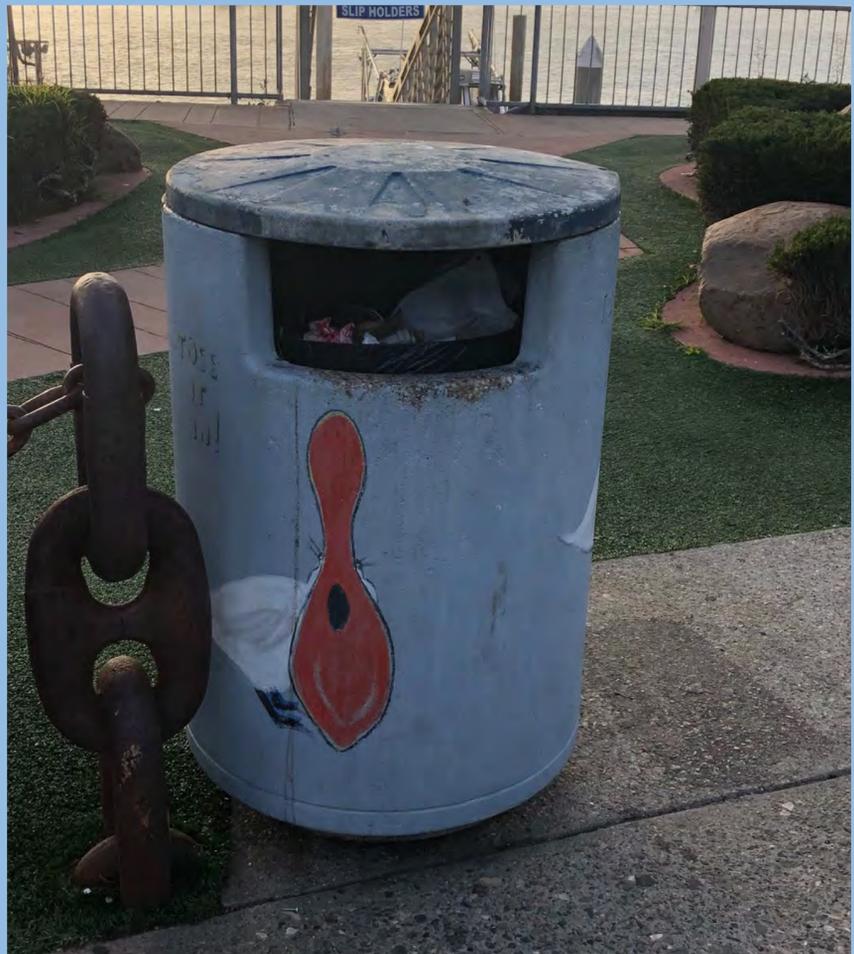
BENCHES



PLANTERS



TRASH CANS



UMBRELLAS



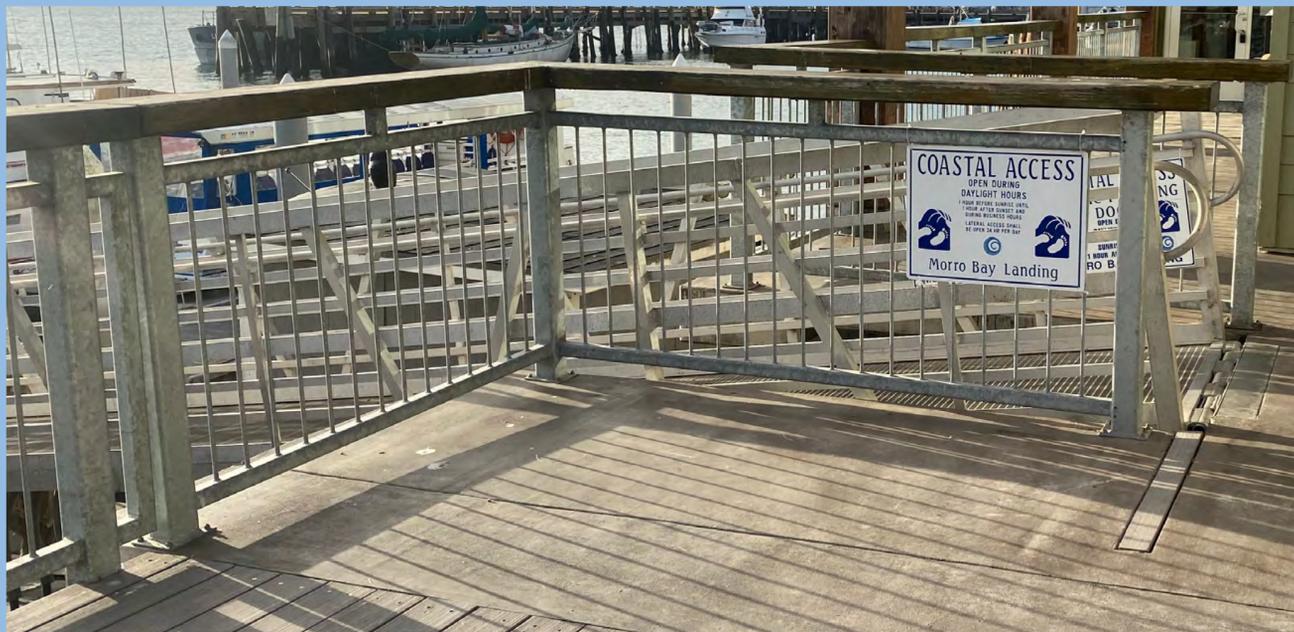
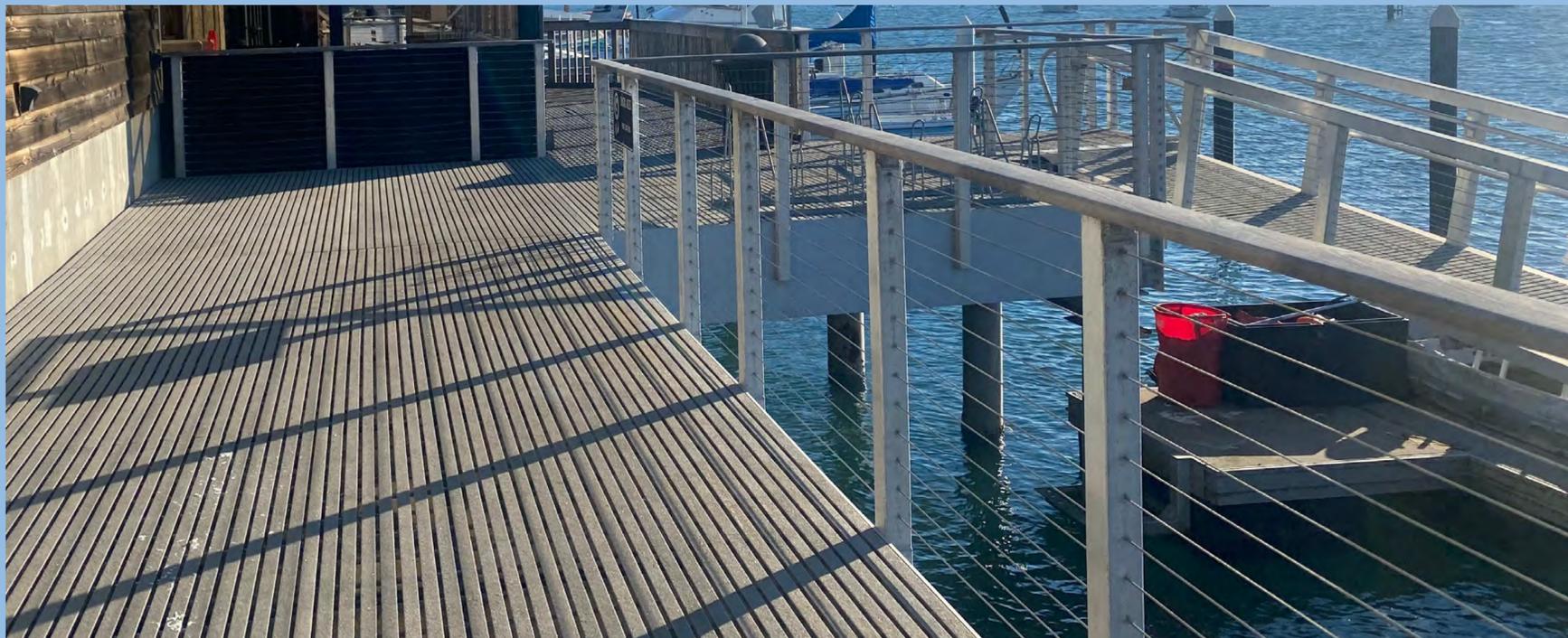
DECORATIVE FEATURES



INTERPRETIVE EXHIBITS



RAILINGS & BIKE RACKS



LIGHTING

