

RFP Questions 49,49W,50,50W,51,51W

1 Will the new zoning regulations (General Plan update) be a requirement even if they are not approved by C.C. The General Plan/LCP land use plan update has been approved by Coastal Commission. The Zoning Ordinance (Coastal Implementation Plan) has not yet been approved or certified. We anticipate the new zoning regulations to go into effect sometime around the end of the year, based on hearing timelines.

2 The City calls for lateral access sidewalk and harbor walk but I see no requirement for the vertical access which is required on all other site developments. The lease sites are subject to the Waterfront Master Plan which includes vertical access requirements based on the width of the lease site and based on height of proposed buildings. The Waterfront Master Plan is online. The Downtown Waterfront Strategic Plan has additional design requirements and is online.

3 Lease site 51 is partially supported structurally by Paul's structural system lease site 52W. Each site needs to be independently able to support itself. How is this addressed? Structurally all leases are tied to each other now. Regarding the seawall, the structures are independent.

4. The estimated timing of the process, how do we address this? The Harbor Department establishes a Consent of Landowner (COL) approval process that estimates the timing of each critical path requirements, such as applications, permits, etc. This timing includes that once COL approval is obtained from the City Council, an applicant would apply to the Planning Division for a Conditional Use Permit (CUP) which is then followed by application to the Coastal Commission for a Coastal Development Permit (CDP).

5 Under Section V. It looks like submitted plans etc. become the property of the City, That is not acceptable. What's to keep the City from not accepting Paul's then providing the proposal plans to another with a better payment back to the City. I assume that only the physical plans are the property of the City ,not the Architectural concepts and design. The actual documents submitted become the property of the City. The City does not retain any rights to use the plans.

6. What are the approved uses for each site? At one time lease site 49 had a usage for marine research. There was a previous coastal development permit approval for lease sites 49/49W (CDP#3-92-79) for the Morro Bay Environmental Research Center in the early 1990's but no development was built and that approval has since expired. Allowed uses would be those included in the Waterfront (WF) zone district.

7. In the requirements for presentation I see that plans need to be submitted in a black/white format. We have created a set of documents that are in color and as are presented in 3D. They show preliminary proposals that show textures and colors and that are easy to read, as well

as to be able to rotate around the proposal. If I make them in black and white and only show the elevations it will be harder to view. Do I still need to present in B/W? Color plans are also acceptable.


8. Can we also submit an electronic submittal of the proposal? Yes, but the paper plans are still required.

9. As our proposal includes redevelopment of Lease site 52,52W, can I include it in our proposal? Several of the public benefits are provided on Lease site 52,52W. Any adjacent lease site can submit a proposal, combined with Lease sites 49,49W,50,50W,51,51W.

10 As the City Harbor Advisor Board ad hoc. and City Harbor Director are reviewing the Master Lease agreement in regard to the Consent of Landowner time requirement. How is that addressed? We anticipate using the revised Consent of Landowner (COL) that is currently being reviewed by the Harbor Advisory Board.

11. What will percentage rent be? The Harbor Lease Policy states the specific percentages for each use.

12. How far does the barge on Lease site 52W extend into the channel? The barge extends approximately 45 from the wharf westerly toward the bay. It does not encroach into the navigation channel.



Harbor Director

7/7/2023

Date