

# Morro Bay Waterfront Master Plan

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**City of Morro Bay**  
Waterfront Master Plan  
Advisory Committee  
November 6, 2025



# Agenda

- Community Development Director Update
- November 18th Workshop
- Review of 1996 Waterfront Master Plan Proposals by Planning Area

# *Community Development Director Update*



# *Workshop #1*

# *November 18th*



# Workshop #1 Purpose and Goals

Attachment No. 3

- Share an overview of the project
- Receive input about the implementation of the 1996 Waterfront Master Plan
- Share initial data gathered for the Background Report
- Receive input on the key themes of the outreach conducted so far
- Conduct some preliminary visioning activities



Join us for the  
**Morro Bay Waterfront Master Plan  
Community Workshop!**

## Where

Veterans Memorial Building  
209 Surf St, Morro Bay, CA

## When

Tuesday, November 18, 2025  
6:00 pm - 8:00 pm

Help shape the  
future of the Morro  
Bay waterfront!



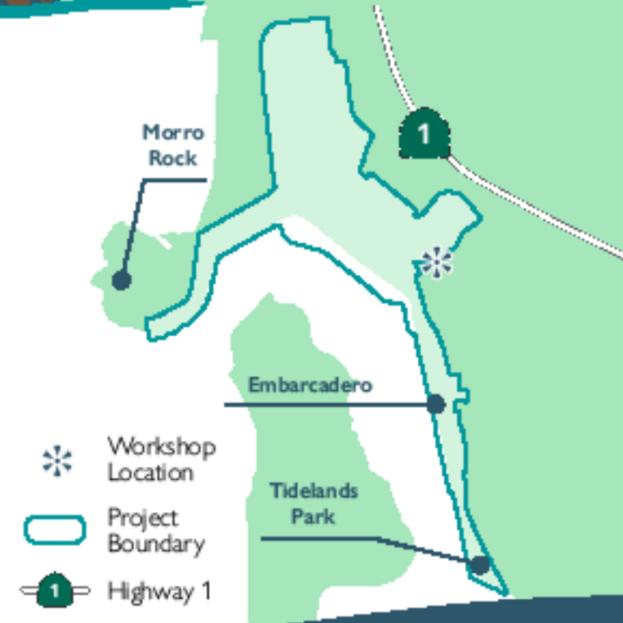
## Kids Activities & Refreshments!

The City of Morro Bay is updating its vision for future land use, circulation, environmental protection, and infrastructure along the waterfront – and wants to hear from you!

Join us to:

- Learn more about the plan,
- Provide input on what the waterfront is today, and
- Review the 1996 Waterfront Master Plan.

An opening presentation will be given at 6:00 pm, followed by an open house to engage with the team.



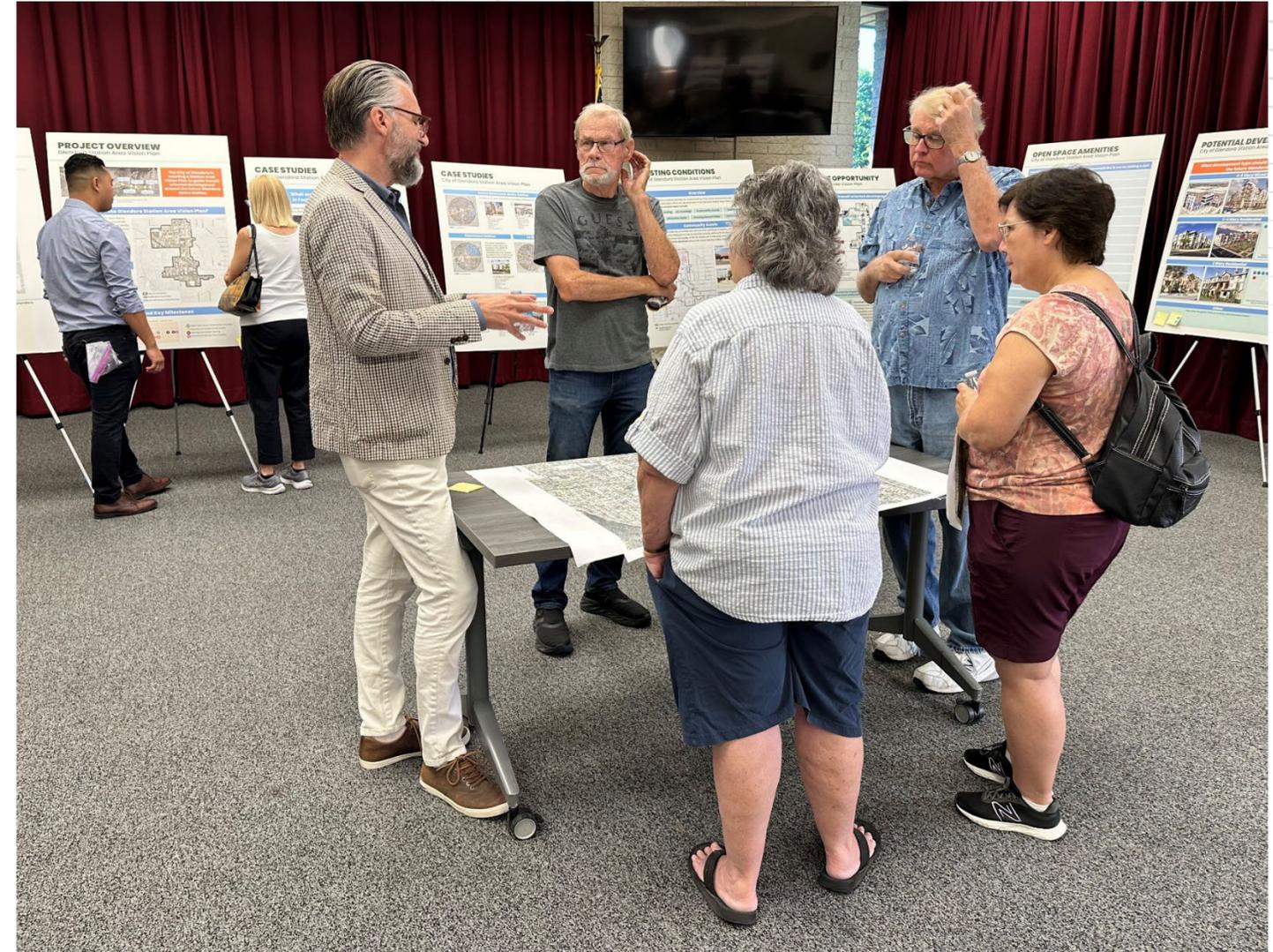
Scan the QR code or go to <https://www.morrobayca.gov/1116/Waterfront-Master-Plan> to learn more about the project!

Questions? Please contact Airlin Singewald  
E-mail: [asingewald@morrobayca.gov](mailto:asingewald@morrobayca.gov) Phone: 805-772-6291



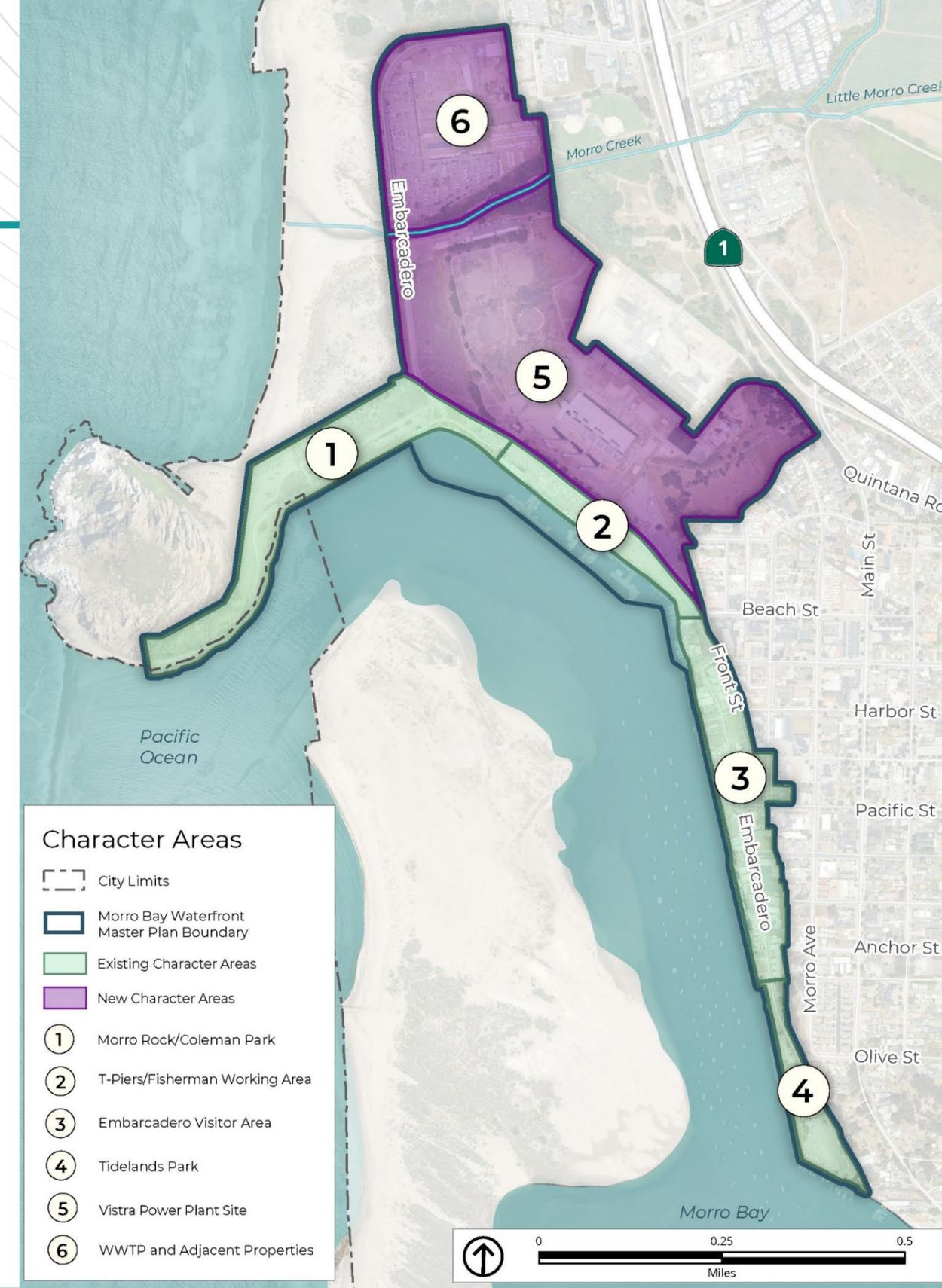
# Workshop #1 Agenda

- 6:00-6:10 Welcome Presentation
- 6:10-7:40 Open House Stations
- 7:40-8:00 Report Out / Next Steps



# Open House Stations

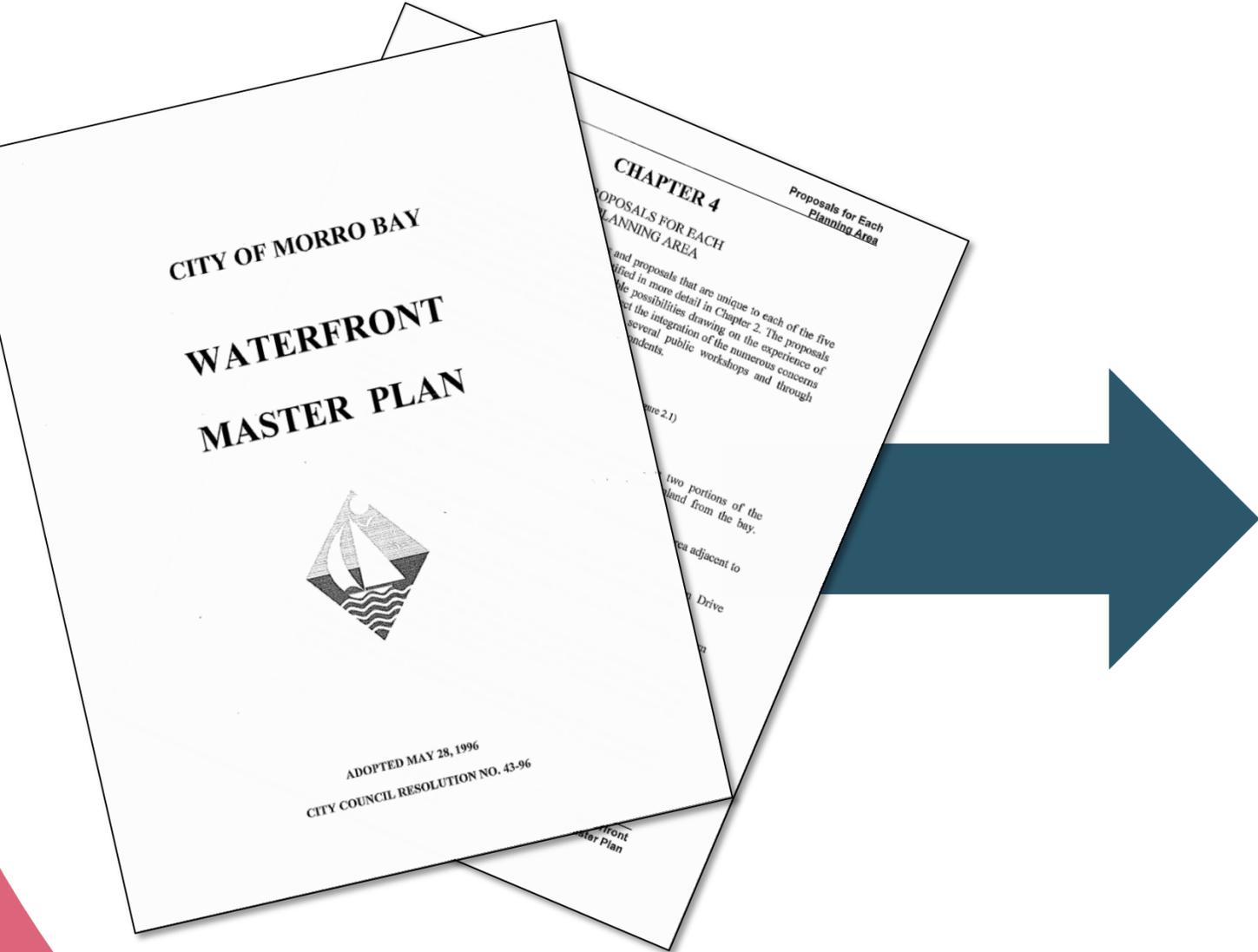
- Welcome Table
- Station 1: Expansion Areas - Initial Findings
- Station 2: Morro Rock/Coleman Park/Measure D Area - Review of 1996 Plan and Initial Findings
- Station 3: Embarcadero/Tidelands Park Area - Review of 1996 Plan and Initial Findings
- Station 4: Additional Feedback on Stakeholder Input
- Station 5: Visioning/Word Cloud
- Children's Activity



*Review of 1996  
Waterfront  
Master Plan  
Planning Area  
Proposals*



# Review of 1996 WMP by Planning Area



Area 1: Morro Rock/ Coleman Park (Morro Rock, sandspit to PG&E plant intake and Morro Creek)					
SP PAGE NUMBER	PDF PAGE Number	#	Proposal	Status	Comments
4-1	23	1	Work with the State of California to reorganize the existing parking area adjacent to Morro Rock to:	See below	
4-1	23	a)	Provide parking spaces (approximately 50) at the end of Coleman Drive perpendicular to the road with adequate backup and turn around space.	Proposal no longer relevant	Coleman Drive adjacent to Morro Rock is now gated for emergency access only to allow for emergency access to the revetment during high storm events. This resolves potential parking concerns at the previous terminus of Coleman Drive.
4-1	23	b)	Develop a loop at the end of the lot which will allow large vehicles to turn around and thereby reduce congestion.	Proposal no longer relevant	Coleman Drive adjacent to Morro Rock is now gated for emergency access only to allow for emergency access to the revetment during high storm events. This resolves potential parking concerns at the previous terminus of Coleman Drive.
4-1	23	c)	Install a pedestrian access way along the waterfront. This would for the most part be on the land area but in some cases may require short portions of wooden walkways over the rip-rap where space is inadequate between the water and the parking lot. (See Sketch f.1)	Complete	Walkway extends from intake building to end of Coleman Park/entrance to Rock parking lot. Pedestrians can walk the rest of Coleman Drive on the dirt. There are some amenities in that area like benches.
4-1	23	d)	Provide signage at the entry to the parking area which states that there is a turn-a-round at the end and limits extra large vehicles (the size is to be determined by the State).	Proposal no longer relevant	Coleman Drive adjacent to Morro Rock is now gated for emergency access only to allow for emergency access to the revetment during high storm events. This resolves potential parking concerns at the previous terminus of Coleman Drive.
4-2	24	2	Provide recreational parking spaces (approximately 150) which would serve Morro Strand State Beach and provide overflow parking for the new harbor uses. See Sketch f.3.	Complete	
4-2	24	a)	Improve parking in the area in a "natural context" through the use of rocks, wood bollards and cables, and chain or heavy rope to delineate boundaries.	Partially Complete	Some improvements have been made. Parking configuration is not the best and does not maximize the space. Parking lot surfacing requires more base every year and regular maintenance to reduce potholes and uneven surface.
4-2	24	b)	Keep paving to a minimum for the access road itself and the most used parking area along the front of the area facing the beach.	Complete	
4-2	24	c)	Provide a new restroom area to serve the parking area and beach at an appropriate location.	Complete	
4-2	24	d)	Construct an access stair from the parking level to the beach level.	Partially Complete	Although it is not technically stairs, the City's Maintenance Team maintains a "land by way of sand" bridge across the revetment . It has been determined that stairs would not be feasible in this location.
4-2	24	e)	Develop landscape buffers between the parking area and the Rock and the natural dune area to reduce "human erosion" and maintain the area's natural setting.	Partially Complete	While there are rock bollards, there may be more that is wanted/needed here moving forward in the new WMP related to SLR and adaptation.

# Review of 1996 WMP Planning Area Proposals

- WMPAC review and input on 1996 WMP Evaluation Matrix
  - » Matrix includes actual page number in WMP and page number of PDF
  - » Matrix includes the proposal numbers by each of the 4 planning areas and each of the subcomponents of the proposal. Subcomponents are lettered.
    - Status of implementation of each proposal's subcomponents is reported on
    - If applicable comments have been included at the far right
- 1. Does the WMPAC have any comments on the status of implementation for any of the proposals?
- 2. Does the WMPAC have anything to add for the comments column?

# Thank You

