

Project Overview



We need your help to update the Waterfront Master Plan (WMP)



The Waterfront Master Plan Update

The Waterfront Master Plan (WMP) is a vision for future development, land use, circulation, environmental protection, and infrastructure for Morro Bay's waterfront area. The current WMP includes background information and existing conditions, conceptual plans for four planning areas, and a roadmap of future actions to achieve the WMP vision. The WMP also includes a design guidelines chapter, which contains both design guidelines and standards for waterfront development.

The Waterfront Master Plan Update will:

- Update background information to reflect existing conditions
- Expand the 1996 WMP boundaries to include the former power plant and waste water treatment plant (WWTP) sites (see character areas 5 and 6 on map)
- Incorporate a sea level rise analysis, vulnerability assessment, and adaptation plan
- Establish a vision and conceptual plans for land use, development and circulation
- Development of a financially feasible implementation plan
- Implement all relevant policies and programs of Plan Morro Bay

Why Now?

The Morro Bay Waterfront Master Plan has not been updated since it was first adopted in 1996. The WMP is part of the City's Local Coastal Program (LCP). The LCP is the City's vision and guide for implementing the Coastal Act at the local level. All City land use decisions in the Coastal Zone must be consistent with the City's LCP and General Plan, which are combined in a single document called Plan Morro Bay. Adopted in May 2021, Plan Morro Bay was the first comprehensive update to the City's LCP and General Plan since the 1980s.

Project Schedule

November - December 2025

- Workshop #1
- Project Overview & Baseline Analysis

February 2026

- Workshop #2
- Background Report & Visioning

Spring 2026

- Workshop #3
- Evaluation of Alternatives

Summer 2026

- Workshop #4
- Draft Plan

Fall 2026

- Workshop #5
- Public Hearing Draft Plan

