

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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F10c

**LCP-3-MRB-22-0032-1 (1260 MAIN STREET)
OCTOBER 14, 2022 HEARING
EXHIBITS**

Table of Contents

Exhibit 1: Property Location

Exhibit 2: Photo of the Site

Exhibit 3: Resolution and Proposed Land Use Designation Map

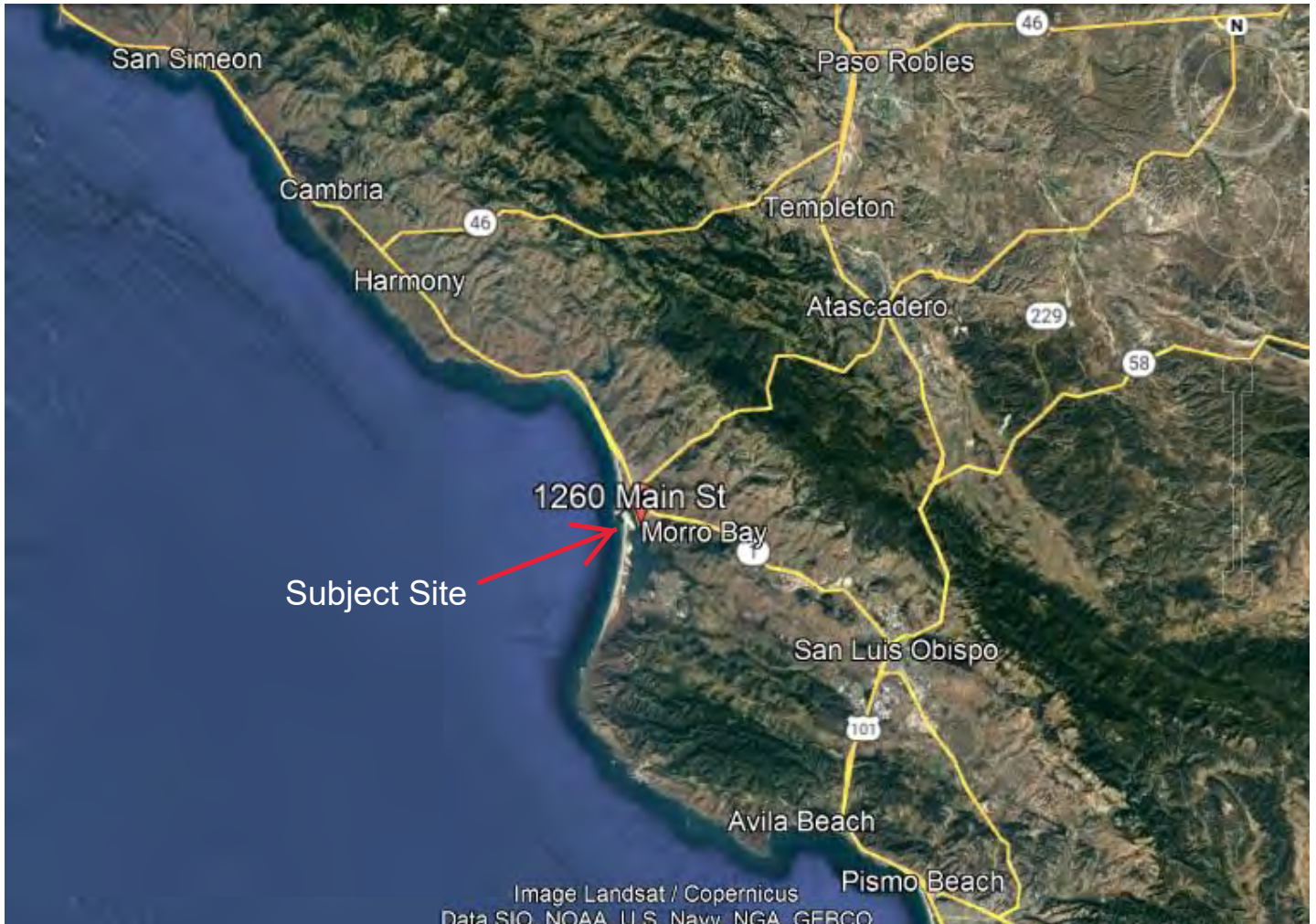


Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



Highway 1

Subject Site

Quintana Road

Main Street

Morro Bay

1260 Main St
Morro Bay, California

Google

Street View - Nov 2018



RESOLUTION NO. PC 04-22

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
ANNOUNCING FINDINGS AND RECOMMENDATION TO THE CITY COUNCIL
FOR APPROVAL OF AN AMENDMENT TO THE LAND USE MAP INCLUDED
IN THE GENERAL PLAN/ LOCAL COASTAL PROGRAM LAND USE PLAN

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Veterans Memorial Building at 209 Surf Street, Morro Bay, CA on April 19, 2022, for the purpose of considering an amendment to the land use map included in the General Plan/Local Coastal Program (LCP), Land Use Plan (LUP) for the property at 1260 Main Street (“Project”); and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the appellant, applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

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

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

Pursuant to the California Environmental Quality Act, an amendment to the 2021 General Plan/Local Coastal Land Use Plan Environmental Impact Report has been prepared resulting in a finding of no significant environmental impact as a result of the proposed GP/LCP land use map amendment request.

GP/LCP Amendment findings

1. The proposed changes are consistent with the intent of the State Coastal Act; and
2. The proposed amendment is consistent with the intent and policies of the General Plan/Local Coastal Program, Land Use Plan; and
3. The proposed change in the land use designation for the subject property will be consistent with the Zoning Map update currently pending approval.

Section 2: Action. The Planning Commission does hereby provide a recommendation to City Council for approval of the proposed amendment to the land use map included in the General Plan/LCP, LUP to change the land use designation of the parcel located at 1260 Main Street from District Commercial to Community Commercial.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 19th day of April 2022 on the following vote:

AYES: Roschen, Rodriquez, Ingraffia, King, Stewart

NOES:

ABSENT:

ABSTAIN:


Chairperson Stewart

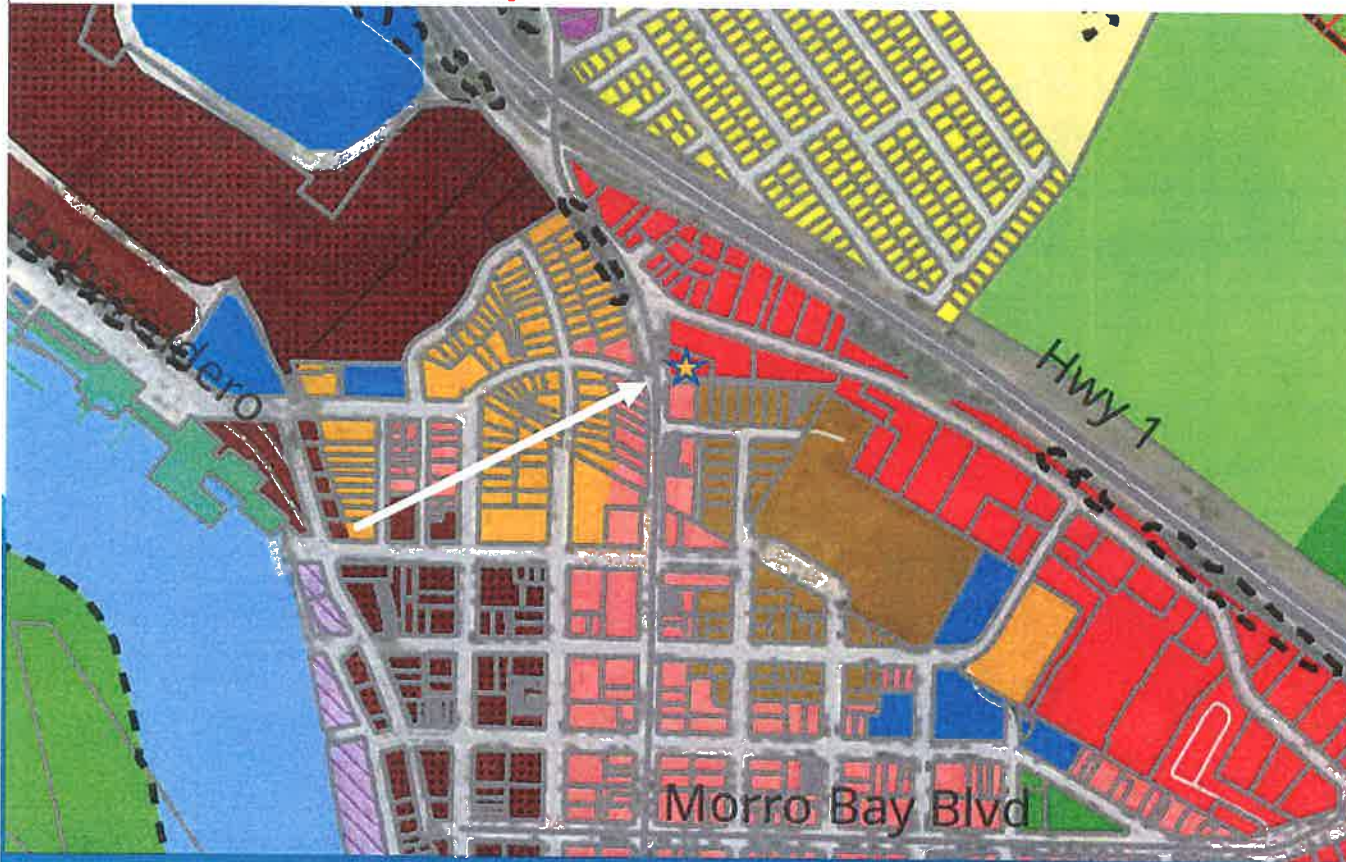
ATTEST


Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 19th day of April 2022.

The Request

An amendment to the Land use map in the General Plan/Local Coastal Program, adopted in 2021 requesting a change from District Commercial to Community Commercial



Preferred General Plan Land Use

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial**
- District Commercial**
- Visitor Serving Commercial
- Waterfront Commercial/Industrial
- General (Light) Industrial
- Coastal Dependent Industrial
- Commercial / Recreational Fishing
- Harbor / Navigational Ways
- Open Space / Recreation
- Mixed Use
- Agriculture
- Public/Institutional
- Mixed-Use Residential Overlay



MORRO BAY
PUT LIFE ON COAST

Current Land Use Mapping

District Commercial

Community Commercial
(continues the length of Main Street through downtown)

High Density Residential

Proposed Land Use Mapping

District Commercial

Community Commercial
(continues the length of Main Street through downtown)

High Density Residential