



# General Plan Advisory Committee

Meeting #3 | April 21, 2016

# Presentation Overview

1. General Plan and Local Coastal Program 101
2. GPAC Roles and Responsibilities
3. Concurrent planning efforts
4. Outreach Program Update and GPAC Outreach Training

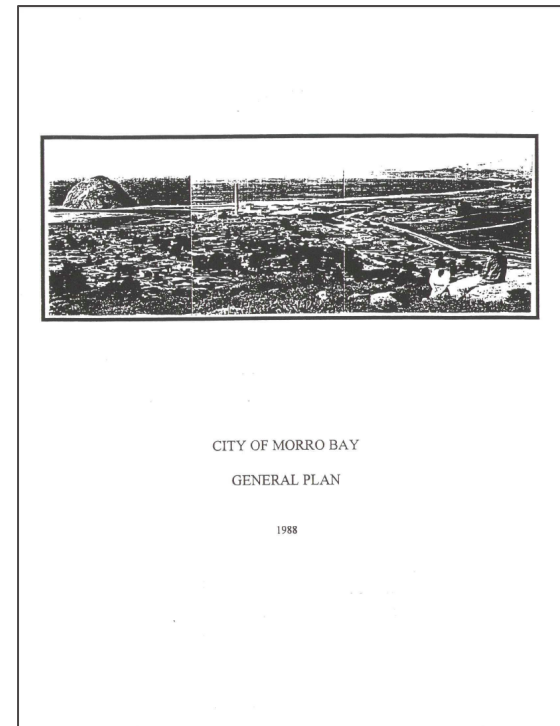


# General Plan & Local Coastal Program

## 101

# What is a General Plan?

- The comprehensive, long-term plan for physical development and conservation in the city.
- California Government Code §65301 identifies seven required elements.





# Land Use Element



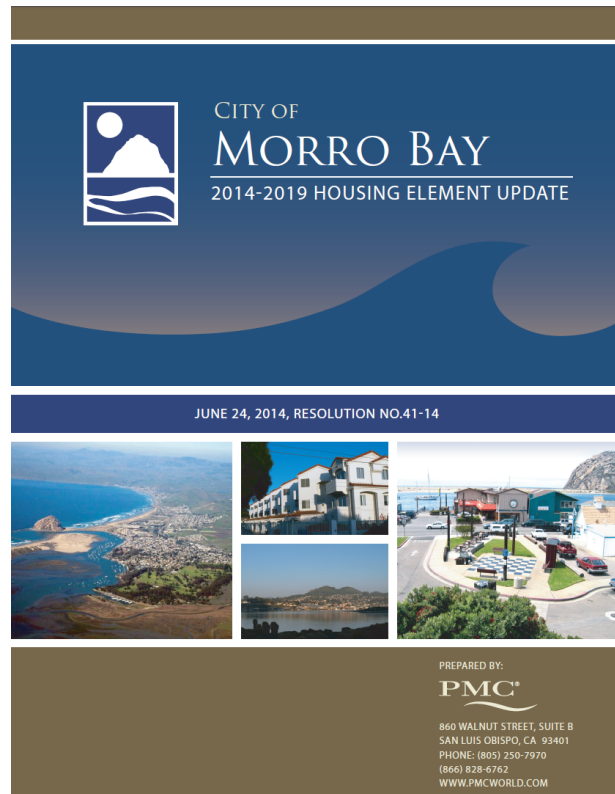
- Guides the pattern of development for the city at buildout.
- Has the broadest scope of the seven mandatory elements.
- Plays a central role in correlating all land use issues into a set of coherent development policies.

# Circulation Element



- Creates a plan for the movement of people, vehicles, goods, energy, water, sewage, stormwater, and communications between different land uses in a jurisdiction.
- By statute (§65302(b)), the circulation element must correlate directly with the land use element.

# Housing Element



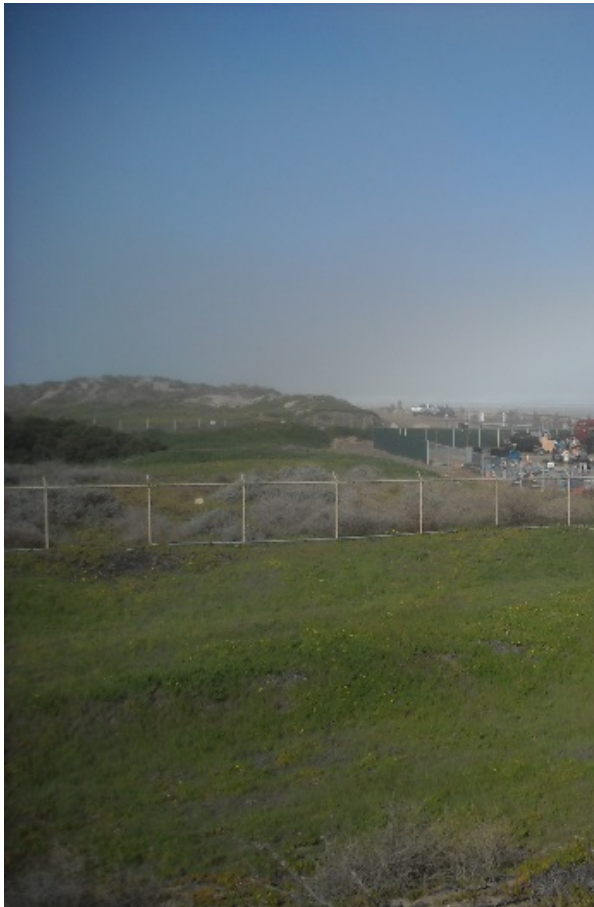
- The City adopted its Housing Element, consistent with California Government Code §65302(c), in July 2014.
- The Housing Element planning period extends through 2019.
- Updating the Housing Element is not included in the scope of Plan Morro Bay.

# Conservation Element



- Focuses on the conservation, development, and utilization of natural resources in a jurisdiction.
- May also cover:
  - The reclamation of land and waters
  - Prevention and control of the pollution of streams and other waters
  - Regulation of the use of land in stream channels
  - Prevention, control, and correction of the erosion of soils, beaches, and shores
  - Protection of watersheds
  - The location, quantity, and quality of the rock, sand, and gravel resources
- Identifies rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.

# Open Space Element



- Guides the comprehensive and long-range preservation and conservation of “open space land,” defined by §65560 as open space:
  - For the preservation of natural resources
  - For the managed production of resources
  - For outdoor recreation
  - For public health and safety
  - In support of the mission of military installations
  - For the protection of Native American historic, cultural, or sacred site places, features, and objects



# Noise Element



- Preserves public health and welfare by limiting the community's exposure to excessive levels of noise.
- Includes existing and projected levels of noise and noise contours for major noise sources.
- Guides and is guided by decisions relating to land use and circulation.
  - Typically sets noise/land use compatibility standards



# Safety Element



- Minimizes the risk of death, injuries, property damage, and social and economic disruption as a result of natural or man-made hazards.
- Must address:
  - Seismic hazards
  - Tsunami
  - Flooding
  - Wildfire
  - Evacuation routes

# General Plan Zoning Consistency



- City is required to maintain consistency between zoning ordinance and general plan (California Government Code §65860).
- When a general plan amendment makes the zoning inconsistent, the zoning must be changed to reestablish consistency “within a reasonable time” (California Government Code §65860).

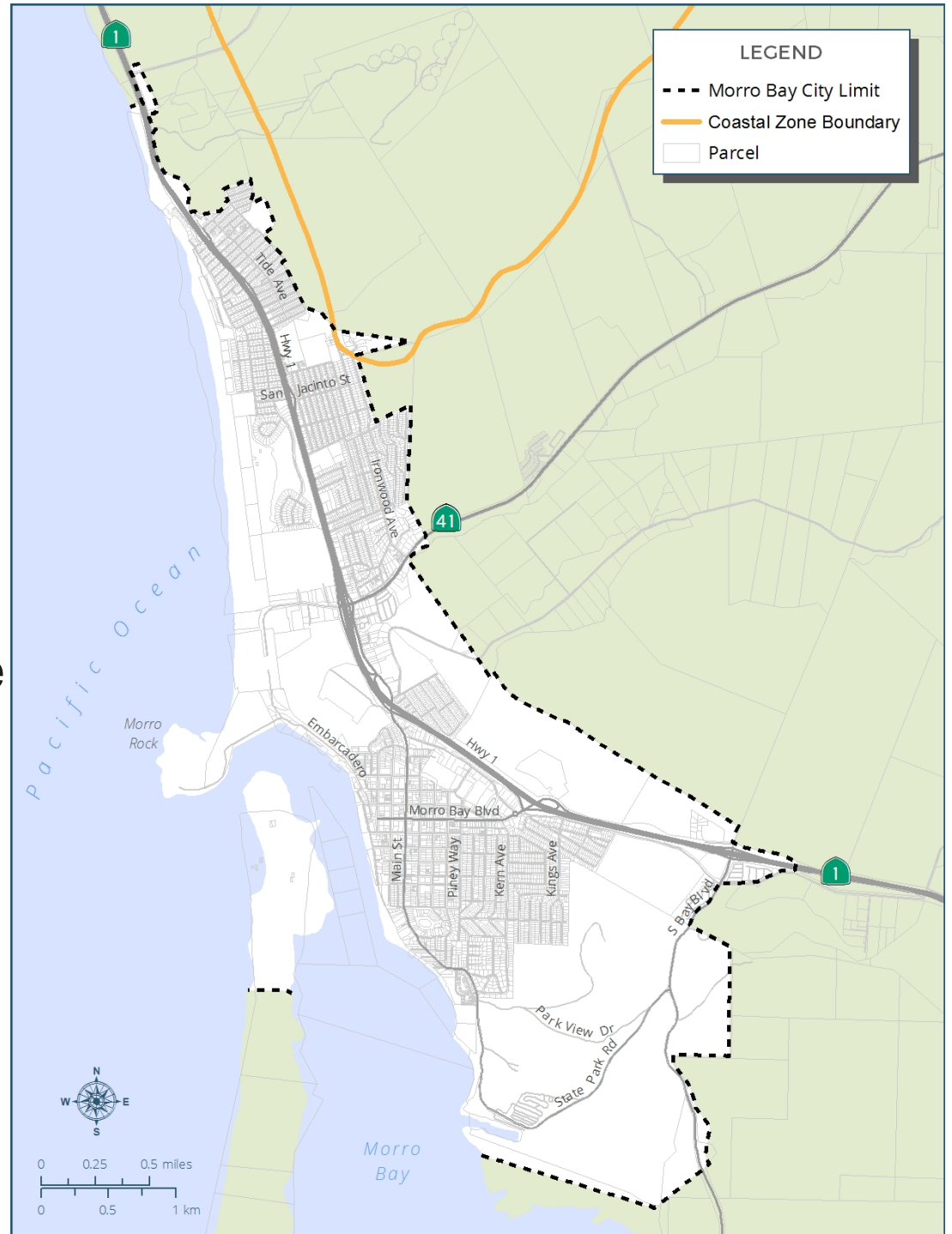
# General Plan Resources

- Review of Existing General Plan and Local Coastal Program - <http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2364> (attachment 4)
- California Government Code §65301 - [http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=GOV&sectionNum=65301](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65301)
- OPR General Plan Guidelines (2003) - [https://www.opr.ca.gov/docs/General\\_Plan\\_Guidelines\\_2003.pdf](https://www.opr.ca.gov/docs/General_Plan_Guidelines_2003.pdf)
- Draft OPR General Plan Guidelines Update (2015) - [https://www.opr.ca.gov/docs/DRAFT\\_General\\_Plan\\_Guidelines\\_for\\_public\\_comment\\_2015.pdf](https://www.opr.ca.gov/docs/DRAFT_General_Plan_Guidelines_for_public_comment_2015.pdf)



# Local Coastal Program

- Consists of:
  - Land Use Plan
  - Implementation Plan
- The LCP must meet the requirements of and implement the California Coastal Act (Public Resources Code §30108.6).
- Applies to all areas in the Coastal Zone.





# What Topics Does an LCP Cover?

Coastal Commission's Update Guidance (2013) notes the LCP must address the following topics:

- Public access
- Recreation and visitor-serving facilities
- Water quality
- Natural resources
- Agricultural resources
- Planning and development
- Scenic resources
- Coastal hazards
- Shoreline erosion
- Energy and industrial development

# California Coastal Act and LCP Resources

- Review of Existing General Plan and Local Coastal Program - <http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2364> (attachment 4)
- California Coastal Act (Public Resource Code Division 20) – <http://www.coastal.ca.gov/coastact.pdf>
- California Coastal Commission LCP Update Guidance (2013)- [http://www.coastal.ca.gov/lcp/LUPUpdate/LCPGuidePartI\\_Full\\_July2013.pdf](http://www.coastal.ca.gov/lcp/LUPUpdate/LCPGuidePartI_Full_July2013.pdf)



# Plan Morro Bay

- Designed to meet legal requirements and address local issues in a single plan.
  - Most of Morro Bay is in the Coastal Zone
- Will ensure zoning consistency through the comprehensive zoning code update.
- Will inform (and be informed by) concurrent planning projects.







## Role of the GPAC

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# Concurrent Planning Projects

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Feb. 2016

Dec. 2017

Plan Morro Bay

Downtown Waterfront Strategic Plan

Economic Development Strategic Plan

Embarcadero Widening /  
Centennial Staircase



# Downtown Waterfront Strategic Plan

- Provides a vision for a connected and unified downtown and waterfront area.
- Illustrates physical connections, land uses, public realm improvements, and a unified brand and design guidelines.





# Downtown Waterfront Strategic Plan

- Recommends General Plan policies and identifies projects to achieve the physical and economic integration of the downtown and waterfront areas.
- Identifies short-, mid-, and long-term projects necessary to achieve the vision and recommendations for inclusion in the GP and LCP Update.

| Action ID       | Implementation Action   | Priority   | Responsibility |         | Potential Funding Sources  |
|-----------------|---|--|----------------|---------|--|
|                 |   | 1 = Short Term<br>2 = Mid Term<br>3 = Long Term<br>Ongoing | Lead           | Support | See Key on Page A.1 and Appendix C for Source Descriptions and Abbreviations |
| CIRCULATION (C) |   |  |                |         |  |
| C-1             | Install continuous sidewalks and curb and gutter throughout the project area.   | 1  | R, E           |         | SR2S , CIF, CFD, IFD, DA, PPP, IF, UF, CIG, CDBG, RENEWBIZ                   |
| C-2             | Maintain roads, including snow removal.   | Ongoing  | R, E           |         | SR2S, CIF, CFD, IFD, DA, PPP, IF, UF, CIG, CDBG                              |
| C-3             | Identify locations for and install circulation improvements such as signalized or enhanced crossings along Highway 202 to improve safety at intersections for pedestrians. Consideration should be given to solar-powered signalization at crossings. See Vision Poster for location of improvements. | 1  | R, E           |         | SR2S, CIF, CFD, IFD, DA, PPP, IF, UF, CIG, CDBG, RENEWBIZ                    |
| C-4             | As new development occurs in the project area, negotiate public easements with property owners along the paseo network, as shown in Figure 3.1 Vision Poster, to establish a system of pedestrian-only connections.   | Ongoing  | PCD, R         |         | CIF, CFD, IFD, DA, PPP, IF, UF, CIG, CDBG, RENEWBIZ                          |

Example Implementation Action Plan Excerpt





# Outreach Program Update and GPAC Training



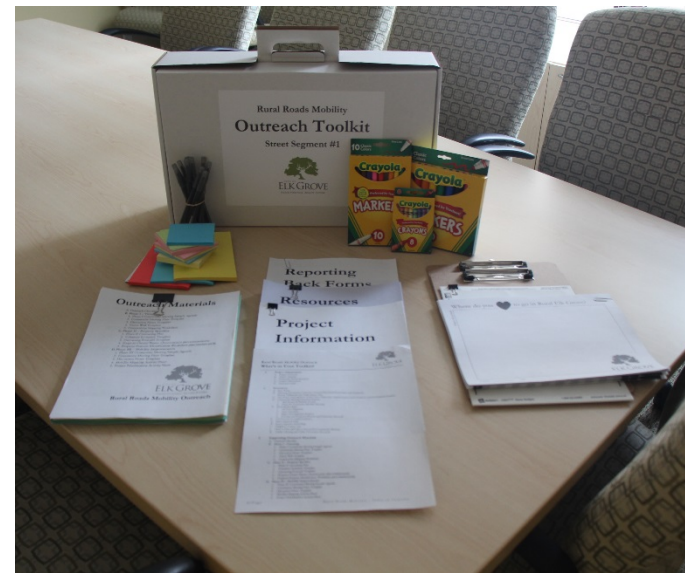
# Outreach Program Update

1. Community and neighborhood group meetings conducted by GPAC members:
  - Outreach Toolkit & Training
  - Promotional Posters
2. Public workshops/events in coordination with the Downtown Waterfront Strategic Plan.



# Outreach Toolkit Training

1. Overview
2. Review toolkit:
  - Talking points
  - Project info card/FAQ
  - Relevant document drafts
  - Discussion questions
  - Comment card/questionnaire
  - Summary template
3. Facilitation tips



# THANKS!



## Questions?

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