



**AGENDA NO: II**

**MEETING DATE: July 11, 2017  
Special Meeting**

**THE FOLLOWING PUBLIC CORRESPONDENCE  
WAS RECEIVED BY THE CITY COUNCIL  
FOLLOWING POSTING OF THE AGENDA**

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
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**July 10, 2017**

Mayor Jamie Irons and Honorable City Council  
City of Morro Bay

**Subject: City Council Hearing on Land Use Alternatives and Local Coastal Program (LCP) Update.**

Mayor Irons and Honorable Councilmembers:

Thank you for the opportunity to provide a few comments on the Land Use Alternatives and LCP Update report for your July 11<sup>th</sup> meeting. First, we'd like to take this time to reiterate our support for the City's LCP update. The Morro Bay coastal zone offers a unique opportunity to address the broad range of Coastal Act issues, including with respect to public access and recreation in light of sea level rise and other coastal hazards, water supply and public service capacities, sensitive habitat and agricultural protections, urban growth boundaries and visitor-serving infill development, and coastal-dependent fishing and boating along a working waterfront, among others. Because of this, the Coastal Commission granted money to the City for this update process, and we are excited about the opportunity to craft an LCP that responds to the City's needs while upholding core Coastal Act values and requirements. We'd like to thank City staff for their proactive outreach and early coordination with us to help identify issues. In our experience, early coordination is key to a successful LCP planning process. We look forward to continued dialogue and collaboration with City staff as the LCP works its way through the local process and is ultimately submitted to the Coastal Commission for adoption.

We'd also like to make a few observations on the Land Use Alternatives report, particularly on the concepts of urban growth boundaries and infill development. Please note that these are preliminary comments and are meant to serve to help foster additional discussion about these particular issues, and not be an exhaustive analysis of other potential issues (e.g., sensitive habitat, coastal hazards and sea level rise, etc.) that dictate where and what type of development is appropriate. Overall, the report envisions additional infill visitor-serving development within the City's core, including within its downtown area, along the Embarcadero, and at the Dynegy Power Plant and Wastewater Treatment Plant sites. The report also envisions a 'status quo' at the City's periphery, including on lands inland of Highway 1, such as the Tri-W site which currently allows for commercial use. Developing within existing developed areas with adequate public services is a core Coastal Act requirement.<sup>1</sup> In light of this, we think now is an opportune time to address the land use designations and envisioned development outside of the City's existing developed core, particularly in the undeveloped areas inland of Highway 1. These areas consist of rolling hills and form a scenic backdrop and natural boundary for urban development. However, some of these areas (such as the Tri-W site as well as lands located just north of the Highway 1/South Bay Boulevard exit, lands bordering Little Morro Creek Road, and the area

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<sup>1</sup> Coastal Act Section 30250.

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located just inland of Highway 1 at Toro Creek Road on the City's northern boundary) are designated for commercial, low-density residential, and coastal-dependent industrial development, respectively. We believe that a core overarching goal of the City's LCP update should be to foster infill development within the existing City core, while at the same time preserving open space on the City's periphery. Thus, we'd like the City to explore alternative land uses at these peripheral areas, including lower-intensity designations that protect the natural qualities of these areas and retain their function as an urban growth boundary.

Again, these are preliminary comments, and we plan on continuing to work with your staff and interested members of the public on these and other issues as the LCP works its way through the process. Please do not hesitate to contact me at (831) 427-4863 if you have any questions throughout the LCP update process.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Kahn". The signature is fluid and cursive, with the first name "Kevin" and last name "Kahn" clearly distinguishable.

Kevin Kahn  
Central Coast District Supervisor  
California Coastal Commission