

MORRO BAY MATTERS

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ZONING CHANGES HAPPENING NOW

**Tuesday, August 16 at 6pm in the
Vets Hall on Surf St.**

The Morro Bay Planning Commission is holding a hearing to receive public comments about, and review changes to, the rewrite of the City's Zoning Ordinance.

Our Zoning Ordinance is Chapter 17 in the *Morro Bay Municipal Code*. These codes direct the use and development of land, private and public.

It is difficult to know what is being changed because there is no one place that compares the current Code to the proposed Code.

The *current* Zoning Ordinance is at this link:

https://library.municode.com/ca/morro_bay/codes/code_of_ordinances?nodeId=TIT17ZO

The *proposed* Zoning Ordinance is at this link:

<http://www.morrobayca.gov/DocumentCenter/View/17012/PC-Adoption-Draft-Zoning-July-2022>

Use the second link to read about the following topics using the reference number given. Use the first link to compare the same topics to their *current* versions in the Zoning Ordinance; they will have different numbers.

MAJOR CHANGE: BUILDING HEIGHT FIGURE 17.08.030(B): MAXIMUM HEIGHT, CC DISTRICT

On Main Street and Morro Bay Blvd, heights are proposed to be 37 feet.

Structural elements (machinery, chimneys) can add up to 6 feet.

Currently, there are only two 1-story buildings in the 5 blocks on Main between MB Blvd and Beach St.

In the 7 blocks of MB Blvd between Main and Kern Streets, there are eight 2-story buildings.

Such a leap in height is like going into SLO and seeing 4-story buildings next to 2-story buildings. It's too much all at once. It's out of character with our town. Such development must have public review.

Some residential zones will be allowed 30 feet in height plus exemptions.

DELETED AND DILUTED

There are several sections, like Bluff Top Standards, Environmentally Sensitive Habitat buffers, and Prescriptive Rights, to name a few, that have been watered down and compromised.

No standards have been added for the new "unhosted hotels" category. There are new sections like Development Agreements, Modifications, and Director Approval that will reduce public involvement. Is this acceptable?

**NEEDS CHANGE:
VACATION RENTALS**

17.30.220 Short-term Vacation Rentals (IP)

Code enforcement is missing. The City Council discussion when this was approved included using the money from applications to pay for a code enforcer. This needs to be included.

In residential zones, the pre-existing “full-home” rentals (unhosted STRs) were allowed to continue without being counted as part of the maximum 175 rentals. How many “grandfathered” unit are there in addition to the 175?

Commercial and Mixed Use zones have unlimited full-home rentals.

Due to in-home supervision, “home-sharing rentals” (hosted STRs) are unlimited as well.

With no code enforcer, who is keeping track of complaints? Who is evaluating the applications and doing the inspections? Who issues the suspensions, and who is the hearing officer?

We know the financial management of STRs has been outsourced.

Anyone suffering from an STR should attend the Planning hearing to ask for answers and changes to this ordinance.

MORRO BAY MATTERS is brought to you by Citizens For Affordable Living (CAL) to inform Morro Bay citizens regarding current City issues. CAL welcomes contributions in the form of ideas, distribution, and printing. Contact CAL at: <https://calmorrobay.wordpress.com>

**MAJOR CHANGE:
ENCROACHMENT INTO
SETBACKS**

**TABLE 17.23.050: ALLOWED
ENCROACHMENTS INTO REQUIRED
SETBACKS**

Of particular note, items like storage sheds can be sited on the lot line between neighbors.

Currently, a setback is required.

This change has the potential to create friction between neighbors. What is there to gain by this change?

**MAJOR CHANGE:
FENCE HEIGHTS**

17.23.060 Fences and Freestanding Walls

The current front yard, 3-foot solid fence becomes 4 feet.

The 4-foot, 50% open fence becomes 5 feet.

The Community Development Director has the discretion to allow a 2-foot higher exception.

Potentially, a front yard fence could be 7 feet tall!

Side yard fences are utilitarian and not an issue.

Higher front yard fences create separation, a loss of neighborhood.

What is the need for higher front yard fences?

In addition, certain materials, chain link and concrete, are limited. **17.23.060(D)**