



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

March 25, 2025

Esther Essoudry
California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

RE: City of Morro Bay Transfer Request per Coastal Act Section 30613

Dear Ms. Essoudry,

In 2024, California Coastal Commission staff alerted City of Morro Bay staff about the discovery of original tideland surveys that have an impact on the boundaries of permit jurisdiction between the two entities. The results of the survey impact the permitting authority of two key sites along Morro Bay's iconic waterfront: the historic Power Plant property and the Embarcadero. To simplify the permitting process of the Power Plant property, and to maintain permitting authority over the affected parcels of the Embarcadero, Coastal staff recommended that the City initiates a jurisdiction transfer request under Coastal Act Section 30613.

Please find attached the City's request for a transfer of permit jurisdiction in specified locations in accordance with Section 30613 of the Coastal Act. The City's submittal includes supporting analysis for the request to transfer permit jurisdiction to the City for 18 lots and small portions of adjacent public rights-of-way. All lots and right-of-way areas in the transfer request are located in urbanized areas and are currently developed, with the exception of two vacant lots (APN 066-321-004 and 066-301-041), per the analysis attached. This will memorialize City permit authority for properties and public rights-of-way in qualifying urbanized locations where the Coastal Act otherwise defines the area as Commission permit jurisdiction:

- Morro Bay Power Plant / Triangle Lot: Visitor Serving Commercial Zone (2 lots) and Public Facility Zone (1 lot)
- Embarcadero – Inland: Visitor Serving Commercial Zone (15 lots).

Finalization of this map and transfer will benefit the City of Morro Bay by clarifying and streamlining the permit process for coastal development in locations designated for urban use and development consistent with the certified Local Coastal Plan (LCP) for coastal development.

The City appreciates Commission staff's efforts to implement map changes where necessary after the discovery of the original tidelands surveys. By initiating this transfer request, the City seeks to retain permitting jurisdiction over inland properties along the eastern edge of the

Embarcadero and gain jurisdiction over the historic Morro Bay Power Plant property. In both cases, the Commission will retain appeal jurisdiction over permits issued by the City.

Please contact me if you have any questions regarding the City's submittal package. We look forward to working with the Commission to finalize certification of this Section 30613 transfer request and LCP Permit Jurisdiction Map.

Sincerely,

Airlin Singewald,
Community Development Director

Request for Section 30613 Permit Jurisdiction Transfer

Morro Bay Power Plant/Triangle Lot				
LANDS SUBJECT TO PUBLIC TRUST WHICH ARE FILLED AND DEVELOPED				
Location:				
1200, 1210, and 1290 Embarcadero				
Subject Property Description:				
Development on the site includes the inactive Morro Bay power plant stacks and associated power plant infrastructure, a City owned boat yard and parking lot, and the Maritime Museum.				
APN	Name	CLUP Designation	Coastal Zoning District	Current Land Use
066-331-046	Morro Bay Power Plant	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Industrial

006-331-041	Triangle Parking Lot/Maritime Museum	Public/Institutional	Public Facility (PF)	Public
066-031-002	Front Street Parking Lot	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Public

Coastal Act Section 30613 Request:

To extend the City's jurisdiction seaward to the inland side of the Embarcadero right of way. The total transfer area is 10.83 acres.

Surrounding Area Description:

The subject properties are located on the northern extent of the Morro Bay estuary and inland of Morro Rock. The surrounding area uses include restaurants and uses associated with the working waterfront to the south, residential uses to the east, the PG&E substation to the north, and a site associated with the Morro Bay power plant that was previously developed with above-ground fuel oil storage tanks located to the west.

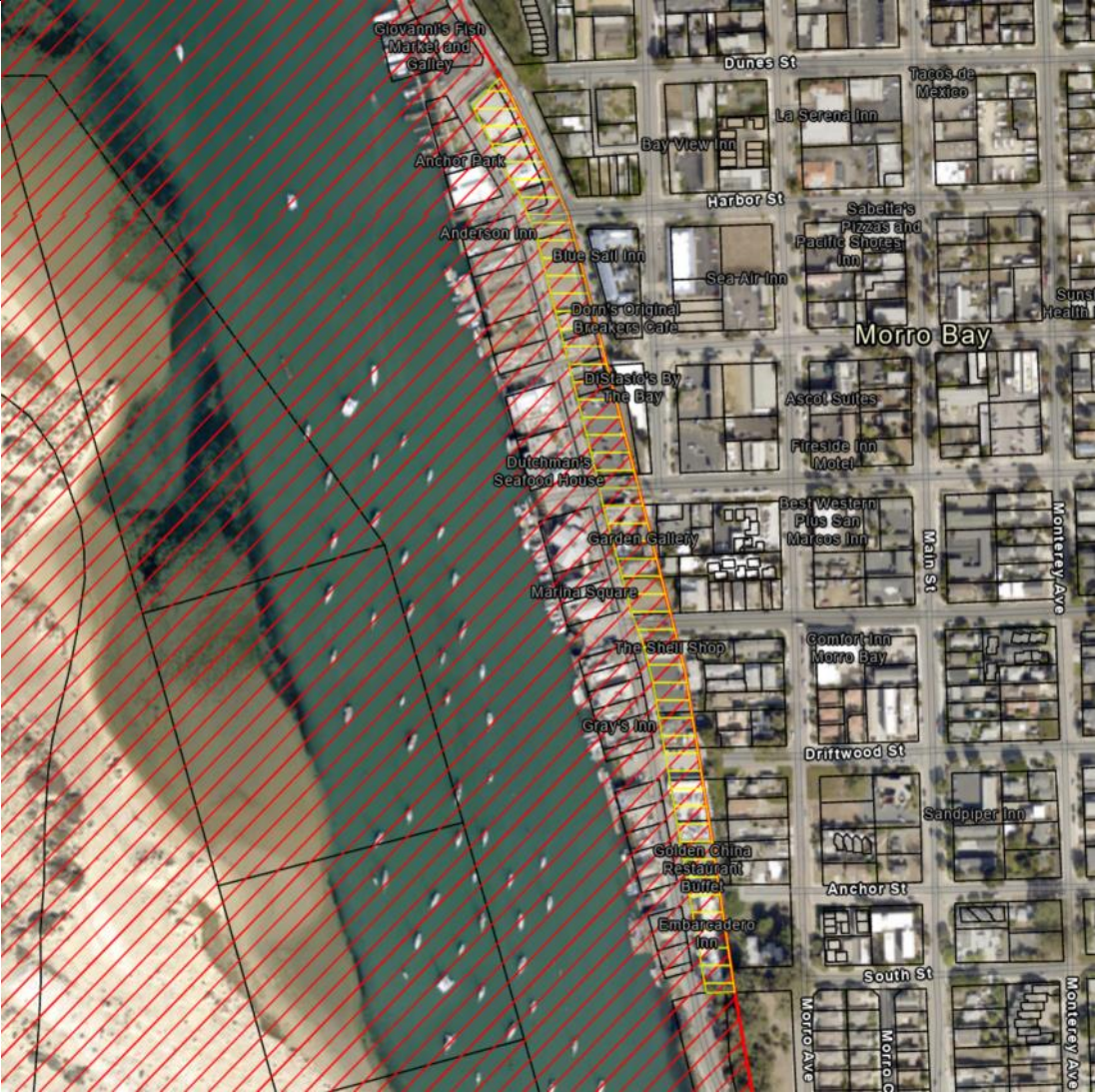
Consistency with Section 30613 Guidelines:

Filled: The US Navy began construction of the harbor in the early 1940s which included dredging sand from the estuary to create new land on the eastern side of the estuary. This filled land includes the subject properties and the Embarcadero.

Public Trust Interests: The subject properties are located on historic tidelands which were not known to exist at the time of certification of the City's post-cert maps in 1991. Thus, the Commission's retained jurisdiction was not fully asserted for this historic tideland and jurisdiction of the tidelands is partially held by the City. The 1991 post cert map bisects the power plant property, thus presenting jurisdictional problems in the permitting process. No public trust interests currently exist at the properties, and the proposed transfer will recognize the historic tidelands and officially transfer jurisdiction to the City.

Developed: The site was first used as a Navy training base through 1945. The Morro Bay Power Plant was later constructed in the early 1950s, and the plant was officially decommissioned in 2014 although the stacks and power plant building remain in place today. The City's certified LCP classifies the boat yard and the Maritime Museum as Public Facility and the Front Street parking as Visitor Serving Commercial, and both land use designations reflect the current land uses of these properties. The power plant portion of the subject properties is designated Visitor Serving Commercial which does not reflect the current land use at that site, but the LCP requires the certification of a master plan prior to the processing of a CDP for associated development at the power plant site.

Committed to Urban Uses: The subject properties are located in an area that has been committed to urban uses since the fill and development of the power plant property area and the Embarcadero in the 1940s. The predominate land uses in the surrounding area are Visitor Serving Commercial with a floor area ratio of 1.25 and Commercial/Recreational Fishing with a floor area ratio of 0.5.

Embarcadero - Inland	
LANDS SUBJECT TO PUBLIC TRUST WHICH ARE FILLED AND DEVELOPED	
	
Location:	Inland block of the Embarcadero spanning from 456 to 988 Embarcadero.
Subject Property Description:	

The inland side of the Embarcadero consists of visitor serving uses including shops, restaurants, public parking lots, and hotels.

APN	Name	CLUP Designation	Coastal Zoning District	Current Land Use
006-321-023, 066-321-024	Surf Shop	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Commercial
066-321-021	Rowan Chase Art Studio	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Commercial
066-321-004	Vacant	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Vacant
066-321-006	Suns N Buns Bakery	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Commercial
006-321-007	Front St ROW/ chessboard park	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Public Facility
066-321-008	Public restroom	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Public Facility
066-321-025, 066-321-026, 066-321-028	Public parking	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Public Facility
066-301-037	Garden Gallery	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Commercial
066-301-074	Umi Sushi and Sake	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Commercial
066-301-041	Vacant	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Vacant
066-131-015	Shell Shop	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Commercial
066-131-028	Maya Restaurant	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Commercial
066-132-007, 066-132-012	Warehouse and boat parking	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Commercial
066-132-017	La Katrina restaurant	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Commercial

066-132-014	Embarcadero Inn	Visitor Serving Commercial	Visitor Serving Commercial (VSC)	Commercial
Coastal Act Section 30613 Request:				
To extend the City's jurisdiction seaward approximately 75 to 125 feet to include the parcels on the inland side of the Embarcadero. The total transfer area is 4.85 acres.				
Surrounding Area Description:				
The subject parcels are located in the Embarcadero/waterfront region of the City. Development in this region of the City consists primarily of uses tailored to tourists and visitors, and includes uses to support the working waterfront along the bayside of the Embarcadero.				
Consistency with Section 30613 Guidelines:				
Filled: The US Navy began construction of the harbor in the early 1940s which included dredging sand from the estuary to create new land on the eastern side of the estuary. This filled land includes the low-lying lands spanning from the bayfront to the foot of the bluff inland of the Embarcadero.				
Public Trust Interests: The inland side of the Embarcadero is located on historic tidelands which were not known to exist at the time of certification of the City's post-cert maps in 1991. Thus, the Commission's retained jurisdiction was not fully asserted for these historic tidelands and jurisdiction of the subject properties has been held by the City. No public trust interests currently exist at the properties, and the proposed transfer will recognize the historic tidelands and officially transfer jurisdiction to the City.				
Developed: The subject properties are subdivided into 15 parcels and are almost entirely improved with structures and/or some form of hardscape to support visitor serving uses in the area with the exception of two vacant lots (APN 066-321-004 and 066-301-041). The parcels are served by roads and utilities and most of the development on the inland side of the Embarcadero has existed since approximately the 1960s.				
Committed to Urban Uses: The subject properties are located in an area that has been committed to urban uses since the fill and development of the power plant property and the Embarcadero in the 1940s. The predominate land uses in the surrounding area are Visitor Serving Commercial with a floor area ratio of 1.25 and Waterfront Commercial/ Industrial with a floor area ratio of 1.25.				