

ORDINANCE NO. 677

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA,
AMENDING CHAPTERS 17.29, 17.30, AND 17.46 OF THE ZONING
CODE, TITLE 17 OF THE MORRO BAY CITY MUNICIPAL CODE
(MBCMC)**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, California Government Code Section 65300 requires the City adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, in May 2021 the City of Morro Bay (the “City”) adopted a comprehensive update to its General Plan and Local Coastal Program Coastal Land Use Plan (LCP) known as Plan Morro Bay; and

WHEREAS, in November 2022, to implement Plan Morro Bay, the City adopted a comprehensive update to its Zoning Code / Coastal Implementation Plan (IP) via Ordinance 654 which was subsequently submitted to the California Coastal Commission as an LCP amendment application for certification and certified in 2024 following amendments adopted by the City Council in 2023; and

WHEREAS, amendments to the Zoning Code / IP are necessary to provide consistency with the General Plan/LCP and to ensure compliance with the California Coastal Act; and

WHEREAS, on November 5, 2025, the City of Morro Bay Planning Commission (the “Planning Commission”), upon review of the 2024 Annual General Plan Progress Report, recommended the City of Morro Bay City Council (the “City Council”) authorize staff to amend certain sections of the Zoning Code to reinstate previously repealed sections of the Zoning Code, improve clarity and consistency, and comply with the latest State Accessory Dwelling Unit (ADU) laws; and

WHEREAS, December 9, 2025, the City Council, upon review of the 2024 Annual General Plan Progress Report, authorized the Planning Commission’s recommended Zoning Code amendments; and

WHEREAS, on January 20, 2026, the Planning Commission conducted a public hearing in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering a favorable recommendation to the City Council for adoption of the Zoning Code / IP Amendments; and

WHEREAS, at said hearing, the Planning Commission adopted Resolution No. PC 01-26, recommending City Council adoption of the proposed Zoning Code / IP amendments, making the

finding that no further environmental review is necessary pursuant to CEQA State Guidelines Section 15162; and

WHEREAS, on February 24, 2026, the City Council conducted a duly-noticed public hearing in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the proposed Zoning Code IP amendments, including the Planning Commission’s recommendation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORRO BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council hereby declares and adopts the foregoing recitals and findings as true and correct and they are incorporated herein.

SECTION 2. Municipal Code Amendments. The City Council hereby adopts the proposed Ordinance, amending Title 17 (Zoning), Chapter 17.29 (Signs) of the Morro Bay Municipal Code as shown in Exhibit A – MBMC Section 17.29.120: Performance Standards for Signs.

SECTION 3. Municipal Code Amendments. The City Council hereby adopts the proposed Ordinance, amending Title 17 (Zoning), Chapter 17.30 (Standards for Specific Uses) of the Morro Bay Municipal Code as shown in Exhibit B – MBMC Section 17.30.040: Accessory Dwelling Units.

SECTION 4. Municipal Code Amendments. The City Council adopts the proposed Ordinance, amending Title 17 (Zoning), Chapter 17.46 (Amendments to the General Plan, Zoning Code, and Zoning Map) of the Morro Bay Municipal Code as shown in Exhibit C – MBMC Section 17.46: Amendments to the General Plan, Zoning Code, and Zoning Map.

SECTION 5. CEQA Findings. No further environmental review is required pursuant to State CEQA Guidelines Section 15061(b)(3) and Statutory Exemption Section 15282(h).

State CEQA Guidelines Section 15061(b)(3) states a project is exempt from CEQA if “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The proposed Zoning Code Amendments will not have an impact on the environment. Any project on a property affected by the Zoning Code Amendments would receive site specific environmental review at the time of project application.

The proposed Zoning Code Amendments that update Accessory Dwelling Unit standards are statutorily exempt from CEQA consistent with Section 15282(h) of the State CEQA Guidelines, which lists “the adoption of an ordinance regarding second units in a single family or multifamily residential zone by a city or council to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code,” as a being statutorily exempt from the provisions of CEQA.

SECTION 6. Severability. If any section, subsection, phrase, or clause of this ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such

decision shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional or otherwise unenforceable.

SECTION 7. Effective Date. This Ordinance shall take effect 30 days after its adoption and upon certification required as an operation of law.

SECTION 8. Certification. The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be posted and codified in the manner required by law.

PASSED AND ADOPTED on the 24th day of February, 2026, by the following vote:

AYES:	Wixom, Eckles, Edwards, Luffee
NOES:	Landrum
ABSENT:	None
ABSTAIN:	None
RECUSE:	None

Carla Wixom
Carla Wixom (Feb 25, 2026 20:46:59 PST)
CARLA WIXOM, Mayor

ATTEST:

Dana Swanson

DANA SWANSON, City Clerk

APPROVED AS TO FORM:

Brian Stack
Brian Stack (Feb 25, 2026 16:37:53 PST)

BRIAN STACK, City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO)
CITY OF MORRO BAY)

I, Dana Swanson, City Clerk for the City of Morro Bay, California, do hereby certify that the foregoing Ordinance No. 677 was duly passed and adopted by the City Council of the City of Morro Bay at the regular meeting thereof, held on the 24th day of February 2026, by the following vote:

AYES: Wixom, Eckles, Edwards, Luffee
NOES: Landrum
ABSENT: None
ABSTAIN: None
RECUSE: None

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Morro Bay, California, this 26 day of February, 2026.

Dana Swanson

DANA SWANSON, City Clerk

EXHIBIT A
ORDINANCE NO. 677

17.29.120 Performance standards for signs.

- A. **Public Nuisance Prohibited.** Regardless of whether or not a permit is required, no sign may be constructed or placed in such manner as to create a public hazard or nuisance.
- B. **Code Compliance.** Permanent signs and supporting structures thereof shall be installed in accordance with the building code.
- C. **Emissions and Noise.** No sign may emit visible smoke, vapor, bubbles, confetti, particles, or detectable odor, or be made with mechanical equipment that creates noise.
- D. **Illumination.** Signs with any type of illumination are subject to all of the following standards:
 - 1. All lighting is subject to necessary electrical permits.
 - 2. All newly fabricated illuminated signs shall incorporate light-emitting diodes (LEDs) or an equally energy efficient light source.
 - 3. Illuminated signs that are larger than ten square feet in area shall not be switched on during daylight hours. All newly fabricated signs larger than ten square feet in area shall incorporate an automatic, light-activated on/off switch.
 - 4. All illuminated signs shall be turned off by ten p.m. or at the time the business closes, whichever is later. Excluding lodging establishments, except when adjacent or within residential districts.
 - 5. External lighting shall be properly shielded to prevent glare upon an adjacent public right-of-way or adjacent property.
 - 6. Illumination shall be constant in intensity and color and shall not consist of flashing, animated or changing lights as to not be distracting to pedestrians, motorists, or neighboring property.
 - 7. No sign shall emit or reflect light exceeding ten foot-candle power at ten feet from the face of the sign.
 - 8. Waterfront properties shall not have any illuminated signs on the western, bay-facing façades to prevent glare into the bay
- E. **Animation or Movement.** No sign may incorporate, in any manner, any moving part or parts or any flashing, moving, rotating, pulsating or intermittent lighting, with the exception of approved time and temperature displays and barber poles.
- F. **Attention-Getting Devices.** No sign or any other advertising display may incorporate flags, banners, or streamers constructed of cloth, canvas, light fabric, paper, cardboard, wallboard or other light materials which are suspended, mounted, or attached in a manner which allows movements of the sign by atmospheric conditions; nor may any sign incorporate searchlights, string lights, rope lights, festoon lights, flashing lights, balloons, bubbles, fans, or similar devices for attracting attention. This definition, however, shall exclude fabric signs which are securely and permanently attached to a rigid framework (e.g. awning signs as defined in this chapter) or building in a manner which inhibits movement, and fabric projecting signs which are securely and permanently anchored on at least two opposite sides.
- G. **Changeable Copy Signs.** For the purpose of this ordinance, blackboards and whiteboards are not considered changeable copy signs.
 - 1. **Electronic Changeable Copy Signs.** No sign shall be designed so that characters, letters, or illustrations can be changed or rearranged electronically without altering the face or surface of the sign, except electronic message boards displaying time, temperature, or required prices of gasoline or similar fuels.

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2. **Mechanical Changeable Copy Signs.** Signs that are designed so that characters, letters, or illustrations can be changed or rearranged mechanically shall not be allowed unless specified in the sign district design guidelines.
- H. **Electronic Images.** No sign may display still or moving images which have been electronically recorded or stored or which have been received from an off-site source or service.
- I. **Inflatable Sign Elements.** No sign shall incorporate any element or elements that are made of flexible material designed to be filled with gas or air.
- J. **Tire Stacks.** No sign shall be placed on, attached to, or supported by stacked tires.
- K. **Vehicle Display.** No sign shall be mounted, placed or displayed on a vehicle, trailer, or boat, with the exception of:
1. Signs advertising such vehicle, trailer, or boat for sale in locations where sale of vehicles is permitted.
 2. Those signs and displays described in Section 21100(p)(2) of the California Vehicle Code.
- L. **Obscenities.** No sign shall include matter that is offensive or disgusting by accepted standards of morality and decency.
- M. **Egress.** No sign may obstruct any fire escape, required exit, window or door opening intended as a means of egress.
- N. **Ventilation.** No sign may interfere with any opening required for ventilation.
- O. **Persons or Animals.** No human or animal shall be used as advertising such that the advertising is intended to, or does in fact, attract the attention of passing motorists to a business or service; and where such advertisement constitutes an off-premise sign.
- P. **Traffic Hazard.** No sign may be located in such a manner as to constitute a traffic hazard or obstruct the view of any authorized traffic sign or signal device, nor may any sign be constructed in a manner that can be confused with any authorized traffic sign, signal, or device.
- Q. **Interference with Pedestrians.** No sign shall be placed or constructed on a sidewalk, dock, pier, boardwalk, or designated coastal accessway if such sign, in any way, impedes the right-of-way for pedestrians or with egress of occupants from legally parked vehicles or vessels.
- R. **Interference with Harbor-Related Activity.** No sign shall be placed or constructed on a sidewalk, dock, pier, boardwalk, or designated coastal accessway if such sign, in any way, impedes the free movement, loading, or unloading of watercraft or interferes with commercial harbor-related industry. A dock sign may only be placed on docks or gangways owned, leased, rented, or otherwise legally controlled by the sign's owner.
- S. **Obstruction of Protected View Corridors.** Within the area of the city encompassed by the waterfront master plan, no sign or other display greater than thirty inches in height shall be placed or constructed in any view corridor established by a coastal development permit. An exception to this provision may be made by the community development director for signs required to ensure public safety or signs indicating coastal access if the director determines that a height greater than thirty inches is necessary to accomplish the sign's intended purpose.
- T. **Interference with Utilities.** No sign may be placed or constructed that fails to maintain clearance from or interferes with electrical conductors, communications equipment or lines, surface and underground facilities and conduits for water, sewage, gas, electricity and communications equipment or lines. Signs shall not be placed in public utility easements unless express written permission from the affected public utility is obtained.

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- U. **Materials.** No permanent sign may be constructed of insubstantial materials that will be subject to rapid deterioration, as determined by the community development director. This provision, however, shall not apply to temporary signs or to signs mounted on the interior surface of a window.

- V. **Orientation.** With the exception of projecting (pub) signs, no sign may be placed or constructed which is so oriented as to be viewed primarily across an adjacent private property line. All signs must be visible directly from a public right-of-way, other public open space or from a parking lot, walkway, or courtyard on the same site as the sign, without view lines extending over private property different from that on which the sign is located.

EXHIBIT B
ORDINANCE NO. 677

17.30.040 Accessory dwelling units.

Accessory dwelling units shall comply with all provisions of the base, overlay, or specific plan district, except as modified by this section.

- A. **Residential Density.** An accessory dwelling unit is a residential use that is consistent with the existing general plan and zoning designations for the parcel and any accessory dwelling unit constructed pursuant to this section shall not be considered as a dwelling unit in density calculations.
- B. **Primary Dwelling Unit Required.** The lot must be in a zoning district that allows single-unit, two-unit, or multi-unit dwellings and contain an existing primary dwelling unit at the time an application for an accessory dwelling unit is submitted, or the application for the accessory dwelling unit may be made in conjunction with the development of the primary dwelling. Covenants, conditions, and restrictions that either effectively prohibit or unreasonably restrict the construction or use of an accessory dwelling unit or a junior accessory dwelling unit in such a zoning district are void and unenforceable per Civic Code Section 4751.
- C. **Number and Type of Units.**
 - 1. ***Lots with Existing or Proposed Single-Unit Dwellings.***
 - a. One detached accessory dwelling unit ~~or one accessory dwelling unit within the existing or proposed space of a single-unit dwelling;~~ and
 - b. One accessory dwelling unit converted from existing space within a proposed or existing primary home or within the existing space of an accessory structure; and
 - ~~c. b-~~ One junior accessory dwelling unit within the existing or proposed space of a single-unit dwelling, including an attached garage.
 - 2. ***Lots with Existing or Proposed Two Unit or Multi-Unit Dwellings.***
 - a. Accessory dwelling units up to the number of existing multi-unit dwellings, with a maximum of eight, that must be detached from the primary units; or
 - b. Up to two accessory dwelling units on properties with a proposed multi-family dwelling; and
 - ~~c. b-~~ Up to twenty-five percent the number of units within a multi-unit structure, with a minimum of one accessory dwelling unit, constructed within portions of the multi-unit structure that are not used as livable space.
 - c. Junior accessory dwelling units are prohibited on multi-family properties.
- D. **Standards for Attached and Detached Accessory Dwelling Units.**
 - 1. ***Floor Area.***
 - a. *Detached Accessory Dwelling Units.* Maximum one thousand square feet ~~of interior livable space~~ for studio and one-bedroom accessory dwelling units, up to one thousand two hundred square feet ~~of interior livable space~~ for accessory dwelling units with two or more bedrooms.
 - b. *Attached Accessory Dwelling Units.* The total floor area of an accessory dwelling unit that is attached to the primary dwelling unit shall not exceed one thousand square feet ~~of interior livable space.~~

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2. **Setbacks.** Accessory dwelling units shall comply with the setback standards applicable to other structures within the district in which the lot is located except that the minimum interior side and rear setbacks shall be four feet.
 3. **Design and Materials.** The exterior design and materials of the accessory dwelling unit shall match the architecture and materials used in the primary building.
- E. **Standards for Accessory Dwelling Units Constructed Within Existing or Proposed Structures.** For purposes of this subsection, in order to be considered an existing structure, the structure must be a legally permitted structure that conforms to current zoning or is legal nonconforming as to current zoning.
1. **Floor Area.** The accessory dwelling unit shall be contained entirely within the permitted floor area of the primary residence or accessory structure on the same lot as the primary residence. A maximum one hundred fifty square feet expansion to existing floor area is allowed to accommodate ingress and egress for accessory dwelling units that are not designed as junior accessory dwelling units.
 2. **Exterior Access.** Exterior access that is independent from the primary residence shall be provided.
 3. **Setbacks.** The interior setbacks shall be sufficient for fire and safety.
 4. **Junior Accessory Dwelling Unit.** Accessory dwelling units within existing or proposed single-unit dwellings may be designed as a junior accessory dwelling units subject to the following standards.
 - a. **Floor Area.** Maximum five hundred square feet of interior livable space.
 - b. **Efficiency Kitchen Required.** The junior accessory dwelling unit shall have an efficiency kitchen which shall include all of the following.
 - i. A cooking facility with appliances, including at a minimum a one burner installed range, an oven or convention microwave, a ten cubic foot refrigerator and freezer combination unit, and a sink that facilitates cold and hot water.
 - ii. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessor dwelling unit.
 - c. **Sanitation Facilities.** A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure. A junior accessory dwelling unit that shares sanitation facilities with the existing single-unit dwelling shall provide interior access to the existing single-unit dwelling that is separate from the exterior access.
 - d. **Owner Occupancy Required.** The owner of the single-unit dwelling in which the junior accessory dwelling unit is located shall reside in either the remaining portion of the structure or the junior accessory dwelling unit, if the junior accessory dwelling unit includes separate sanitation facilities from the existing structure.
- F. **Conversions.**
1. **Setbacks.** No setback shall be enforced for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
 2. **Parking.** If enclosed or covered parking for the primary dwelling is converted or demolished in conjunction with the construction of an accessory dwelling unit, replacement parking is not required, except as provided in Section 17.14.040 B.
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- G. **Required Parking.** Automobile parking is not required for an accessory dwelling unit, except as provided in Section 17.14.040 B. Required parking for the primary dwelling shall be provided pursuant to Chapter 17.27, Parking and Loading.
- H. **Sale Limitations.** Accessory dwelling units may be rented separately from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence, except as allowed pursuant to Government Code Section 65852.2. Junior accessory dwelling units are prohibited from being sold separately from the primary residence.
- I. **Rental Limitations.** Rental terms shall be a minimum of thirty consecutive days.
- J. **Permit Review.**
 - 1. Permit applications for accessory dwelling units shall be considered and approved ministerially without discretionary review or a hearing within sixty days from receipt of a completed application if there is an existing single-family or multifamily dwelling on the lot or when the permit application for a proposed single-unit or multi-unit dwelling is acted upon. All agencies involved in the review of an accessory dwelling unit permit, including utility districts, city departments, and special corporations, shall be subject to the sixty-day review period.
 - 2. In the coastal resource protection (CRP) overlay district, a coastal development permit pursuant to Chapter 17.39, Coastal Development Permits (IP) may be required.
 - 3. Permit applications for accessory dwelling units and junior accessory dwelling units shall not require, as a condition of approval, the correction of nonconforming zoning conditions, building code violations, or unpermitted structures on the property that do not present an imminent threat to public health and safety and are not affected by the construction of the new unit.

K. Development Impact Fees. Payment of development impact fees are required as follows:

- 1. ADUs with a floor area of 750 square feet of interior livable space or less shall not pay development impact fees.**
- 2. JADUs with a floor area of 500 square feet or less of interior livable space shall not pay development impact fees.**
- 3. ADUs with floor area greater than 750 square feet shall be charged development impact fees that are proportional in relation to the square footage of the primary structure, shown on the Master Fee Schedule.**
- 4. ADUs and JADUs with a floor area of 500 square feet or less of interior livable space shall not pay school impact fees.**

EXHIBIT C
ORDINANCE NO. 677

**Chapter 17.46 AMENDMENTS TO THE GENERAL PLAN, ZONING CODE, AND
ZONING MAP**

Sections:

17.46.010 Purpose.

This chapter establishes a process for consideration and review of general plan and zoning amendments. More specifically, the purpose of this chapter is to:

- A. Establish procedures for making changes to the general plan to address changes in applicable law and problems and opportunities that were unanticipated at the time of general plan adoption or the last amendment.
- B. Establish procedures for making changes to the text of this title or to the zoning map whenever the public necessity, convenience, general welfare, or good zoning practice justify such amendment, consistent with the general plan.

(Ord. No. 662, § 2, 12-13-23)

17.46.020 Applicability.

The procedures in this chapter shall apply to:

- A. All proposals to change the text of the general plan and the maps that illustrate the application of its provisions, and
- B. All proposals to change the text of this title, a zoning district classification, or a zoning district boundary line shown on the zoning map.

(Ord. No. 662, § 2, 12-13-23)

17.46.030 Initiation.

An amendment to the general plan, zoning code, or zoning map may be initiated by any qualified applicant identified in Section 17.36.020, Application Forms and Fees, or a motion of the city council.

(Ord. No. 662, § 2, 12-13-23)

17.46.040 Application requirements.

Applications for a general plan or zoning amendment shall be filed with the director in accordance with the provisions set forth in Section 17.36.020, Application Forms and Fees. In addition to any other application requirements, the application for a general plan or zoning amendment shall include such additional information and supporting data as considered necessary to process the application.

(Ord. No. 662, § 2, 12-13-23)

17.46.050 Maximum number of general plan amendments.

Except as otherwise provided by applicable law, no mandatory element of the general plan can be amended more frequently than four times during any calendar year. Subject to that limitation, an amendment may be made at any time, as determined by the city council. Each amendment may include more than one change to the general plan.

(Ord. No. 662, § 2, 12-13-23)

17.46.060 Review procedures and public notice.

- A. **Staff Report.** The director shall prepare a report and recommendation to the planning commission on any application for an amendment. The report shall include, but is not limited to, a discussion of how the proposed amendment complies with the purposes of this chapter, a determination as to whether the proposed amendment is consistent with other plans that the city council has adopted, and an environmental document prepared in compliance with the California Environmental Quality Act.
- B. **Public Hearing Required.** All amendments shall be referred to the planning commission, which shall hold at least one public hearing on any proposed amendment.
- C. **Public Notice.** At least ten days before the date of the public hearing, the planning division shall provide notice consistent with Section 17.36.060, Public Notice. Notice of the hearing also shall be mailed or delivered at least ten days prior to the hearing to the San Luis Coastal Unified School District and any other local agency expected to provide essential facilities or services to the property that is the subject of the proposed amendment.

(Ord. No. 662, § 2, 12-13-23)

17.46.070 Planning commission hearing and recommendation.

- A. **Planning Commission Hearing.** The planning commission shall conduct a public hearing in conformance with Section 17.36.070, Conduct of Public Hearings.
- B. **Recommendation to Council.** Following the public hearing, the planning commission shall make a recommendation on the proposed amendment to the city council. Such recommendation shall include the reasons for the recommendation, findings related to supporting the recommendation, and the relationship of the proposed amendment to applicable plans, and shall be transmitted to the city council in the form of a council staff report, prepared by planning staff, with a copy of the approved minutes from the planning commission meeting.

(Ord. No. 662, § 2, 12-13-23)

17.46.080 City council hearing and action.

- A. **City Council Hearing.** After receiving the report from the planning commission, the city council shall hold at least one duly-noticed public hearing. The notice shall include a summary of the planning commission recommendation. If the planning commission has recommended against the adoption of such amendment, the city council is not required to take any further action unless an interested party files a written request for a hearing with the city clerk within ten days after the planning commission action.
- B. **City Council Action.** After the conclusion of the hearing, the city council may approve, revise, or deny the proposed amendment. If the council proposes any substantial revision not previously considered by the

planning commission during its hearings, the revision shall first be referred back to the planning commission for report and recommendation, but the planning commission shall not be required to hold a public hearing. The failure of the planning commission to report within forty-five days after the referral, shall be deemed a recommendation to approve and the amendment shall be returned to council for adoption.

(Ord. No. 662, § 2, 12-13-23)

17.46.090 General plan consistency required for zoning amendments.

The planning commission shall not recommend and the city council shall not approve a zoning amendment unless the proposed amendment is found to be consistent with the general plan.

(Ord. No. 662, § 2, 12-13-23)

17.46.100 Voter Approval Required to Change Land Use Designations for Specified Parcels

On November 5, 2024, Morro Bay voters approved a ballot initiative (Measure A-24) to amend the City of Morro Bay General Plan / Local Coastal Program in order to prohibit, unless approved by voters, any changes to the land use designations of Visitor Serving Commercial and/or Commercial/Recreation Fishing, for Specified Parcels as shown in Measure A-24, Exhibit B – Parcels/Areas Affected by this Initiative. The Specified Parcels generally include approximately 103 acres of real property, including the harbor east of Morro Rock, 63 acres of former power plant portions along sides of Embarcadero Road from Beach Street to Atascadero Road, and along Coleman Drive. As required by A-24, any request to change the land use designations of Specified Parcels shall require voter approval, in addition to the applicable procedures in this Chapter.











Ordinance 677 for 2026 Zoning Code Amendments

Final Audit Report

2026-02-26


Created:	2026-02-26
By:	Heather Goodwin (hgoodwin@morrobayca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAw2C7G1lyu3lcw-J7Hc8oATuqWkZb6akP

"Ordinance 677 for 2026 Zoning Code Amendments" History

-  Document created by Heather Goodwin (hgoodwin@morrobayca.gov)
2026-02-26 - 0:29:59 AM GMT
-  Document emailed to Brian Stack (bstack@morrobayca.gov) for signature
2026-02-26 - 0:32:19 AM GMT
-  Email viewed by Brian Stack (bstack@morrobayca.gov)
2026-02-26 - 0:32:28 AM GMT
-  Document e-signed by Brian Stack (bstack@morrobayca.gov)
Signature Date: 2026-02-26 - 0:37:53 AM GMT - Time Source: server
-  Document emailed to cwixom@morrobayca.gov for signature
2026-02-26 - 0:37:55 AM GMT
-  Email viewed by cwixom@morrobayca.gov
2026-02-26 - 4:46:30 AM GMT
-  Signer cwixom@morrobayca.gov entered name at signing as Carla Wixom
2026-02-26 - 4:46:57 AM GMT
-  Document e-signed by Carla Wixom (cwixom@morrobayca.gov)
Signature Date: 2026-02-26 - 4:46:59 AM GMT - Time Source: server
-  Document emailed to Dana Swanson (dswanson@morrobayca.gov) for signature
2026-02-26 - 4:47:01 AM GMT
-  Email viewed by Dana Swanson (dswanson@morrobayca.gov)
2026-02-26 - 4:07:25 PM GMT

 Document e-signed by Dana Swanson (dswanson@morrobayca.gov)

Signature Date: 2026-02-26 - 4:08:26 PM GMT - Time Source: server

 Agreement completed.

2026-02-26 - 4:08:26 PM GMT