

**ORDINANCE NO. 578**

**AN ORDINANCE OF THE CITY OF MORRO BAY ANNOUNCING FINDINGS AND  
ADOPTING AMENDMENTS TO TITLE 17 OF THE MUNICIPAL CODE AMENDING  
SECTION 17.44.020.1**

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

Case No. A00-014 (Local Coastal Plan/Zoning Ordinance Amendment)

**WHEREAS**, it is the purpose of the Zoning Ordinance of the City of Morro Bay to establish a precise and detailed plan for the use of land in the City based on the General Plan; and

**WHEREAS**, the proposed amendment will provide specific regulations as to when additional onsite parking will be required for existing commercial building(s) converting from one use to another without new construction or new additions for the mapped specific North Main Street Commercial Area; and

**WHEREAS**, it is important to have clear, consistent, easy to use regulations within the Zoning Ordinance; and

**WHEREAS**, the Planning Commission of the City of Morro Bay, on April 18, 2012 after a duly noticed PUBLIC HEARING, did forward a recommendation, by adoption of Planning Commission Resolution #19-12 that the City Council amend Title 17 (Zoning Ordinance) Section 17.44.020.1 "Facilities Required"; and

**WHEREAS**, on May 22, 2012, the City Council of the City of Morro Bay did hold a duly noticed PUBLIC HEARING to consider the amendment regulating parking in the specific North Main Street Commercial Area; and

**WHEREAS**, the City Council finds that a Negative Declaration was prepared to evaluate the environmental impacts of the proposed ordinance amendments, and determined that no significant impacts would result from the adoption of these amendments; and

**WHEREAS**, following the PUBLIC HEARING, and upon consideration of the testimony of all persons, both written and oral, the City Council accepted the Planning Commission recommendation and approved the following amendment:

**17.44.020                    PARKING FACILITIES**  
A.    Off-Street Parking — General Requirements

1.    Facilities Required  
      For every structure erected or enlarged, and for all land devoted to a new use, and for any structure or land changed to a more intensive use that would require the provision of more



Based on the following findings:

1. The proposed Zoning Ordinance Amendments will not be injurious or detrimental to the health, safety, comfort, general welfare or well being of the persons residing or working in the neighborhood.
2. That the proposed amendment is in general conformance with the City's General Plan and Local Coastal Plan.

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Morro Bay, California, as follows:

SECTION 1: Title 17 of Morro Bay Municipal Code (Zoning Ordinance) is amended as contained in this Ordinance and made a part of this ordinance:

SECTION 2: To implement the amendment adopted herein, the City Council of the City of Morro Bay, California, hereby directs as follows:

1. That the above recitations are true and correct and constitute the findings of the Council in this matter; and
2. The City Council of the City of Morro Bay hereby finds that the Local Coastal Program Implementation Program (Zoning Ordinance) Amendments are in compliance with the intent, objectives, and all applicable policies and provisions of the California Coastal Act; and
3. Pursuant to Section 17.64.080 No amendment to Title 17 shall be legally effective in the coastal zone until the amendment is certified by the Coastal Commission.

**INTRODUCED** at the regular meeting of the City Council held on May 22, 2012 by motion of Councilmember Borchard and seconded by Councilmember Smukler.

**PASSED, APPROVED, AND ADOPTED**, by the City Council of the City of Morro Bay, on the 12<sup>th</sup> day of June, 2012 by the following vote to wit:

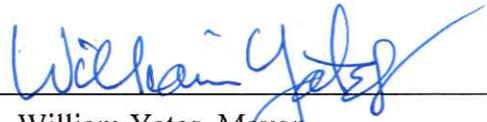
AYES: Borchard, Johnson, Leage, Smukler, Yates

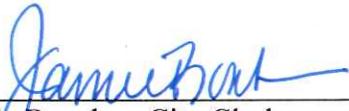
NOES: None

ABSTAIN: None

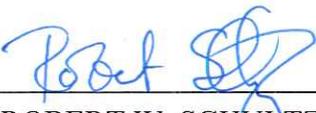
ABSENT: None

ATTEST:

  
\_\_\_\_\_  
William Yates, Mayor  
City of Morro Bay

  
\_\_\_\_\_  
Jamie Boucher, City Clerk  
City of Morro Bay

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ROBERT W. SCHULTZ, Esq.  
City Attorney