



# City of Morro Bay Request for Proposals



**Lease Site 86/86W  
801 Embarcadero  
Morro Bay, CA 93442  
Project: MB-2025-HD02**

May 21, 2026

**SUBJECT: REQUEST FOR PROPOSALS FOR:**  
Lease Site 86/86W  
801 Embarcadero, Morro Bay, CA 93442

Prospective Proposers:

The City of Morro Bay invites the submittal of proposals from qualified individuals and entities (Proposer) to redevelop public land and water located on the Embarcadero for Lease Site 86/86W, located at 801 Embarcadero, Morro Bay, CA 93442 (Property).

The City of Morro Bay intends to select a Proposer to redevelop the Property. The Property will be available on a long-term ground lease basis after Concept Plans for site redevelopment are approved. The existing lease on site 86/86W expired on July 31, 2025.

A recent redevelopment plan submitted by the previous leaseholder received Coastal Development approval from the California Coastal Commission and Conditional Use Permit approval from the City. A new proposal of similar design and scope (e.g., same building footprint, mix of uses, and public benefits, etc.) as the previous redevelopment plan will likely benefit from a streamlined permitting process through initiation of existing entitlements or request for minor amendment process. The City is in the process of proactively requesting an extension for the Coastal Development Permit which is currently set to expire in June 2026.

Instructions and forms to be used in preparing a proposal are found in the information included in the RFP document. The activity schedule for the RFP is included.

For more information and a copy of the City of Morro Bay Harbor Department Lease Management Policy, as well as a copy of the City's standard lease format, visit the Harbor Department's page of the City website under "Harbor Administration and Leases." If you cannot agree to the requirements exactly as set forth in the RFP, then please do not submit a proposal.

For general questions, please contact Chris Munson, Harbor Director, by email at [cmunson@morrobayca.gov](mailto:cmunson@morrobayca.gov). Specific questions relevant to the RFP must be submitted as-directed in the "Invitation to Participate" section of the RFP. It is the responsibility of any Proposer to review the City's website for any revisions or answers to questions regarding the RFP prior to submitting a proposal in order to ensure all proposals are complete and responsive.

**PRE-PROPOSAL MEETING: Thursday June 18, 2026, at 9:00 a.m. PST**  
**PROPOSALS DUE: Thursday September 30, 2026, by 4:00 p.m. PST**

Sincerely,



Chris Munson – Harbor Director

**Redevelopment of  
Lease Site 86/86W,  
801 Embarcadero, Morro Bay, CA 93442  
Project: MB-2025-HD02**

**TABLE OF CONTENTS**

<b>INTRODUCTION</b> .....	4
<b>SECTION I</b> <b>SITE HISTORY</b> .....	6
<b>SECTION II</b> <b>SITE DATA</b> .....	7
<b>SECTION III</b> <b>INVITATION TO PARTICIPATE</b> .....	9
<b>SECTION IV</b> <b>SELECTION PROCESS</b> .....	11
<b>SECTION V</b> <b>REQUEST FOR PROPOSALS SUBMITTAL PACKAGE</b> ....	14
<b>SECTION VI</b> <b>TENTATIVE PROPOSAL SCHEDULE</b> .....	18
<b>SECTION VII</b> <b>ATTACHMENTS</b> .....	19

## INTRODUCTION

### *Purpose*

The City of Morro Bay (City) as trustee of sovereign tide and submerged lands administers all State Tidelands along the Morro Bay waterfront that were granted to the City upon incorporation. The City invites proposals from qualified individuals and development teams (Proposer(s)) for redevelopment of Lease Site 86/86W, public land and water located at 801 Embarcadero, Morro Bay, CA 93442, recently operating as a restaurant and brewery, and hereinafter referred to as the “Property” or the “Site.”

The City’s goal is to transform this currently underutilized waterfront site into a vibrant, economically sustainable, and publicly accessible destination consistent with the Public Trust Doctrine, the California Coastal Act, and the City’s adopted planning documents. Proposals must enhance public access to and enjoyment of the waterfront, be financially feasible, and provide meaningful community benefits, while protecting the environmental, navigational, and recreational values of the harbor.

The Site includes land and water lease sections and will be available for long-term lease after Concept Plans for the selected Proposer’s proposal are approved and a lease negotiated and executed. The term (length) and conditions of the long-term lease to be awarded as a result of this Request for Proposals (RFP) will be negotiable, depending on the investment and redevelopment plan of the Proposer. The lease agreement would become effective upon final approval by the City Council.

### *Objectives*

The Morro Bay City Council has determined it is in the best interest of the City and public to consider redevelopment proposals for the Site. The City desires to have the Property redeveloped to continue to provide visitor-serving opportunities that provide access to the bay, as well as an economic return to the City, while meeting modern design criteria that incorporate current planning and building codes for uses that are the most beneficial to the Embarcadero visitor-serving and business environments.

While proposals are expected to address the identified objectives, the City is open to proposals that think “outside the box” and meet the intent of the City’s objectives and increase the viability of the development.

#### **Key Development Objectives:**

- Best and highest use of both the land and water portions of the Site to maximize revenues and return on investment.
- Improved viewshed and façade.
- Optional development of a Public Plaza in the adjacent City owned parcel.
- Optional consideration of lease line boundary extension.
- Strengthens the area’s appeal to visitors, boosts the local tourism economy

- Restore and/or enhance the environment, where applicable.
- Include public amenities (e.g., public restroom, Harborwalk extension, public seating, interpretive signage).
- Design to be resilient to sea level rise and coastal hazards.
- Proposals must conform to the City’s Waterfront Master Plan and Local Coastal Program, including, but not limited to:
  - Minimum 8-foot wide sidewalks and 10-foot wide lateral public access along the waterfront – Maintain and enhance continuous public waterfront access.
  - Architectural, and perhaps functional, emphasis on fishing village / marine heritage / working waterfront / national estuary themes.
  - ADA compliance.
  - Incorporation of sustainability or “LEED” features, such as (but not limited to) solar, rainwater retention, drought-tolerant landscaping, recycling and waste management and stormwater runoff best management practices.

The City desires to solicit proposals that will advance public benefits from the redevelopment and enter into a long-term lease agreement for the Site. To do so, it is seeking Proposers who have the proven experience, financial resources, and professional expertise to deliver the highest quality and economically feasible project that is consistent with and best implements the land and water uses outlined in the City’s Downtown Waterfront Strategic Plan, General Plan, Local Coastal Program, Harbor Department Lease Management Policy and City Council Goals and Objectives.

Since the Property is located within State tidelands which were granted to the City, the maximum allowable lease term is 50 years per the land grant conditions. However, the City currently favors terms shorter than the 50-year maximum allowable to minimize the likelihood that the Property will fall into disrepair and to promote further improvements in the lease site prior to expiration. New leases (extensions) are regularly granted for Tenant’s in good standing when Property improvements are proposed as a condition of the new lease agreement. The previously approved lease for this Property would have had a 40-year term following completion of the project.

Proposers shall clearly state the lease term they are requesting for their proposed redevelopment project and provide a detailed justification for the requested term. Justification may include, but is not limited to, the scale of capital investment, anticipated construction costs, complexity of the development, financing requirements, and the project’s long-term economic, recreational, and community benefits. The City will evaluate the proposed term in light of the project’s consistency with Public Trust purposes, the benefits provided to the community, and the reasonableness of the requested duration relative to the investment.

## **SECTION I: SITE HISTORY**

Tracing back to English Common law the Public Trust Doctrine establishes navigable water or lands subject to tidal influence are “sovereign,” held open to the public for commerce, fisheries or navigation. In 1942-1944, the federal government constructed a revetment along the Morro Bay waterfront and filled most of the area now known as the commercial strip along the Embarcadero. The State of California claimed ownership of the newly created land as at least a portion of it had previously been below the high tide line. After many years of dispute with private property owners, who also claimed an interest in the land, most title issues were settled in the 1950s-1960s by designating those lands west of Embarcadero Road as public trust lands owned by the State, and those lands east of Embarcadero Road as privately owned.

In 1947, the State of California granted those public trust lands in Morro Bay to the County of San Luis Obispo. The City of Morro Bay assumed trusteeship of the granted lands upon incorporation in 1964-1965. The tidelands grant in Morro Bay is in perpetuity, provided the City conforms to the terms of the legislative grant. The granted lands must be used for commerce, fisheries, navigation, recreational purposes, parklands, public access, public parking and environmental protection or enhancement. Residential use of public lands is specifically prohibited. The City may lease out the lands to private businesses for a period of up to 50 years and all revenues from such leases must be expended within the area of the granted lands for the purposes of the public trust.

It is primarily with those lease revenues that the City manages the waterfront leases, provides and maintains various public, commercial fishing and other facilities and amenities, manages open spaces and the slips, piers, and moorings in the bay and provides public safety with Harbor Patrol and Lifeguard services.

Lease Site 86/86W has operated under a few different leases since the 1960’s, and the most current interim lease expired July 31, 2025.

## **SECTION II: SITE DATA**

These Premises are delineated on Parcel Map of the CITY of Morro Bay No. 68-30, which map was recorded on October 10, 1968, in Book 2, Page 10 of Parcel Maps in the Office of the County Recorder, San Luis Obispo County, California. A copy of said Map is attached hereto as Exhibit A and made a part hereof by reference.

The Property is located within the visitor-serving Tidelands Trust granted lands. The designated Site, located at 801 Embarcadero, contains approximately 4,784 square feet of land and 2,600 square feet of water.

### **A. Current Uses**

The Site has a vacant two-story bar/restaurant and basement. The second floor was used for offices and meeting space. The western portion of the lease is supported by pier piles and a revetment. There are public sidewalks and access on the eastern boundary of the land site. To the south of the site is a public parcel which serves as a parking lot. The redevelopment permits previously approved for the Site included converting the public parking lot into a public plaza.

### **B. Topography/Soil Conditions**

The Site is generally flat on filled land, with a seawall/rock revetment leading down to the water. Investigation of land, soil, seawall, revetment, and harbor bottom conditions for suitability of the proposed development shall be the responsibility of the Proposer.

### **C. Hazards**

The Site is subject to all conditions and hazards commonly associated with a bay/ocean-front setting including, but not limited to:

1. Flooding: the Site is not in a designated flood zone.
2. Tsunami: the Site is within the tsunami 50-foot inundation zone.
3. Earthquake: the Site is within an earthquake hazard zone.
4. Storms: the Site is subject to periodic storm conditions.
5. Tidal Overflow: the Site can be subject to periodic tidal overflow.
6. Seawalls/Revetments: subject to erosion, scouring, tidal influences and normal deterioration in the marine environment.

### **D. Archeology**

The Site is not listed as, nor is it within 300 feet of a known archaeological site.

## **E. Zoning**

The project site is within the Waterfront (WF) zoning district and is subject to the development standards in the City's Waterfront Master Plan, including but not limited to architectural design guidelines, building height limits, view corridor protection requirements, and minimum coastal access requirements. Allowable uses in the WF zone can be found at Morro Bay Municipal Code (MBMC) 17.11.030 and include a mix of visitor-serving commercial, recreational, and harbor-dependent land uses. Depending on the scope of any changes proposed to existing entitlements, or if a new entitlement is requested, planning entitlements require both a conditional use permit from the City and a coastal development permit from the California Coastal Commission. Conditional use permit approval is required by the Planning Commission (and City Council if any local appeal). Coastal development permit approval is then required by the California Coastal Commission. Specific submittal requirements can be found at MBMC 17.36.020. The Waterfront Master Plan document is available on the City's website at <http://www.morro-bay.ca.us/documentcenter/view/1061>.

The City is currently updating the Waterfront Master Plan for the first since it was adopted in 1996. The estimated completion timeframe for the Waterfront Master Plan is the summer of 2027. Development projects will be subject to the version of the plan in effect at the time of approval. Refer to the City's Waterfront Master Plan webpage for more information: [Waterfront Master Plan | City of Morro Bay - Official Website](#).

The Community Development Department is available to provide initial feedback on proposed design concepts and consistency with the City's planning regulations. After obtaining landowner consent, the selected proposer is strongly encouraged to submit their plan for Conceptual Review by the Planning Commission. The \$5,000 fee for Conceptual Review (separate from the good faith deposit) will be credited towards the fees for the Conditional Use Permit.

## **F. Parking**

The building predates City incorporation and has a recognized historic parking credit of 79 parking spaces based on the original building uses.

### **SECTION III: INVITATION TO PARTICIPATE**

The City is seeking proposals from Proposers with experience in commercial facilities, with the financial resources and capabilities to fund a proposed project, and whose general development approach and concept for the site best meets the City's objectives in this Request for Proposals.

#### **A. Proposal Process**

1. All proposals must be submitted per Section V, "Request for Proposals Submittal Package." All proposals become the property of the City and will not be returned.
2. All times referenced in the RFP are "Verizon" cell phone Pacific Standard Time.
3. Submittals will be initially screened to ensure they are complete and conform to the RFP. City staff will review and evaluate the qualifying proposals and make recommendations in a Staff Report to the Selection Panel, defined below.
4. The City will convene the Selection Panel to review the proposals, and to interview each qualified proposing party. The Selection Panel shall consist of any combination of the following, as the City Manager, in consultation with the Harbor Director, determines in the City's best interest:
  - City staff.
  - Members of the public.
  - Members of the Harbor Advisory Board and/or other constituencies.
5. The Selection Panel will make Primary and Secondary Proposers recommendations to the City Council.
6. The City Council will determine the final Primary and Secondary proposals, and approve a Consent of Landowner agreement with the Primary Proposer to begin the Concept Plan approval process. The Consent of Landowner will include specific milestones, such as, but not limited to, dates for submissions of plans and financial capacity information. If the Primary Proposer declines to participate, then the Secondary Proposer will ascend to the Primary Proposer position.
7. Concurrent with the Concept Plan approval process, City staff will begin preliminary negotiations for a long-term lease agreement with the Primary Proposer. Upon approval of the Concept Plan by the City Council, City staff will be able to complete lease negotiations and recommend to the City Council approval and execution of the lease agreement. Proposing parties must assume the basic terms of the new lease agreement will be as set forth in the City's draft standard master lease format and in compliance with the Harbor Department Lease Management Policy.

Primary Proposer submits plans to the Planning Commission for Conditional Use Permit approval, subject to a potential appeal to the City Council. Once approved, Primary Proposer negotiates long-term lease with staff based on development plans including bringing draft terms and conditions to City Council in closed session. Concurrently Primary Proposer seeks a Coastal Development Permit (CDP) from the California Coastal Commission. Primary Proposer receives CDP, then City Council approves long-term lease agreement with Primary Proposer.

**B. Permitting and Project Costs**

**ANY AND ALL COSTS INCURRED BY A PROPOSER RELATED TO THE RFP PROCESS, INCLUDING, BUT NOT LIMITED TO, PERMITTING, DESIGN, ENGINEERING, AND PLAN PREPARATION AND SUBMITTAL WILL BE THE SOLE RESPONSIBILITY OF EACH PROPOSER. THE CITY SHALL INCUR NO COST OR LIABILITY FOR ANY COSTS RELATED TO THE RFP OR IF THE PROPOSER IS UNABLE TO COMPLETE THE PROJECT APPROVAL OR PERMITTING PROCESS.**

**C. City's Right to Amend RFP**

The City reserves the right to amend the RFP process and the selection procedures at any time. It is the responsibility of any Proposer to review the City's website for any RFP revisions or answers to questions prior to submitting a proposal in order to ensure all proposals are complete and responsive.

**D. Contact Person**

RFP Packets and written inquiries regarding the RFP or the project site can be obtained by contacting:

Morro Bay Harbor Department  
Chris Munson, Harbor Director  
1275 Embarcadero  
Morro Bay, CA 93442  
805-772-6254  
[cmunson@morrobayca.gov](mailto:cmunson@morrobayca.gov)

**E. Pre-Proposal Meeting and Questions**

**Pre-Proposal Meeting - Thursday June 18, 2026, at 9:00 a.m. PST**

Attendance is recommended at the Pre-Proposal Meeting and Site Walk-Through on Thursday June 11, 2026, at 9:00 a.m. PST, starting at the lease site, 801 Embarcadero in Morro Bay.

**RFP Question Deadline - Thursday July 16, 2026 4:00 p.m. PST**

Questions regarding the RFP are due by Thursday July 16, 2026 4:00 p.m. PST. All questions and responses will be available on the City website by the following date.

**RFP Question Responses - Thursday July 23, 2026 4:00 p.m. PST**

For any questions posed, a response will be posted on the City website under the original proposal posting by Thursday July 23, 2026 4:00 p.m. PST.

## SECTION IV: SELECTION PROCESS

**The City reserves the right in its sole discretion to waive any defect or omission in any proposal that does not materially affect the terms of the response to the RFP. The City reserves the right in its sole discretion to reject any and all proposals submitted, to revise its selection process at any time, and to rescind the RFP at any time.**

### **A. Criteria for Selection of Proposer**

The City will select a Proposal on the basis of public benefit provided in the proposed project, in addition to the proposing party's potential to bring the project to completion and successfully operate the lease site based on financial capability and experience. The City expects to negotiate with the selected Proposer on all aspects of the development program including a long- term lease for the Property.

Important elements influencing selection of a proposal are:

- Proposal best meets the Key Development Objectives of the RFP.
- Maximization of public benefit of the project and best utilization of both the land and water portions of the Site.
- Demonstrated financial capability, capacity and capitalization at the time of submitting proposal to undertake the redevelopment and successfully maintain ongoing operations.
- Proven capabilities, history and expertise in commercial development and redevelopment projects. Provide at least 1 to 3 relevant projects.
- Professionally-prepared business plan and ten-year pro forma with industry- standard elements expected of such documents.
- Best balance between uses and requirements in the City's General Plan, Local Coastal Program, Zoning Ordinance, building codes, and design elements.
- The overall quality of the development team as evidenced by the professional reputation and experience of the principals and agents.
- Proposed lease terms.
- Knowledge and experience in economic development and revitalization.
- Experience in commercial leasing and property management.
- The architectural excellence, engineering and overall quality of previous projects of like scope and scale.
- Anticipated financial benefit to the City.
- Proposed milestones from entitlements to completion.

Proposed uses on the Site shall be in conformance with the Tidelands Trust and consistent with current planning, zoning and land use policies of the City. The selected Proposal will be subject to the normal planning, permitting and approval processes of the City and other regulators, including, but not necessarily limited to, the California Coastal Commission, Army Corps of Engineers and Central Coast Regional Water Quality Control Board.

## **B. Proposer Selection**

The City reserves its right to seek input from various community and business representatives, staff, and other agencies. In addition, the City may utilize the services of qualified consultants in the areas of design, land and marine architecture and engineering, real estate, economics, and law to assist in the evaluation of the proposals and to negotiate a new lease.

In order to submit a proposal, a \$5,000 deposit is required as outlined in Section V. Deposits from proposing parties reviewed by the City will be held in trust during the proposal review period. After City Council selection, the City will refund Deposits from parties not in Primary or Secondary position, if any. The City will hold the Deposits from the proposing party under final Primary and Secondary consideration in trust during the approximate 12-month Concept Plan processing period. If the Primary Proposer successfully completes Concept Plan approval of the selected Proposal, then all Deposits will be fully refunded. If the Primary Proposer fails to complete Concept Plan approval within the specified time, then the City will retain the Deposit as a processing fee and the Secondary Proposer may ascend to Primary status and the remaining Deposit handled accordingly.

## **C. Selection Methodology**

In reviewing and evaluating the qualifications of the Proposers and the Proposals, the following criteria will be considered:

1. The Proposal's compliance with the RFP – **Pass/Fail**
2. Overall quality of the conceptual design of the facilities and site plan. – **up to 15 points**
3. Proposer's financial strength and current relationships with financing sources, and demonstrated ability to finance the proposal through to completion – **up to 20 points**
4. Proposal that includes Key Objectives as outlined – **up to 20 points**
5. Demonstrated understanding of the development constraints on the Embarcadero, and market knowledge of the Morro Bay and Central Coast local and visitor serving needs – **up to 10 points**
6. Proposed lease terms, including financial benefit to the City – **up to 15 points**
7. Overall Proposer and team qualifications and experience in similar projects – **up to 15 points**
8. Proposed development schedule – **up to 5 points**

**D. Exclusive Lease Negotiation**

The City intends to enter into a long-term ground lease with the selected Proposer. The Harbor Department’s typical ground lease is “triple net” and includes base rent and percentage rent terms. The selected Proposer will be financially responsible for all construction activities.

The lease will outline roles, expectations, responsibilities, goals, objectives and timelines with regard to the proposed development and specific financial parameters to which both the selected Proposer and City will adhere. Proposers will be responsible for all costs associated with the RFP process including all costs incurred by the Proposer associated with the negotiation and development of the lease, as well as all costs associated with the entitlement, permitting, CEQA processing, and development. The selected Proposer will work closely with the City to establish general design parameters for the proposed development.

The City and the selected Proposer shall negotiate a long-term ground lease agreement not to exceed a term of 50 years, the maximum allowable under State law.

## SECTION V: REQUEST FOR PROPOSALS SUBMITTAL PACKAGE

**A. Proposal Submittal.** All responses to the RFP must be received by U.S. mail or in person no later than **September 30, 2026, by 4:00 p.m. PST.**

**Postmarks and proposals submitted by facsimile or email will not be accepted.**

Proposals shall be delivered in person or mailed to:

**City of Morro Bay  
Attention: City Clerk  
595 Harbor Street  
Morro Bay, CA 93442**

**Submittal envelopes shall be clearly marked “MB-2025-HD02” No fax or email proposals will be accepted.**

- 1. Acknowledgement Form.** Each proposing party must review, complete, and sign the attached Acknowledgement Form and include it with the Proposal.
- 2. Deposit Check.** A \$5,000 Deposit check or bank draft payable to the City of Morro Bay must be included with the Proposal. Deposit disposition shall be in accordance with Section IV. B.

**All Proposers must submit four copies of the following information:**

### **A. Proposer Information**

- 1. Cover Letter.** Include a narrative that briefly describes the project and what it will bring to the Morro Bay waterfront.
- 2. Identification.** Name of the individual(s) and entity submitting the proposal and, if any, the type of entity and individuals who control the entity. Also, provide known members of development team such as architect, engineer, landscape architect, major equity investors, consultants, including project organizational and management roles in implementation of development.
- 3. Experience.** Provide a brief description of the Proposer’s and key team members’ recent development experience. That experience should include projects in which the Proposer was instrumental, and which are similar to the kind of project or similar project being proposed. Please be specific and indicate references for each project.

- 4. Financial and Business Data.** Provide information indicating:
- a. How the Proposer has sufficient financial resources to undertake the project, including a statement of proof of financial capability to plan and construct the proposed project.
  - b. Bank references where appropriate. The latter may be in the form of letters of financial approval from bank or financing institutions.
  - c. A minimum of three credit references.
  - d. Financing for prior or current development projects.
  - e. A current Credit Report, including Credit Score.
  - f. If the Proposer is involved in any litigation or other disputes that could affect its ability to fulfill the terms of a commercial lease.
  - g. Any other documents or reports that would assist in determining the financial condition of the Proposer.
  - h. The length of time and locations at which the Proposer has operated like or other businesses.
  - i. Contact information for three business references.
  - j. A current or most recent Landlord reference, if applicable.

The City will independently investigate the financial background of proposing parties as agreed to in the required Acknowledgment Form.

**B. Business Plan and Pro Forma**

The Proposal shall include a high-level business plan and ten-year pro forma for the entire development to include, but not be limited to, design, planning, permitting, construction, operation and maintenance, and stabilization. A description of the Proposal's financing as it pertains to the pro forma shall also be included. The Proposal should include an estimate of the total value of the project, broken down into land and water improvement values. The pro forma must reflect all income and expense line items necessary to the proper functioning of the operation, including, but not limited to, ground lease payments, with sufficient detail and clarity, for the Proposal to be properly evaluated by the City. Only a high-level pro forma is required for the RFP. However, a more detailed pro forma will be required after a proposal is selected.

**C. Proposal Narrative**

- 1. Narrative.** The written narrative must be included in the Proposal describing the redevelopment of the Site, the type of development envisioned and its market orientation, which best implements both the land and water elements of the Site.
- 2. Design.** The narrative should include the basic design elements, especially as they pertain to the City's waterfront design criteria, and all current planning conditions and zoning standards. Conceptual plans are sufficient for the RFP submission. The detailed plans from the former proposer (Attachment 4) were for the CUP, but do not represent the level of detail required for the RFP submission.

#### **D. Proposal Visuals**

**ALL DRAWINGS SHALL BE 24" X 36" BLACKLINE PRINTS WITH A HORIZONTAL LAYOUT. FOUR SETS ARE REQUIRED.**

**EACH 24" X 36" DRAWING SHALL ALSO BE PROVIDED IN 8 ½" X 11" BLACK AND WHITE REDUCTIONS WHICH CAN BE PHOTO-COPIED.**

1. **Site Plan.** Conceptual Site Plan illustrating at an appropriate scale the outline of all buildings and improvements, including proposed building locations, landscape and hardscape areas, adjoining public areas, and proposed public improvements. Tabulations in square footage and percentage of the following shall be shown on the Site Plan:
  - a. Building footprint, landscaped areas and hardscaped areas,
  - b. Individual building tabulations depicting gross floor area and gross leasable floor area as well as proposed use, and
  - c. Designation of parking designated as standard, compact, handicap and loading spaces, if applicable.
2. **Optional: 4-Sided Elevations.** Four sided elevations shall be at appropriate scale and overall dimensions shall not exceed 24" X 36." All elevations shall be dimensioned to illustrate the height of roof and height of parapet. Material details shall be illustrated on those elevations.
3. **Optional: Section Drawings.** Section drawings shall be provided of all street frontages, and shall show true dimensions and the outlines of buildings on the adjoining lots. Section drawings shall include the adjacent roadway.
4. **Optional: Colored Site Plan Rendering.** A rendering utilizing the above-mentioned Site Plan shall be provided. The Site Plan rendering is intended to provide a colored overall view of the entire project.
5. **Optional: Building.** A narrative description of proposed treatment of building facades and features shall be included. If appropriate, photographs of existing buildings with similar facades may be included to further illustrate the concept.
6. **Optional: Water Portion.** Proposals must include plans, elevations and other depictions for the water portion of the Site as well.

**NOTE:** Each Site Plan will be considered "pre-Conceptual" and will be subject to adjustment

and City-approval once a proposal has been selected and the details of the project are finalized through the planning, permitting, and negotiation processes. Although items are listed as “optional” for the RFP submittal, enough information should be provided to allow the graders and Council to make an informed decision on selection.

**E. Terms of Lease**

The proposal must include an accurate estimate of the total cost of redevelopment, and a set of draft lease and business terms and conditions the Proposer would be willing to negotiate for development of the project and subsequent ground lease.

**F. Schedule**

Include a preliminary time schedule including any proposed phasing of land and/or water redevelopment. The schedule should include any financial scheduling, amortization, etc.

**G. Ownership of Materials**

All drawings, plan documents, proposals and other materials submitted by the Proposer shall become the permanent property of the City.

## SECTION VI: TENTATIVE PROPOSAL SCHEDULE

ACTIVITY/Key Steps	DATE
Issue Request for Proposals	Thursday, May 21, 2026
Recommended Pre-Proposal Meeting and Site Walk-Through	Thursday, June 18, 2026
Questions Due by	Thursday, July 16, 2026
Responses to Questions Posted by	Thursday, July 23, 2026
Proposals Due by	Thursday, September 30, 2026
Proposals Evaluated	October 2026
Consent of Landowner Approval Granted Winning Proposer (estimated)	Oct/Nov 2026
Winning Proposer Submits Complete Plans to Begin Concept Plan Approval Process (estimated)	January 2027
Planning Commission Hearing on Conditional Use Permit (CUP) – <i>if necessary</i>	Within 6 months of submittal of a complete application
Coastal Commission Hearing on Coastal Development Permit – <i>if necessary</i>	Within 4 months of submittal of a complete application (after CUP approval)
Concept Plans Approved, Lease Negotiation (estimated)	Winter 2027
New Lease Approved and Inaugurated (estimated)	Fall 2028
Site Redevelopment Begins (estimated)	Winter 2028
Site Redevelopment Completion (estimated)	Spring 2030

## **SECTION VII: ATTACHMENTS**

- Attachment 1: Acknowledgement Form**
- Attachment 2: Proposer Information**
- Attachment 3: Lease Site Map**
- Attachment 4: Former Proposal's Conditional Use Permit**
- Attachment 5: Former Proposal's Coastal Development Permit**
- Attachment 6: Harbor Department Lease Management Policy**

THANK YOU FOR YOUR INTEREST IN WORKING WITH THE CITY OF MORRO BAY ON THIS EXCITING OPPORTUNITY.

WE LOOK FORWARD TO RECEIVING YOUR PROPOSAL.

**ATTACHMENT 1**  
**ACKNOWLEDGEMENT FORM**  
**REQUEST FOR PROPOSALS**  
**Lease Site 86/86W**  
**801 Embarcadero, Morro Bay, CA 93442**  
**Project: MB-2025-HD02**

**Initial Below**

1. \_\_\_\_\_ I have reviewed all of the information in this Request for Proposals, and all additions, changes and answer provided on the City’s website and agree to all of the terms and conditions outlined therein.
2. \_\_\_\_\_ I understand each proposing party must review the City’s General Plan, Local Coastal Program, and any and all planning and permitting elements as they pertain to this lease site.
3. \_\_\_\_\_ Any new lease with the City must be in the City’s approved Master Lease format and should comply with the City’s Harbor Department Lease Management Policy.
4. \_\_\_\_\_ I have reviewed the City’s Master Lease format and Harbor Department Lease Management Policy and agree the lease policy and basic lease format is acceptable for any future lease negotiations.
5. \_\_\_\_\_ I agree the City may take all steps necessary to investigate any financial information provided in response to this Request for Proposals. The City has my permission and consent to investigate such information however it deems appropriate.
6. \_\_\_\_\_ Enclosed is a check or bank counter draft in the amount of \$5,000 made out to the City as a Deposit and an indication of good faith interest for consideration in this Request for Proposals.
7. \_\_\_\_\_ I agree that check will be handled as outlined in this Request for Proposals including that the check may be retained by the City as a processing fee under certain conditions.
8. \_\_\_\_\_ The parties signing below are all the parties of interest in our proposal to the City in response to this Request for Proposals, and, if part of a partnership or other entity, affirm that they have the authority to enter into this Request for Proposals.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**ATTACHMENT 2**  
**PROPOSER INFORMATION**  
**REQUEST FOR PROPOSALS - Lease Site 86/86W**  
**801 Embarcadero, Morro Bay, CA 93442**  
**Project: MB-2025-HD02**

Include the personal information for all individuals or entities submitting this proposal. If a corporation or partnership, then include corporation or partnership information (*i.e.*, type, state of incorporation, articles of incorporation and by-laws, officers'/members' names and contact information and length of time of office or membership, when registered to do business in CA):

Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Phone(s) \_\_\_\_\_ (home/work)  
\_\_\_\_\_ (cell)

Email \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Phone(s) \_\_\_\_\_ (home/work)  
\_\_\_\_\_ (cell)

Email \_\_\_\_\_

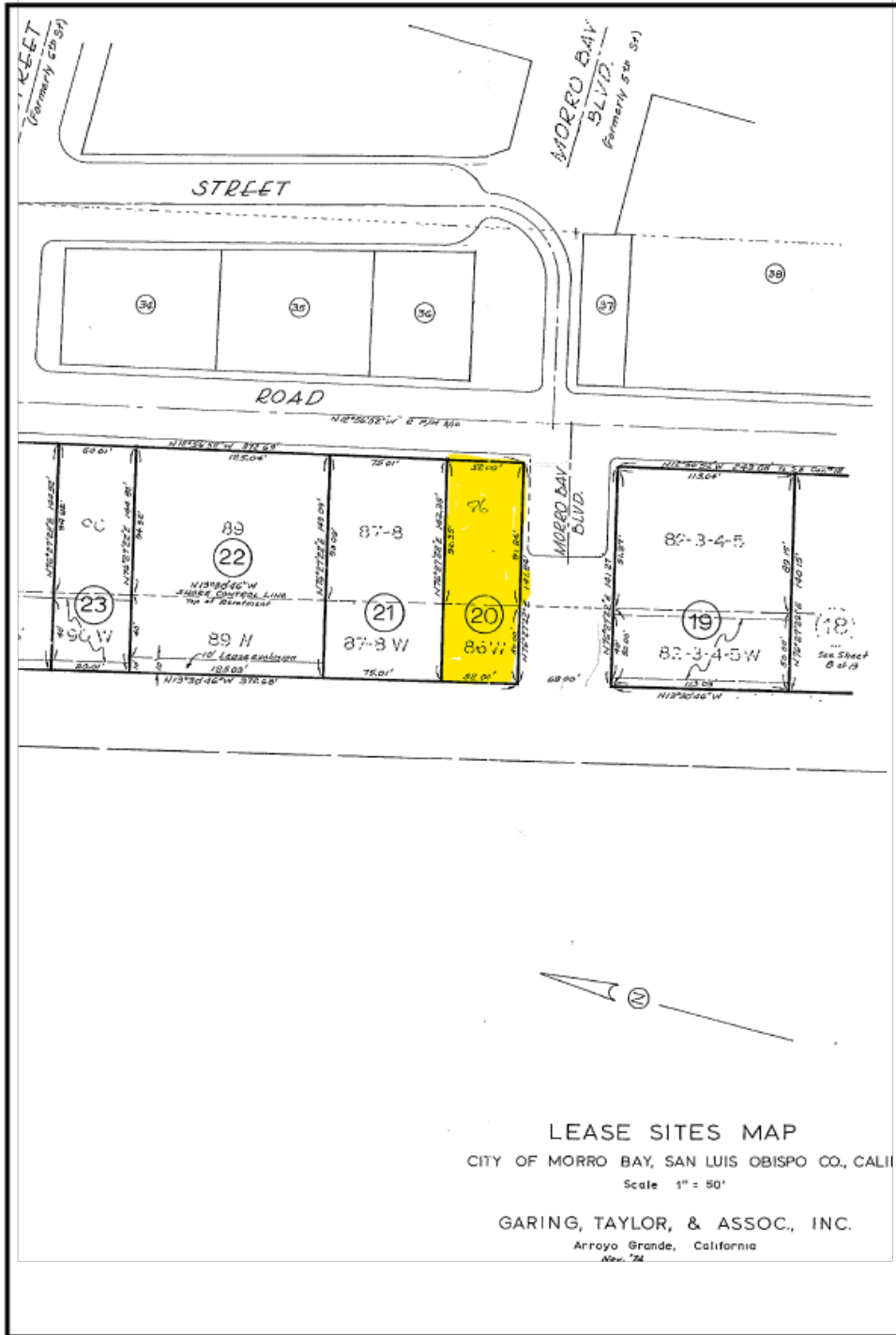
Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Phone(s) \_\_\_\_\_ (home/work)  
\_\_\_\_\_ (cell)

Email \_\_\_\_\_

**ATTACHMENT 3  
LEASE SITE MAP**



LEASE SITES MAP  
CITY OF MORRO BAY, SAN LUIS OBISPO CO., CALIF  
Scale 1" = 90'  
GARING, TAYLOR, & ASSOC., INC.  
Arroyo Grande, California  
Nov. '74

**ATTACHMENT 4**  
**FORMER PROPOSAL'S CONDITIONAL USE PERMIT**

**LINKS:**

Planning Commission Approval

<https://www.morrobayca.gov/ArchiveCenter/ViewFile/Item/7337>

City Council Approval

<https://pub-morrobay.escribemeetings.com/Meeting.aspx?Id=fd9bf628-898d-4e56-aaaf-4fb2d88624bb&lang=English&Agenda=Agenda&Item=24&Tab=attachments>

**ATTACHMENT 5**  
**FORMER PROPOSAL'S COASTAL DEVELOPMENT PERMIT**

**LINKS:**

CDP Report

<https://documents.coastal.ca.gov/reports/2024/6/Th16b/Th16b-6-2024-report.pdf>

CDP Exhibits

<https://documents.coastal.ca.gov/reports/2024/6/Th16b/Th16b-6-2024-exhibits.pdf>

**ATTACHMENT 6**  
**HARBOR DEPARTMENT LEASE MANAGEMENT POLICY**

**LINK:** <https://www.morrobayca.gov/DocumentCenter/View/79/Harbor-Lease-Management-Policy?bidId=>