

Questions and Answers related to RFP for Harford Pier Restaurant Lease and Other Businesses

February 18, 2026

Submitted Questions:

Would the Port entertain a boutique-style hotel for this location? Given the exceptional views, I believe a high-quality development—similar in caliber to the Avila Lighthouse Suites in terms of interior and exterior design, including private balconies—would be very successful.

If a hotel is a viable option, I have a few specific questions:

- Does the Port have additional parking available in the main lot to support this use?
- What level of involvement would be required from the Coastal Commission? I have experience with prior developments that required a brutal approval process, so I am interested in understanding the anticipated timeline and complexity.
- Is the County of San Luis Obispo involved in the building plan check and use permit process?

District Response:

The District is always open to considering creative and economically beneficial proposals. However, at this time, a hotel use is not currently identified as an approved or contemplated use within the San Luis Bay Area Local Coastal Program (LCP) or the Port's adopted Master Plan. As you may know, the LCP governs allowable land uses within the Coastal Zone and must be certified by the California Coastal Commission.

In order to pursue a boutique hotel at this location, the Port would, at a minimum, need to initiate an amendment to the LCP and potentially the Master Plan. That process would require review and approval by the California Coastal Commission and could involve substantial analysis related to coastal access, visual impacts, environmental considerations, public trust consistency, and visitor-serving priorities under the Coastal Act. Based on prior experience with coastal development projects, this type of amendment can be complex and time-intensive, and approval is not guaranteed.

Regarding your additional questions:

Parking: The main public lot primarily serves existing coastal access, harbor, and visitor-serving uses. Any new development would need to demonstrate adequate parking without diminishing required public coastal access parking, which is a key Coastal Act priority. A detailed parking analysis would be required.

Coastal Commission Involvement: Given the pier's location within the Coastal Zone and the nature of the proposed use, Coastal Commission involvement would be significant, particularly

if an LCP amendment were necessary. The level of review would depend on the final project scope but would likely extend beyond a standard coastal development permit.

County Involvement: San Luis Obispo County would be involved in plan check, building permits, and potentially use permit processes depending on the project design and jurisdictional considerations. Coordination between the Port, County, and Coastal Commission would be required.

While a hotel is not currently an approved use under our governing documents, we would consider concepts that are currently not consistent with the Port's Master Plan and Local Coastal Plan, but we make no representations regarding future approval of such plans by the Harbor District or regulatory agencies.