



# CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

Veteran's Memorial Building  
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay  
Wednesday, August 3, 2011

Chairperson Rick Grantham  
Vice-Chairperson John Solu  
Commissioner Paul Nagy  
Commissioner Jamie Irons  
Commissioner Jessica Napier  
Rob Livick, Secretary

- I. ESTABLISH QUORUM AND CALL TO ORDER
- II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
- III. PLANNING COMMISSIONER ANNOUNCEMENTS
- IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

- V. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

- VI. CONSENT CALENDAR

A. Approval of minutes from Planning Commission meeting held on July 6, 2011

- VII. PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

A. None

- VIII. PUBLIC HEARINGS

- A. **Case No.:** UP0-298

**Site Location:** Within the public streets on Main between Morro Bay Blvd and Harbor and on Harbor between Main and Morro Avenue.

**Applicant/Project sponsor:** Morro Bay Chamber of Commerce

**Request:** To conduct a Farmer's Market within the public streets on Main Street from Morro Bay Boulevard to Harbor and then on to Harbor Street to Morro Avenue on Saturdays from 2:00 p.m. with the street closure until 7:00 p.m. when the street reopens. The MBCC Farmer's Market has a Certified Farmer's Market area and a Community Market for businesses who are not certified producers.

**CEQA Determination:** Categorically Exempt, Section 15311, Class 11

**Staff Recommendation:** Continue item to the September 7, 2011 Agenda.

**Staff Contact:** Sierra Davis, (805) 772-6270.

**B. Case No.:** UP0-331

**Site Location:** 520 Atascadero Road

**Applicant/Project sponsor:** Red Zeppelin Winery Inc., Agent: Stillman Brown

**Request:** To approve a new use within the outdoor area located adjacent to the existing building. The use will be a distribution office for a winery located in Paso Robles and various wine sales via the internet. In addition the site will be utilized for furniture fabrication from wine barrels and wine tasting to promote the winery and its wine club activities. The winery office and primary wine storage will be in the 12'x20' room which is attached to the outer wall of the main antique mall building. This area will also be utilized for delivery, packaging of wine and wine tasting. The outdoor area will be for furniture production, display and storage, and casual seating with wine barrel tables and benches. Social events will occasionally take place in this area for wine club members including pickups, business social functions, and fundraisers. A small indoor area on the south east side of the building will be utilized for the production of wine barrel items and tools.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3

**Staff Recommendation:** Conditionally Approve #UP0-331

**Staff Contact:** Kathleen Wold, Planning Manager, (805) 772-6211.

**IX. UNFINISHED BUSINESS**

A. Current and Advanced Planning Processing List

**X. NEW BUSINESS**

A. None

**XI. DECLARATION OF FUTURE AGENDA ITEMS**

**XII. ADJOURNMENT**

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Wednesday, September 7, 2011 at 6:00 p.m.

**PLANNING COMMISSION MEETING PROCEDURES**

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Public Services Office at 955 Shasta Avenue, during normal business hours, Mill's ASAP, 495 Morro Bay Boulevard, or Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Planning Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the proposal being heard and respond to questions from commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.

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4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the commission and staff prior to the commission taking action on a decision.

### **RULES FOR PRESENTING TESTIMONY**

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.
4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are distributed and up to the meeting will also be distributed to the Planning Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

### **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 and the City Zoning Ordinance. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed.

The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6261. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**HEARING IMPAIRED:** There are devices for the hearing impaired available upon request at the staff's table.

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**COPIES OF VIDEO, CD:** Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

**ON THE INTERNET:** This agenda may be found on the Internet at: [www.morro-bay.ca.us/planningcommission](http://www.morro-bay.ca.us/planningcommission) or you can subscribe to Notify Me for email notification when the agenda is posted on the City's website. To subscribe, go to [www.morro-bay.ca.us/notifyme](http://www.morro-bay.ca.us/notifyme) and follow the instructions.

AGENDA ITEM: VI-A

DATE: July 6, 2011

ACTION: \_\_\_\_\_

CITY OF MORRO BAY  
PLANNING COMMISSION  
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building  
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay  
July 06, 2011

Chairperson Rick Grantham

Vice-Chairperson John Solu  
Commissioner Paul Nagy

Commissioner Jamie Irons  
Commissioner Jessica Napier

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present.  
Staff Present: Rob Livick, Kathleen Wold and Sierra Davis

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Kathleen Wold led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS

Solu announced the holiday weekend was a great success and reminded everyone that the Rock to Pier event will be on the 16<sup>th</sup> of July.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the June 28th meeting and also regarding agenda items for the upcoming July 11th Council meeting as well as announced two workshops were held regarding input for the alternatives analysis for the Wastewater Treatment Plant Upgrade Project held on June 27<sup>th</sup> and 28<sup>th</sup> at the Veteran's Hall. Livick announced the deadline to submit comments for the alternatives analysis is July 15<sup>th</sup> and a link is available on the City's website.

V. PUBLIC COMMENT - None.

VI. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on June 15, 2011.

Irons asked to amend the minutes to more clearly clarify his comments regarding his support for granting the temporary use permit at the bottom of page two.

**MOTION:** Irons moved to approve the Consent Calendar as amended. Solu seconded the motion. The motion carried unanimously 5-0.

VII. PRESENTATIONS - None

## VIII. PUBLIC HEARINGS

### A. Case No.: CP0-352 and UP0-323

**Site Location:** 270 Shasta Ave.

**Applicant/Project sponsor:** Barb Fageol

**Request:** Demolition, remodel, and addition to an existing non-conforming property. The applicant proposes to demolish an existing 240 square foot detached garage, remodel of the existing 812.5 square foot single family residence and an addition of 990 square feet with 464 square foot attached garage. The property is non-conforming because the existing single family house does not meet the rear yard setback.

**CEQA Determination:** Section 15332, Class 32

**Staff Recommendation:** Conditionally Approve Coastal Development Permit #CP0-352 and Conditional Use Permit #UP0-323.

**Staff Contact:** Sierra Davis, Assistant Planner, (805) 772-6270.

Davis presented the staff report.

Grantham opened the Public Comment period.

- William Giffrow, neighbor of the property asked if there was satisfaction regarding slope failure. Davis clarified the Applicant met Code requirements and a soils report was performed. Mr. Giffrow responded that he then supports approval of the project.

Commissioners discussed their support for the project.

**MOTION:** Nagy moved the Planning Commission conditionally approve the project by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit "A";
- B. Approve the Coastal Development Permit # CP0-352 and Conditional Use Permit #UP0-323, subject to the Conditions included as Exhibit "B" and the site development plans dated June 16, 2011.

Napier seconded the motion. The motion carried unanimously 5-0.

### B. Case No.: CP0-340, UP0-308, S00-106

**Site Location:** 525 and 527 Atascadero Road

**Applicant/Project sponsor:** Robert Ortega / Triad/Holmes Associates, Cristi Fry

**Request:** Compact infill development project that will subdivide an approximately 10,014 square foot lot into two parcels. Parcel 'A' is 6,310 square feet with an existing 1,410 square foot home and an 850 square foot detached 2-car garage. Parcel 'B' is 3,704 square feet with a 1,057 square foot single family residence and a 238 square foot attached garage. The project also includes private and common open space. The project does not include actual construction of buildings or ground disturbing activities as all building and improvements currently exist on site.

**CEQA Determination:** Mitigated Negative Declaration

**Staff Recommendation:** Conditionally Approve Coastal Development Permit #CP0-340, Conditional Use Permit #UP0-308, Tentative Parcel Map #S00-106.

**Staff Contact:** Kathleen Wold, Planning Manager, (805) 772-6211.

Wold presented the staff report.

Commissioners asked staff to clarify:

- Whether the property would be allowed to develop in the future. Wold clarified the use permit is not for development today but only to allow the subdivision of the lot.
- The side yard setbacks of 3 feet. Wold responded it is not uncommon to see 3 foot side yard setbacks in older neighborhoods.
- The purpose of the R-4 ordinance and the intent to achieve a higher density as well as the City's flexibility to allow single family homes to be built in R-4 areas.

Chairperson Grantham opened the Public Comment period.

- Christie Fry of Triad Holmes Associates, representative for the Applicant, asked the Commission to waive the requirement to underground the utilities. Ms. Fry estimated the undergrounding costs to be a minimum of \$20,000 - \$30,000.

Hearing no further comment, Grantham closed the Public Comment period.

Commissioners discussed with staff the standards for the compact infill development ordinance, the configuration of the Applicant's proposed subdivision and whether to grant the Applicant's request to waive undergrounding of utilities.

Solu asked why there are 3 gas meters on the property. Grantham opened up public comment to allow Applicant's representative to respond to the question. Ms. Fry responded that the third meter is for the property located at 495 Atascadero Road.

Nagy stated the Commission needs to decide whether to accept the three foot setback instead of a five foot setback and whether to allow 1 parking space instead of 2.

Solu asked Wold to clarify why the subdivision should be allowed. Wold referred Commissioners to the map and noted that if you divide in half, the home would be very close to the property line and the property line would go through the structure; subdividing this way allows the Applicant to meet the setbacks.

Irons recited the language from the General Plan and emphasized that the Commission does not have the supporting findings to be approved under the compact infill ordinance. Irons stated we should honor the intent of the compact infill ordinance to be sure to lay the groundwork for a project to meet the intent of the compact infill ordinance and further stated it is an abuse of the compact infill ordinance to subdivide properties that do not meet the requirements or intent.

Irons also expressed concern that the minimum density standards are not being met which is the intent of the compact infill development ordinance as well as to provide a more efficient use of the land.

Nagy commented that compact infill development are not strictly for R-4 zone, but can also be done in a R-2 zone.

Irons responded that the intent is not just to subdivide a lot; it is to meet the maximums not the minimums.

Napier inquired if compact infill is the only way to subdivide the lot and noted the Commission is trying to apply that to this case. Wold replied yes.

**MOTION:** Irons moved to deny the project on the grounds he pointed out. Solu seconded the motion.

Commissioners had discussion on the motion. Nagy commented that density could be added possibly in the future. Irons noted that once the project is subdivided, it cannot be subdivided again.

Solu asked staff if the project can be approved without the compact infill ordinance. Wold responded no because the minimum lot size is 6,000 and the applicant's lot is 10,000. The General Plan designation has both minimum and maximum density requirements. Wold also stated that allowing the Applicant to subdivide will allow them the potential for an extra unit.

Motion fails 2-3. Grantham, Nagy and Napier dissented.

Chairperson Grantham called for another motion.

Wold clarified the corrections on the motion recommended in the staff report as well as asked the Commission to specify in their motion whether they choose to amend or delete Planning Condition 3.

**MOTION:** Nagy moved the Planning Commission approve the Tentative Parcel Map (S00-106), with the Coastal Development Permit (CP0-340) and Conditional Use Permit (UP0-308) subject to the findings and approve the Mitigated Negative Declaration with the other conditions as presented in Exhibit B with the deletion of Planning Condition number 3.

Napier seconded the motion. The motion carried 3-2. Irons and Solu dissented.

**C. Case No.:CP0-343**

**Site Location:** 1700 Main Street

**Applicant/Project sponsor:** Cotti Foods Corporation, a Franchisee of Taco Bell / Fred Cook, Senior Vice President, Director of Development Cotti Foods Corporation

**Request:** Demolition and reconstruction of an existing Taco Bell fast food restaurant. The existing approximately 2,248 square foot building is proposed to be demolished and replaced with a new approximately 2,733 square foot building. The proposed building will be constructed to the south of the existing footprint. The proposed parking lot would have 19 parking spaces with two van accessible parking spaces. The drive up window will follow the perimeter of the proposed building to the south of the property.

**CEQA Determination:** Mitigated Negative Declaration

**Staff Recommendation:** Conditionally Approve Coastal Development Permit #UP0-343.

**Staff Contact:** Sierra Davis, Assistant Planner, (805) 772-6270.

Davis presented the staff report.

Grantham asked about deliveries in the off hours and where the delivery truck parks. Davis said the trucks would utilize parking when customers are not present.

Grantham opened the Public Comment period.

- Fred Cook, senior vice president for Cotti Foods explained the proposed project clarifying the details of the remodel project. Mr. Cook also noted that food deliveries are typically done with

the vehicle parked on the property in the early morning hours before the restaurant is open to avoid parking and customer impacts.

Hearing no further comment, Grantham closed the Public Comment period.

Commissioners discussed:

- Sight lines; Irons asked about the monument sign on the corner and the two melaleuca plants whether the corner sight line is clear. Livick said typically with trees, there is not much impact on line of sight.
- Waiver of impact fees. Solu inquired if the project will qualify for waiver of impact fees. Livick said the Applicant will get credit for the existing square footage, and since the project will only increase by 485 square feet, any fees will be minimal.
- Whether the proposed new signage will be in compliance with the City's requirements. Davis responded all signs will be evaluated and a separate application will be submitted for a sign program.
- Drive thru approach. Livick said the new drive approach is longer to accommodate more vehicles on site and will meet minimum requirements for existing and entrances

**MOTION:** Napier moved the Planning Commission adopt the findings included as Exhibit A and conditionally approve the Coastal Development Permit #CP0-343, subject to the Conditions included as Exhibit "B" and the site development plans dated January 14, 2011 and adopt the Mitigated Negative Declaration.

Grantham seconded the motion. The motion carried unanimously 5-0.

## IX. UNFINISHED BUSINESS

### A. Current Planning Processing List/Advanced Work Program

Wold reviewed the Work Program with Commissioners and offered the possibility of scheduling a workshop or presentation for the next meeting as there are no public hearings ready. Commissioners agreed to cancel the July 20, 2011 meeting.

**MOTION:** Irons moved the Planning Commission cancel our next meeting of July 20, 2011 and continue our next month's meeting as scheduled.

Nagy seconded the motion. The motion carried unanimously 5-0.

## X. NEW BUSINESS

### A. Discussion on the Planning Commission schedule for the remainder of 2011.

Commissioners agreed to cancel the Planning Commission meetings of 7/20/11, 8/17/2011, 11/16/11 and 12/21/2011.

**MOTION:** Grantham moved the summer Planning Commission meeting of August 17, 2011 will be not scheduled as well as the meetings of November 16, 2011 and December 21, 2011.

Nagy seconded the motion. The motion carried unanimously 5-0.

XI. DECLARATION OF FUTURE AGENDA ITEMS

Napier asked for an update to the parking meeting. Livick responded that the parking meeting has not been scheduled yet and will let the Commission know when that is going to happen.

XII. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 7:55p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, August 3, 2011 at 6:00 p.m.

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Rick Grantham, Chairperson

ATTEST:

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Rob Livick, Secretary

AGENDA ITEM NO: III-A  
DATE: August 3, 2011  
ACTION: \_\_\_\_\_



## Memorandum

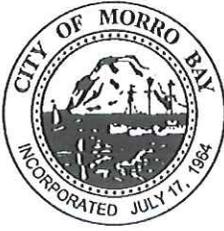
**TO:** PLANNING COMMISSION **DATE:** AUGUST 3, 2011  
**FROM:** KATHLEEN WOLD, PLANNING MANAGER  
**SUBJECT:** MORRO BAY CHAMBER OF COMMERCE FARMER'S MARKET,  
CONDITIONAL USE PERMIT #UP0-298

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The Chamber of Commerce submitted plans July 20, 2011 for review. The Public Services Department has been in contact with the Chamber throughout the design process, therefore was confident the project would meet all requirements of the Public Safety Departments, Police and Fire. The Farmer's Market was initially scheduled for the December 6, 2010 Planning Commission Meeting and due to a noticing error was continued to the January 3, 2011 Planning Commission Meeting. The Chamber of Commerce hired a new Director, Craig Schmit, and the project was continued to a date uncertain, in order to discuss the project with local business owners. The result was a reconfigured market.

The initial proposal of the market was located on Main Street between Harbor and Pacific every Saturday from 2 p.m. through 7 p.m. for a Farmers Market consisting of approximately 50 vendors. The initial proposed configuration was not located on Harbor Street, a Fire Department designated emergency route to the Embarcadero. The new proposal is located on Main Street from Morro Bay Boulevard to Harbor continuing on Harbor Street to Morro Avenue, in an 'L' configuration on Saturdays from 2:00 p.m. with the street closure until 7:00 p.m. when the street reopens. The Fire Department has requested additional time to review the newly proposed project because the Farmer's Market will be located on a designated emergency response route. The Department will have to evaluate alternative routes and if they are feasible for acceptable emergency response times.

Staff requests that the project be continued to the next regularly scheduled Planning Commission Meeting on September 7, 2011.



AGENDA NO: VIII-B  
MEETING DATE: 8-3-11

# Staff Report

**TO:** Planning Commissioners

**DATE:** August 3, 2011

**FROM:** Sierra Davis, Assistant Planner

**SUBJECT:** Conditional Use Permit #UP0-331 for Red Zeppelin Winery Storage, Wholesale Distribution, Internet Sales, Furniture Fabrication, and Wine Tasting located at 520 Atascadero Road.

**RECOMMENDATION:**

Staff recommends that the Planning Commission conditionally approve Conditional Use Permit #UP0-331 subject to the Findings contained in Exhibit 'A' and the Conditions of Approval contained in Exhibit 'B'.

**PROJECT DESCRIPTION:**

The proposed project is located at 520 Atascadero Road in the exterior courtyard of the existing Highway 41 Antique Emporium business, in the Miner's Ace Hardware Plaza. Highway 41 Antique Emporium has subleased the exterior courtyard and associated structures in the courtyard to Red Zeppelin Winery. The winery plans to use the area for bottled wine storage, packaging, distribution of wholesale sales and internet sales, fabrication of wine barrel furniture, and ancillary wine tasting of exclusively Red Zeppelin Wine. The winery also proposes to hold event for Wine Club Members and occasional Non-Wine Club Member events.

The winery will utilize a small 12'x20' room attached to the outer wall of the main building. The room will be used for the winery office and primary wine storage. Usual business operation of the winery at this location will include storage of wine for sale, delivery, and packaging of wine. Some small manufactured items and artwork will be displayed.

The applicant has also proposed wine tasting exclusively of Red Zeppelin Winery produced wine and will be primarily served in the 12'x20' room. People will also be able to take the wine into the fenced garden area. The applicant has proposed to do wine tasting as a function of the business because the intent is to increase the membership of the wine club, for increased sales. The applicant has stated that the property will not function as a bar.

Prepared By: <u>SD</u>	Dept Review: <u>JW</u>
City Manager Review: _____	
City Attorney Review: _____	

The room is located on the exterior of the main building and is within the courtyard area that is approximately 2000 square feet. The courtyard is fenced and has landscaped shrubbery trees and a gravel surface, which are requirements of the Light Industrial zone district for outdoor sales and display. The primary use of the outdoor area is for the manufacture and storage of wine-barrel based furniture. The furniture is also proposed as casual seating with wine barrel tables and benches.

The applicant will also utilize a 16'x12' area on the southeast side of the antique mall for indoor storage, production of wine barrel items and tools. No wine will be stored here.

Social events have been proposed at this site. The events will occasionally take place in this area for wine club member pickups, business social functions, and fundraisers. There have already been events of this type under the Antique Mall's temporary use permits limited to ten events in one calendar year.

**APPLICANT:** Red Zeppelin Winery Incorporated, 3400 Silver Saddle Drive, Lake Havasu, Arizona.

**AGENT:** Stillman Brown

**BACKGROUND:**

The proposed business is located at 520 Atascadero in the Miner's Ace Hardware shopping center. The building was previously used for the Miner's Hardware Store before a new building was built across the parking lot. The building is an approximately 10,000 square foot warehouse with an attached 2,000 square foot outdoor area that was utilized as the garden center.

After Miner's Hardware moved into their new building, the business, Antiques Et Cetera, occupied the building from 2007 to 2009. The building is currently occupied by Highway 41 Antique Emporium and they have subleased the outdoor area and enclosures to Red Zeppelin Winery.

**ENVIRONMENTAL DETERMINATION:**

The project is categorically exempt from the California Environmental Quality Act pursuant to Section 15303, Class 3 for new construction or conversions of small structures. Subsection 'C' of Section 15303 establishes a threshold for commercial sites such as a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The project is located on a store site and will be utilizing a portion of the site that is less than 2,500 square feet in floor area, therefore staff can make the findings and grant a categorical exemption.

**PROJECT SETTING:**

<b><u>Site Characteristics</u></b>	
Site Area	1.56 acres
Existing Use	Commercial/Retail, Light Industrial, Highway 41 Antique Emporium
Terrain	Flat
Vegetation/Wildlife	Landscaping
Archaeological Resources	None known
Access	Highway 41/Atascadero Road

<b><u>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</u></b>	
General Plan/Coastal Plan Land Use Designation	General Industrial (Light)
Base Zone District(s)	Light Industrial (M-1)
Zoning Overlay District	Planned Development (PD), Interim (I)
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Yes, non-appealable area

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	High Density Residential/ Residences	East:	Agriculture/ Farm Land
South:	Agriculture/ Farm Land	West:	Light Industrial/ Miner's Ace Hardware

**DISCUSSION:**

*Zoning Designation*

Section 17.24.140 of the Morro Bay Municipal Code defines the Light Industrial (M-1) district as a district that provides for industrial development wherein manufacturing and other industries can locate and operate, while maintaining an environment minimizing offensive or objectionable noise, dust, odor or other nuisances, all well designed and properly landscaped.

The existing use on the property is a retail antique business. The current business was approved in the unit (including the outdoor area) because staff deemed Highway 41 Antique Emporium a continuation of a non-conforming use, therefore at this time it is allowable at this specific location. If the antique business were to vacate the unit and a period of 6 months or longer passes a retail business will not be allowed to occupy the space.

The proposed expansion of uses at this site consists of conforming uses in the zone district. The proposed uses include storage, wine wholesale, internet sales, packaging, fabrication of furniture and ancillary wine tasting exclusively of Red Zeppelin Wine. The zone district specifically

allows for bottling plant, cabinet shop, outdoor storage and sales, warehousing, light manufacturing and fabrication. The proposed uses are acceptable uses within the zone district with the exception of the wine tasting and events.

#### *Events*

The applicant's proposal indicated that there will be wine tasting and events held on site. The zone district does not allow uses of event type gathering because it is a zone district that has the potential to emit offensive or objectionable noise, dust, odor or other offensive nuisances which may have the potential to be conflicting.

The Antique Emporium was allowed to have events subject to obtaining temporary use permit for each event. The events are limited to ten non-consecutive days or a 7 consecutive days. If the applicant has proposed events to be held on the property similar to the events that have already occurred on site staff could evaluate each event. If the applicant proposes to hold events on an unlimited basis the applicant would have to provide parking as if it were an event center, however the use is not allowed in this zoning designation.

The applicant verbally indicated to staff that the events would be for wine club members only. Staff can support this request because the wine tasting is ancillary to the wholesales, internet sales, packaging and distribution and furniture fabrication which are all allowable uses. If the Planning Commission were to grant the applicant use of the site for events other than events exclusively for wine club members, it would be granting a special entitlement to the business that other businesses in the City of Morro Bay would not be able to obtain in this zone district.

Staff would recommend that the applicant not be granted a special privilege of holding unlimited events on a property because that is not zoned for gathering type uses and has not provided parking for a use that will be unlimited. Planning Commission shall determine the appropriate event schedule to be utilized by the property. Staff recommends the following Conditions of Approval

- a) Events shall be limited exclusively to Wine Club Members only.
- b) The number of Non Wine Club Member patrons shall be limited to 20 people at any one time for retail and wine tasting of Red Zeppelin Wine.
- c) If there is an event planned for Non Wine Club Members or a combination of Wine Club Members and Non Wine Club Members for an event that exceeds 20 persons a Temporary Use Permit shall be secured through the Public Services Department and meet all submittal, noticing and permitting requirements.

With the incorporation of the above Conditions of Approval a special privileged would not be granted on this property that would not available to other businesses in the City of Morro Bay.

#### *Alcohol Beverage License*

Red Zeppelin Winery has three individual California Alcohol Beverage Licenses: #2, #17 and

#20.

*#2 – Winegrower License.*

A #2 Winegrower License allows Red Zeppelin Winery to produce wine at a winery location, in Paso Robles, and have a duplicate #2 license to store and sell wine in an office and tasting room at a second location, in this case Morro Bay.

The applicant indicated that this is an effective way of growing a winery business because it allows wineries build their wine club memberships from multiple locations.

*#17 – Wholesale Beer and Wine License.*

A #17 Wholesale Beer and Wine allows the winery to store and sell products to restaurants, wine bars and retailers.

Red Zeppelin Winery distributes wine to several restaurants and wine bars in the Morro Bay, Cayucos and Cambria area. The applicant indicated that warehousing wine at this location in Morro Bay simplifies wine order deliveries and makes it easier to service the accounts in the area.

*#20 – Off-sale Retail License*

A #20 Off-sale allows the winery to sell products over the internet and ship to wine club members.

*California Resale License*

The resale license allows the winery to sell items other than alcoholic beverages. The winery proposed to make unique used wine barrel products of barrel staves and heads. Such items include wine barrel chairs, wine barrel tables, wine barrel glass racks and other similar items. The production of the wine barrel furniture will require a limited amount of equipment that will be stored on site.

**CONCLUSION:**

As proposed and with the inclusion of the Conditions of Approval the project would meet the regulations and City standards including approved uses of the zoning designation. The Planning Commission should discuss the events to occur on site as proposed to determine if the project as conditioned meets the required findings for approval.

**ATTACHMENTS:**

- Exhibit A – Findings
- Exhibit B – Conditions of Approval
- Exhibit C- Submittal Package including plans and pictures

**EXHIBIT A**

**FINDINGS**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

- A. That for purposes of the California Environmental Quality Act, Conditional Use Permit #UP0-331 is subject to a Categorical Exemption under class 3, section 15303, for new construction or conversion small structures.

**CONDITIONAL USE PERMIT FINDINGS**

- B. The proposed business will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, because it is an allowable use in the zoning district.
- C. The proposed business will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.

## EXHIBIT B

### CONDITIONS OF APPROVAL

#### STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report referenced above, dated August 3, 2011 for the project depicted on the attached plans labeled "Exhibit C", on file with the Public Services Department, as modified by these conditions of approval.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director of Public Services, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Director of Public Services. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this

requirement shall be permitted only by written consent of the Director of Public Services and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

7. Acceptance of Conditions: Prior to obtaining a building permit the applicant shall file with the Director of Public Services written acceptance of the conditions stated herein.

**PLANNING CONDITIONS**

1. Outdoor Events: The outdoor events shall be limited to a maximum of twenty Wine Club Members. The following conditions shall apply to musician and movie event to be held on site.
  - a) The event shall be limited to private property and no items shall be placed in the public right-of-way or sidewalk.
  - b) Conduct of event shall not interfere with access to, or conduct of the adjacent business.
  - c) Litter containment shall be provided. The site and public right-of-way are to be cleaned of any debris following each day of event.
  - d) The site shall be restored to its original condition by each day following event. All signs, posters and banners advertising the event shall be removed upon completion.
  - e) The shall adhere to the guidelines as found in the Morro Bay Municipal Code Section 17.52.030 and referenced below.

	Daytime (7 a.m. to 10 p.m)	Nighttime (10 p.m. to 7 a.m.)
Hourly $L_{eq}$ , dB <sup>(2)</sup>	50	45
Maximum level, dB <sup>(2)</sup>	70	65
Maximum level dB – Impulsive noise <sup>(3)</sup>	65	60
<sup>(1)</sup> As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures. <sup>(2)</sup> Sound level measurements shall be made with slow meter response. <sup>(3)</sup> Sound level measurements shall be made with fast meter response.		

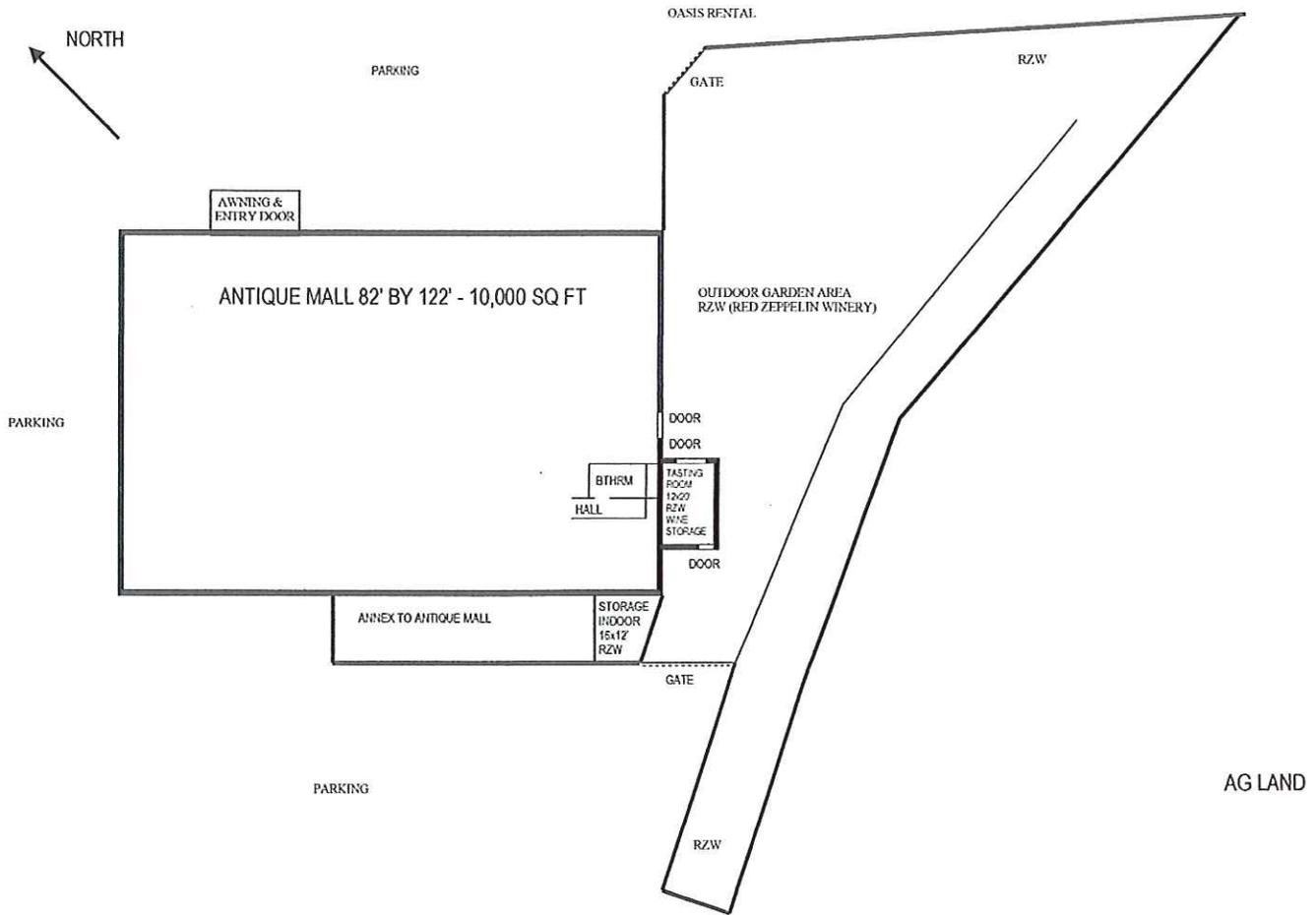
Any other outdoor event proposed for this location shall contact the Public Services Department to obtain a separate permit.

2. Signs: A sign permit shall be obtained for all signs to be located on site.
3. Occupancy: Prior to occupancy of the outdoor area the area shall be posted for

maximum occupancy load. At no time shall this occupancy load be exceeded.

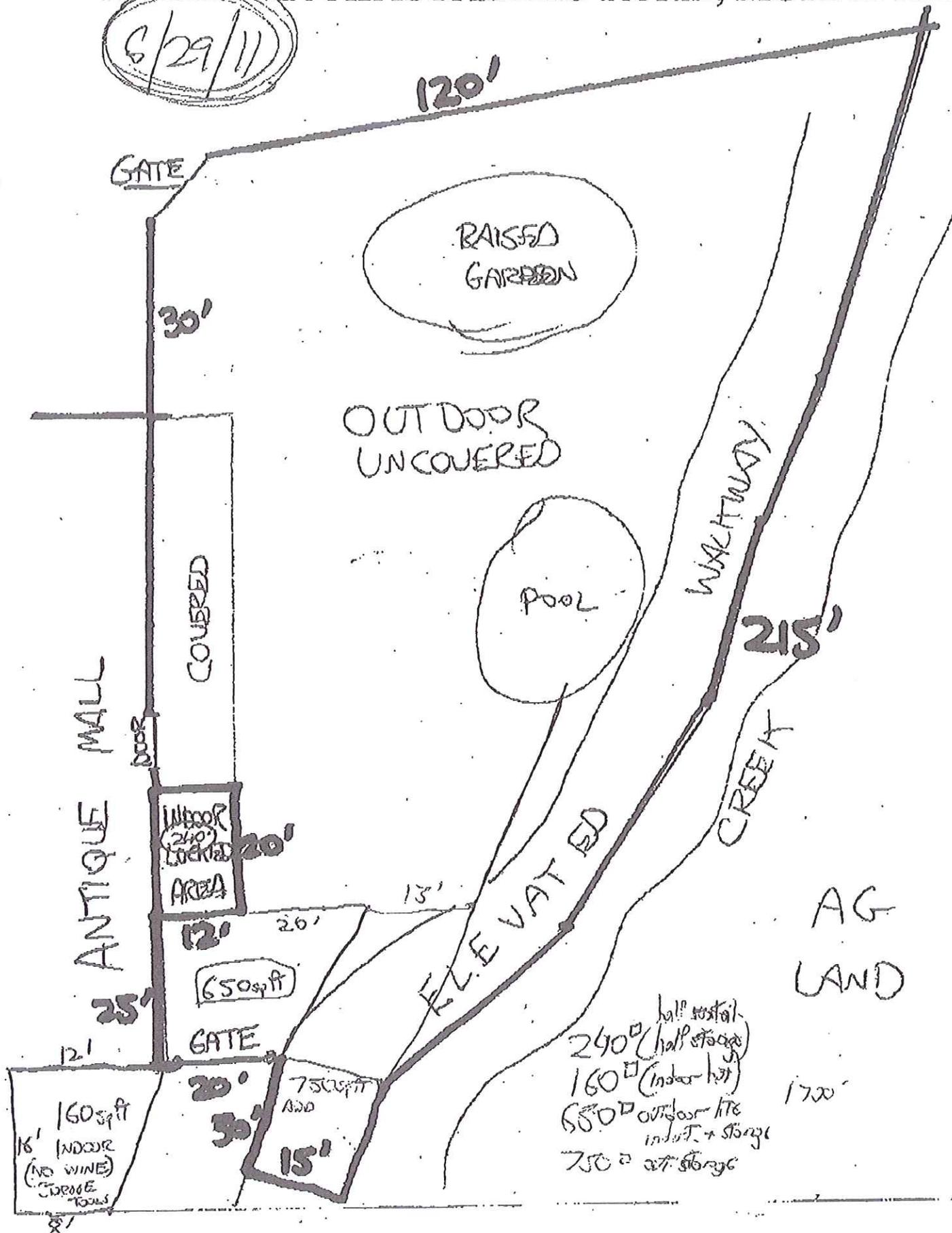
4. Use: This use permit is granted for wine tasting only (exclusively to Red Zeppelin Wine only) and the wine tasting shall be ancillary in scope to the other uses on site including the fabrication of furniture, wine storage, and distribution of wholesale and internet sales. At no time shall the wine tasting expand to be the primary use.
5. Events: Events shall be limited to the following conditions:
  - a) Events shall be limited exclusively to Wine Club Members only.
  - b) The number of Non Wine Club Member patrons shall be limited to 20 people at any one time for retail and wine tasting of Red Zeppelin Wine.
  - c) If there is an event planned for Non Wine Club Members or a combination of Wine Club Members and Non Wine Club Members for an event that exceeds 20 persons a Temporary Use Permit shall be secured through the Public Services Department and meet all submittal, noticing and permitting requirements.

# EXHIBIT C



# MAP OF 520 ATASCADERO ROAD, MORRO BA

6/29/11









ANTIQUE MALL

100 ANTIQUARIAN REPAIRS











NORTH

1" = 20'

OASIS RENTAL

PARKING

RZW

GATE

FURNITURE DISPLAY  
(SEATING AREA)

AWNING &  
ENTRY DOOR

ANTIQUÉ MALL 82' BY 122' - 10,000 SQ FT

OUTDOOR GARDEN AREA  
RZW (RED ZEPPELIN WINERY)

PRODUCTION AREA  
UNDER AWNING

DOOR

DOOR

BTHPM

TASTING  
ROOM  
12x20  
RZW  
WINE  
STORAGE

DOOR

FURNITURE  
PRODUCTION

PARKING

ANNEX TO ANTIQUÉ MALL

STORAGE  
INDOOR  
16x12'  
RZW

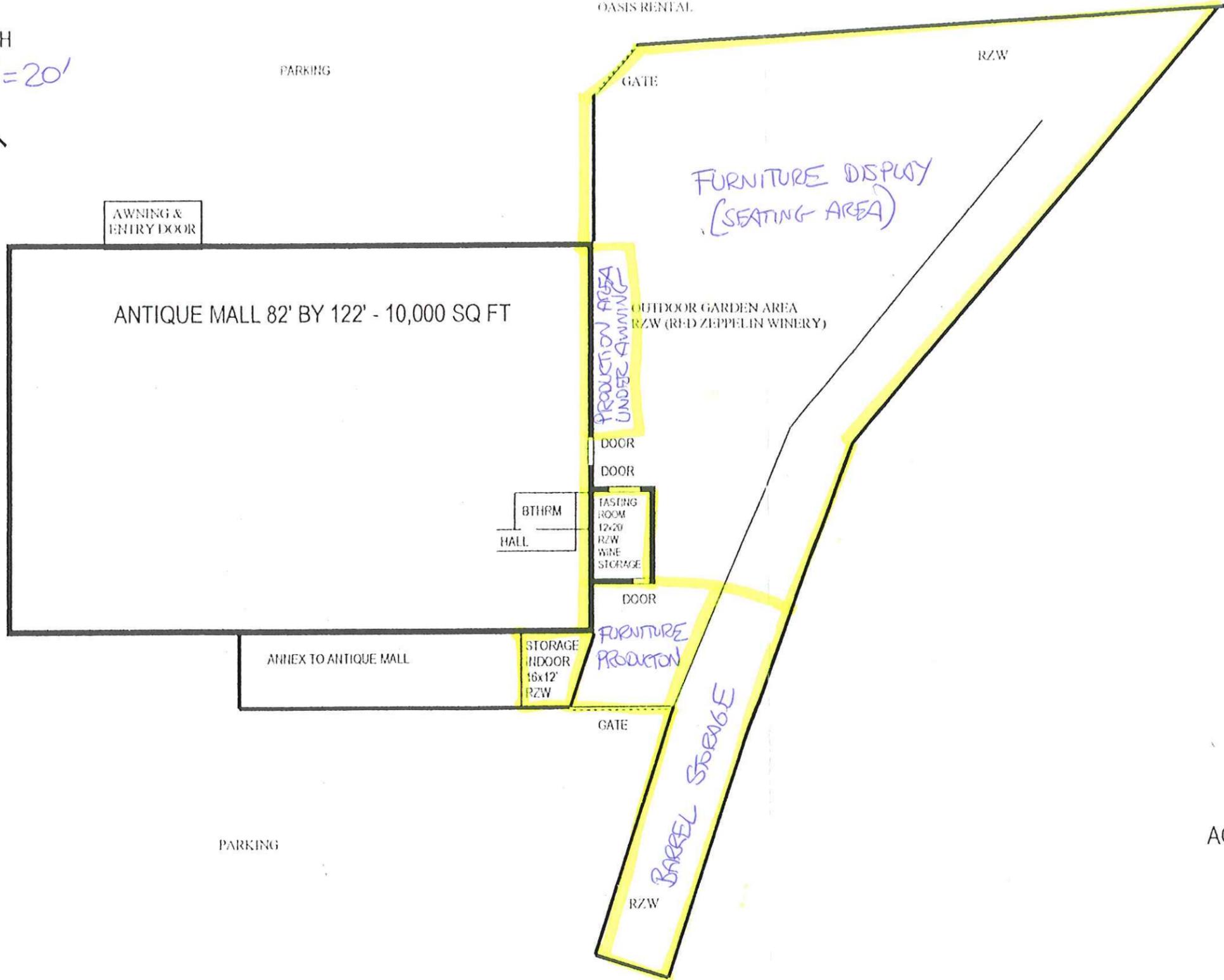
GATE

BARREL STORAGE

PARKING

RZW

AG LAND





City of Morro Bay  
Public Services  
Current Project Tracking Sheet

Agenda Item: IX-A

Date: 8/3/11

Action: \_\_\_\_\_

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
<b>Hearing or Action Ready</b>							
1	Morro Bay Chamber	Main between Pacific and Harbor	8/9/10	UP0-298	Use Permit to establish the Farmer's Market on Main Street between Harbor and Pacific Streets. The market will be conducted every Saturday between 2 p.m. and 7 p.m. With a maximum of 50 vendors. Continued to 1/3/10 PC Meeting. Applicant has continued project to date uncertain so they can meet with stakeholders. Project continued to 9/7/11 PC meeting to allow for addition public safety review.	SD	PC
2	Daniels	606 Agave	3/3/11	CP0-338	<i>Minor Modification to CDP. Incomplete letter 3/29/11. Applicant resubmitted</i>	SD	AD
3	Leage	1185 Embarcadero	4/28/11	UP0-319	<i>Temporary Use Permit, Sport Fishing at GAFCO. Noticed 5/13/11. Elevated to Planning Commission. Scheduled for 6/15/11 PC Meeting. Application was approved. Project has been appealed an is scheduled for 8/23/11 CC Mtg.</i>	KW	PC
4	Ridenour	3020 Ironwood	6/21/11	CP0-356	<i>New SFR. Noticed 7/25/11.</i>	SD	AD
5	McGonagill	690 Olive	6/21/11	AD0-063	<i>Frontyard Averaging. All required documents received as of 7/26/11.</i>	SD	AD
6	Branin	781 Quintana	7/2/11	CP0-358	<i>3 Tree Removal. Incomplete Letter 7/18/11. Deemed complete and noticed 7/21/11.</i>	SD	AD
7	Lebbad	2720 Cedar	7/13/11	AD0-066	<i>Bedroom Addition. Applied for a Parking Exception 7/13/11. Noticed 7/21/11.</i>	SD	AD
<b>30 -Day Review, Incomplete or Additional Submittal Review</b>							
7	Dan Reddell	550 Morro Bay Blvd	6/14/10	UP0-293	<i>Farmer's Market . Conditional Use Permit for vendors and events. Resubmittal 6/17/10. Scheduled for 9/20/10 PC Mtg. Met with agent 8/24/10 and discussed feasibility of project, needs to be revised. Resubmitted 12/29/10. Project scheduled for 2/7/2011 but applicant changed project description on 1/21/2011, item then pulled to evaluate new project. City staff waiting on applicant's agent to resubmit. Resubmittal 3/4/11. Incomplete Letter 4/28/11. Applicant's agent submitted response letter 5/20/11. A TUP is under review to allow activity on a temporary basis for the summer.</i>	SD	PC
8	Sturgill	1885 Ironwood	3/23/11	CP0-349 /UP0-316 /S00-107	<i>Multifamily 16 Townhouses. Incomplete letter 4/21/11. Resubmittal and redesign 7/5/11.</i>	SD	PC
9	Carlstrom	482 Kern	5/5/11	CP0-354	<i>Demo and Rebuild. Incomplete Letter 6/1/11. Applicant resubmitted on 6/20/2011. Correspondence with agent 7/21/11.</i>	SD	PC
10	City of Morro Bay	3060 Ironwood	5/18/11	CP0-295	<i>Tennis Court Improvements at Dal Mar Park. Environmental document being processed.</i>	SD	PC
11	Moores	1169 Market	6/23/11	UP0-326	<i>Boat Repair, Workshop &amp; Storage. Incomplete letter 7/19/11. Additional information (resubmittal) 7/22/11.</i>	SD	PC
12	DeGarimore	1001 Front	6/28/11	UP0-326	<i>Dock area for commerical and sport fishing boats for hire.</i>	SD	PC
13	Reid	601 Morro Bay Blvd	6/30/11	CP0-357 &UP0-328	<i>Install 9 Antenna on Building.</i>	SD	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
14	Hoover/Hough	301 Main	7/6/11	S00-108	Lot Line Adjustment.	SD	AD
15	Chevron Pipeline	4600 Hwy1	7/11/11	S00-110	Certificate of Compliance.	SD	AD
16	Smith/Held	901-915 Embarcadero	7/21/11	PreApp	Pre-application for improvements to existing building.		PC
<b>Projects in Process</b>							
17	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments received on MND. Project tentatively scheduled for September 2011	JH/KW	PC
18	City of Morro Bay	Citywide	5/1/10	AD0-047	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. A report on the status of this project brought to PC on 2/7/2011. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on May 2011. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. The item shall be brought back to City Council first meeting in November.	KW	PC/CC
<b>Environmental Review</b>							
19	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 Incomplete Letter sent 6/27/07 Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Meeting held with city staff and applicants on 2/3/2011. Meeting held with applicant on 2/23/2011. Applicant to provide revised site plan. Staff is processing a "Summary Vacation (abandonment)" for a portion of Surf Street.	KW	PC
20	Chevron	3072 Main	12/31/08	CP0-301	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10. Requested Information submitted 2/9/11. Submitted requested documents 2/9/11. Contacted consulting firm to process environmental document. Consulting firm responded in the process of putting together proposal 6/20/11. Accepted proposal 6/29/11. Staff mail request letter for fees 7/19/11.	SD	PC
<b>Coordinating with Other Jurisdictions</b>							
21	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project rescheduled for 12/20/2010. City Council Meeting on January 11, 2011. Project heard before CCC on March 11, 2011, and additional studies and materials are required. City working with consultant to provide information. Workshops held on 6/27/2011 and 6/28/2011 to receive comments on the proposed Wastewater Treatment Plant (WWTP) Upgrade Project alternatives analysis process, candidate evaluation criteria, and preliminary site identification.	RL	PC/CC/RW QCB

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
22	City of Morro Bay	887 Atascadero	3/9/09	N/A	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project). Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
23	John King	60 Lower State Park	7/2/08		Lower parking lot resurface and construction of 2 new stairways. Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive</b>							
24	SLO County	60 Lower State Park	09/28/04	CP0-063	Master Plan for Golf Course. Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC
25	Cameron Financial	399 Quintana	04/11/07	CP0-233	New Commercial Building. Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD
26	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC
27	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC
28	Jeff Gregory	1295 Morro	09/25/07	CP0-254	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD
29	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC
30	Burt Caldwell, (Embarcadero 801 LLC)	801 Embarcadero	5/15/08	UP0-212	Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved. CDP granted by CCC. Waiting for Precise Plan submittal. Applicant has submitted a request for a time extension on November 4, 2010. Extension granted, now expires 12/11/11. No active submittal	KW	PC/CC/CCC
31	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
32	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.	KW	PC
33	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	SD	PC
34	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10. Applicant will resubmit addressing fire/building comments.	SD	PC
35	Tank Farm	1290 Embarcadero	2/27/10	N/A	Tank Demo. Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review. All materials submitted to date have been reviewed and sent back to the applicant. Applicant indicated to staff that the project is on hold until better weather in 2011. Dynegy has assigned new project manager, anticipate demo to commence 5/2011.	SD	AD
36	Frantz	499 Nevis	9/27/10	CP0-337	New SFR. Incomplete Letter 10/7/10. Meeting with applicant's representative on 11/16/2010. Applicant has indicated that he is redesigning project-project placed on hold. Applicant resubmitted building permit plans but has not resubmitted for the Coastal Development Permit.	SD	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
37	Romero	291 Shasta Ave	1/19/11	CDP-341	Coastal Development Permit for single family residence. Incomplete Letter 2/18/11.	SD	AD
38	City of Morro Bay	595 Harbor	5/13/11	CP0-355	<b>Generator to be located at City Hall.</b> Project has been put on hold indefinitely CC 7/12/11.	SD	AD
<b>Projects in Building Plan Check</b>							
39	Lou McGonagill	690 Olive	6/7/10	Building	<b>SFR Addition.</b> 1,000 sf. addition with garage. Incomplete letter 6/28/10. Resubmittal 9/29/10. Incomplete Memo 11/16/10. Front yard averaging approved.	SD	N/A
40	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	<b>New Commercial Building.</b> Incomplete Memo 12/2/10. No response from applicant (2/3/11). Applicant had issues to resolve with the CCC and those have now been resolved. Based on the CCC's action a redesign is being pursued.	SD	N/A
41	Cotti Corporation	1700 Main Street	2/7/11	Building	<b>Taco Bell Demo/Remodel.</b> Incomplete, changes need to be made to planning permit, plans returned 3/7/11. Project scheduled for P.C. approval on July 6, 2011 and in the interim other issues and reviews are being undertaken by Fire, Building. Approved at Planning Commission 7/7/11, waiting on applicant for updated plans. Resubmitted 7/25/11.	SD	N/A
42	Lapp	1548 Main Street	3/1/11	Building	<b>Express Check.</b> Wind and solar System. Incomplete Submittal 3/15/11. Resubmittal 3/3/11. Incomplete letter 3/24/11. Resubmittal 3/28/11. Incomplete letter 4/14/11.	SD	N/A
43	Abbot	843 Quintana	3/1/11	Building	<b>Express Check.</b> Incomplete letter 3/24/11. Resubmittal 3/28/11. Incomplete letter 4/14/11.	SD	N/A
44	Lankford	2780 Juniper	3/3/11	Building	<b>Single Family Remodel/Addition.</b> Incomplete memo 4/12/11. Resubmittal 5/16/11. Incomplete memo 6/8/11.	SD	N/A
45	Rowland	2630 Maple	4/14/11	Building	<b>Elevator.</b> Denied project because elevator was located in 20'x20' garage, where 2 covered and enclosed parking spaces are required, letter sent 4/18/11. Resubmittal 5/25/11. Incomplete memo 6/9/11.	SD	N/A
46	Kimbrell	323 Shasta	4/15/11	Building	<b>Stairs and Railing Replacement.</b> Incomplete Letter 4/18/11.	SD	N/A
47	Olson	2740 Dogwood	5/4/11	Building	<b>SFR Remodel and Addition.</b> Incomplete Memo 5/17/11.	SD	N/A
48	Lebbad	2720 Cedar	5/12/11	Building	<b>Bedroom Addition.</b> Incomplete Memo 6/1/11. Resubmittal 7/6/11. Applied for a Parking Exception 7/13/11.	SD	N/A
49	Miller/Andresen	2998 Greenwood	5/18/11	Building	<b>Demo/Reconstruct (House).</b> Issues with filing Deed Restriction, will approved once the Deed Restriction is accepted by the County.	SD	N/A
50	Fageol	270 Shasta	6/22/11	Building	<b>SF Demolition and Addition.</b> Plans incomplete pursuant to conditions of approval for CP0 and UPO.	SD	N/A
51	Ridenour	3020 Ironwood	7/21/11	Building	<b>New Single Family.</b>	SD	N/A
<b>Aging Building Permits - No response from applicant in more than 90 days.</b>							
52	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	<b>Mixed Use Project - Ciano.</b> Comments sent 2/25/10.	SD	N/A
53	Valori	2800 Birch Ave	2/10/10	Building	<b>Remodel/Repair.</b> Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
54	Colhover	2800 Dogwood	3/8/10	Building	<b>New SFR.</b> Comments sent 3/25/10.	SD	N/A
55	Ronald Stuard	490 Avalon	4/22/10	Building	<b>SFR Addition.</b> 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
56	Joe Silva	570 Avalon	5/12/10	Building	<b>SFR Addition.</b> 84 sf. addition. Comments sent 5/17/10.	SD	N/A
57	Frantz	499 Nevis	9/27/10	Building	<b>New SFR.</b> Incomplete Memo 10/7/10.	SD	N/A
58	Hall	2234 Emerald Circle	12/2/10	Building	<b>New SFR.</b> Incomplete Memo 12/21/10.	SD	N/A
59	Romero	291 Shasta Ave	1/19/11	Building	<b>New single family residence.</b> Incomplete Letter 2/18/11.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
<b>Final Map Under Review</b>							
60	Zinngarde	1305 Teresa	5/9/11	Map	<b>Final Map.</b> Public Works review of the final map, CCR's and conditions of approval.	KW	CC
<b>Projects &amp; Permits with Final Action</b>							
61	Tellian	3039 Ironwood	3/11/11	CP0-348	<b>New Single Family Residence.</b> Incomplete Letter 4/15/11. Resubmittal 6/1/11. Deemed complete 6/11/11. Noticed on 6/13/11. Permit approved 6/29/2011	SD	AD
62	Moore's	1169 Market	4/20/11	UP0-318	<b>Virg's Landing, MUP.</b> Noticed on 6/14/11. Permit approved 6/29/2011	SD	PC
63	Fitness Works	500 Quintana	5/10/11	Building	<b>Exercise room on mezzanine.</b> Incomplete memo 6/1/11. Resubmittal 6/30/11. Deemed complete 7/7/11. Approved	SD	N/A
64	Cotti Corporation	1700 Main Street	1/24/11	CDP-343	<b>Coastal Development Permit</b> for Demo and reconstruction of a fast food restaurant. Incomplete Letter 2/24/11. Applicant submitted arc report 3/15/11. Resubmittal 4/11/11. Environmental document completed and routed for 30-day review ending on June, 20, 2011. Scheduled July 2011 PC meeting. Project Conditionally approved on July 6, 2011	SD	PC
65	Ortega	525 & 527 Atascadero	12/21/10	CP0-340 UPO-308	<b>Compact In-Fill Development.</b> Requested additional documents from agent on 1/20/11. Environmental document completed and routed for 30-day review ending on June, 20, 2011. Planning Commission 7/6/2011. Conditionally approved on July 6, 2011	SD	PC
66	Fageol	270 Shasta	4/22/11	CP0-352	<b>Remodel and Addition.</b> Incomplete Letter 5/31/11. Resubmittal 6/6/11. Resubmittal 6/16/11. Deemed complete ready to be scheduled for Planning Commission Meeting. Conditionally approved July 6, 2011	SD	PC
67	Piper	2998 Greenwood	4/11/11	Building	<b>Demo/Rebuild.</b> Noticed 4/20/11 for CDP. Incomplete letter 5/11/11. Mailed deed restriction 5/13/11. Revised deed restriction 6/16/11. Deed Restriction Filed.	SD	N/A
68	Tauras Sulaitis	540 Fresno	6/23/10	Building	<b>SFR Addition.</b> Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10. Resubmittal 3/10/11. Planning variance noticed. Applicant needs to submit plans for building permit. Variance granted and applicant has submitted for a building permit. Deemed complete 7/7/11. Approved	SD	N/A
69	Botich	206 Main	5/12/11	AD0-062	<b>Parking Exception.</b> Exception to allow an increase in the percentage of compact stalls. Noticed 6/16/11. Neighbor submitted material in opposition of the request. Project Denied.	SD	AD
70	Kircher	350 Java	5/10/11	CP0-353	<b>Demo/Reconstruct SFR.</b> Incomplete Letter 6/7/11. Architect revised plans, removed porch. Plans deemed complete, noticed 7/12/11. Approved	SD	AD
71	Stepelmann	361-363 Main	3/8/11	CP0-347	<b>Tree Removal.</b> Incomplete letter 4/13/11. Project description has changed and project withdrawn.	SD	AD
50	Salwasser	781 Market	5/24/11	Building	<b>T.I. for Wine Bar.</b> Approved.	SD	N/A



City of Morro Bay  
Public Services  
Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards	TBD	TBD			120 to 160
Strategic plan for managing the greening process					200 to 300
	Annual Updates	Annual Updates			
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			80
Annexation Proceeding for Public Facilities		TBD			TBD
Sign Ordinance Update	2/16/11	11/1/11			50 to 100
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission			To be incorporated into Bicycle Transportation, currently under preparation.	TBD
<i>Items Requiring Further Analysis When Received Back From The Coastal Commission</i>					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800