



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Wednesday, September 18, 2013
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Rick Grantham

Vice-Chairperson John Solu

Commissioner Michael Lucas

Commissioner John Fennacy

Commissioner Robert Tefft

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. 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 comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

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) 772-6291. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

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. CONSENT CALENDAR

- A-1 Approval of minutes from Planning Commission meeting of September 4, 2013
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

- B-1 Case No.: Coastal Development Permit #CP0-246
 Site Location: 360 Cerrito in the R-1 zoning district
 Proposal: Make the necessary findings for upholding the Appeal of Administrative Coastal Development Permit #CP0-246 approval for the demolition of an existing 1,183 square foot single-family residence and removal of two trees, and the subsequent construction of a 2,155 square foot single-family residence and an associated 648 square foot garage. This site is located outside of the appeals jurisdiction of the California Coastal Commission.
 CEQA Determination: Categorically exempt, Class 1 and Class 3
 Staff Recommendation: Adopt findings for denial of the Planning Commission’s decision made on August 21, 2013.
 Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211

- B-2 Case No.: A00-013 (Text Amendment)
 Site Location: Citywide
 Request: Zoning Text Amendment proposing to amend Section 17.48.320 (Secondary Units) modifying the section to be consistent with State regulations.
 CEQA Determination: Mitigated Negative Declaration.
 Staff Recommendation: Forward a favorable recommendation to the City Council to approve the proposed Zoning Text Amendment and adopt the Mitigated Negative Declaration.
 Staff Contact: Kathleen Wold, Planning Manager (805) 772-6211

C. UNFINISHED BUSINESS

- C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
Upcoming Projects: Morro Creek Pedestrian Bike Bridge, Urban Forest Management Plan, 901 Embarcadero (Amendment to CUP & MND Adoption), Climate Action Plan, Coastal Commission LCP Assistance Grant Application,

D. NEW BUSINESS

D-1 Joint Meeting City Council/Planning Commission Discussion Items

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the a next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Wednesday, October 2, 2013, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Public Services Department, 955 Shasta Avenue, for any revisions or call the department at 772-6291 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Public Services Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Public Services Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Public Services Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: 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 and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

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 Division 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.
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.

APPEALS

If you are dissatisfied with 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. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. 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 for those projects that are in their appeals jurisdiction. 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.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
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stated she has always submitted the materials requested of her, and has never asked for an exception on her home project. Turner asked the Commission to review all of the information for the September 18, 2013 Planning Commission meeting.

Michael Tott, Los Osos resident, stated he constructed the fence on Tuner's property (360 Cerrito Place) according to the Volbrecht survey, therefore, it became the benchmark for Turner's project. Tott stated the lot line discrepancy has been resolved.

Chairperson Grantham closed Public Comment period.

PRESENTATIONS

None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting of August 21, 2013
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Fennacy moved to approve the Consent Calendar.

Commissioner Tefft noted one correction on p. 5 of the minutes. Instead of "Commissioner Tefft suggested requiring a minimum sign size," Tefft stated he would like the minutes to read "...minimum *allowable* sign size." His intention was that a business with an unusually small façade might not be able to erect an effective sign, so he suggested a minimum instead.

Chairperson Grantham seconded and the motion passed (4-0), with Commissioner Lucas abstaining.

A. PUBLIC HEARINGS

B-1 **Public hearing continued from August 21, 2013.**
Case No.: Zoning Text Amendment #A00-015 (project originally noticed for a Public Hearing on June 17, 2013 and subsequently continued to additional meetings).
Site Location: Citywide
Proposal: The City of Morro Bay is proposing a Municipal Code Amendment modifying Section 17.68 "Signs"
CEQA Determination: To be determined.
Staff Recommendation: Review draft ordinance, take public testimony, and provide direction to staff.
Staff Contact: Erik Berg-Johansen, Planning Intern (805) 772-6291

Berg-Johansen presented the staff report.

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Chairperson Grantham opened Public Comment period.

John Elliott, Morro Bay business owner, asked staff why the following signs are prohibited under the proposed ordinance: barber poles (rotating signs), digital signs, signs advertising brand names, vehicle displays, and A-frame signs. He also stated sidewalks are wide enough in the downtown area to erect A-frame signs.

Kim van Nordstrand, Morro Bay business owner, stated business owners along the Embarcadero will probably want more flexibility than what is proposed regarding the placement of signs on the Embarcadero. She stated the City should ask Embarcadero business owners for their input regarding signage in the Embarcadero District. Nordstrand also suggested installing a kiosk on the Embarcadero, with a map on one side and a directory on the other.

Chairperson Grantham closed Public Comment period.

Berg-Johansen addressed Elliott's concerns:

- Barber poles – An exception could be made for barber poles if desired by the Commission, but under the proposed ordinance, they would be prohibited if they are indeed moving.
- Digital signs – These signs would be prohibited if the proposed ordinance passes. Berg-Johansen explained the intention is to maintain the “small-town feel” of the City. He suggested making an exception for such signs on public buildings, though, because they are helpful for tourists.
- Brand names – Berg-Johansen encouraged the Commission to discuss this issue in more detail. He suggested regulating brand name signs more stringently, but not prohibiting them outright.
- Vehicle displays – Such signs are not allowed to be erected in front of businesses, but he clarified delivery vehicles with logos would be allowed under the proposed ordinance.
- A-frame signs – Under the proposed ordinance, these signs would be allowed in the Downtown District but not along the Embarcadero.

Chairperson Grantham responded to Nordstrand's comment regarding public input and stated City staff and the Commission have provided many opportunities (in the form of public hearings and online surveys) for the public to provide their opinion regarding the proposed ordinance.

Commissioner Solu seconded Grantham's comment. He also asked staff if the existing barber poles would be allowed to remain under the proposed ordinance. Wold clarified barber poles are exempted under the proposed ordinance, so it is not an issue. Other examples of code exemptions are “Main Street” clocks and time and temperature signs on bank buildings.

Commissioner Solu asked staff for clarification regarding how the City is regulating the size and content of the digital sign at the Visitor Center. Wold explained the City only intends to regulate larger street, sidewalk, and directional signs, and the City generally does not regulate signs that are difficult to see from the car, such as the one on display at the Visitor Center. She stated live

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feed content is difficult to regulate because it changes so quickly, but she said she would investigate the sign at the Visitor Center.

Commissioner Tefft expressed concern that there is no mechanism for an exception or a conditional use permit in the proposed ordinance that would allow business owners to install a sign that happens to not fit into any of the proposed categories. Wold clarified the purpose of the ordinance update is to simplify the ordinance and make it more user-friendly so that such exceptions would not be necessary. She stated, however, applicants are always allowed to request a variance, but the sign must meet certain standards in order for the application to be approved.

Commissioner Fennacy complimented Craig Schmidt for doing a great job at informing the business community about the various ways they have been able to provide input during the update process. Grantham and Lucas seconded Fennacy's comment.

Commissioner Tefft suggested removing the section regarding lodging establishments because the character of each of the districts in the City is so distinctive that it should preclude the fact that it is a lodging establishment. He stated there are different provisions that need to be made for lodging establishments in different areas of the City, and those provisions should be included in the section for the respective districts where the establishment is located.

Commissioner Solu stated it is important to include language regulating lodging establishment signs so as to prevent price wars and because lodging is the only industry in the City that has 24-hour service.

Commissioner Fennacy stated it is important to remain consistent and linear with State regulations, otherwise the City may run into problems when the proposed ordinance is brought before City Council and the Coastal Commission. He stated lodging is generally treated distinctly in other municipalities, so the City should consider including this section in order to be linear with the state.

Commissioner Lucas seconded Tefft's comment regarding locational differences between lodging establishment signs. Wold clarified the separate lodging section was developed because not all motels are located in commercial districts; some motels are in residential districts where the signs need to be regulated more strictly, so they are a somewhat special use that needs more attention. Wold stated it may be redundant to include language regarding lodging establishments in each district, but it may be more user-friendly to do so.

Commissioner Solu stated if any districts are to be consolidated, it should be the North Main and Quintana Districts because they are so similar. Lucas seconded Solu's comment.

Livick stated keeping the lodging establishment table as a separate section may be more effective if language is added which states *architectural* and *pole signs* may be allowed only if they are allowed in their base district. On the other hand, it may be beneficial to move lodging establishment sign regulations to separate zones because it would be easier to make changes when necessary.

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MOTION: Commissioner Fennacy moved to approve the draft Zoning Text Amendment #A00-015 and forward it to City Council.

Chairperson Grantham seconded the motion.

Commissioner Tefft asked staff for clarification regarding the definition of attraction boards. Berg-Johansen clarified they are used to display services and amenities offered by a hotel. Tefft suggested expanding the definition of attraction signs to encompasses restaurants, theaters, churches, and other establishments in the City, and not just hotels.

The motion passed (3-2), with Commissioners Solu and Tefft dissenting.

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
Upcoming Projects: To be determined.

Wold reviewed the Work Program with the Commission.

NEW BUSINESS

None.

DECLARATION OF FUTURE AGENDA ITEMS

None.

ADJOURNMENT

The meeting adjourned at 7:03 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, September 18, 2013 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



MEMORANDUM

TO: PLANNING COMMISSIONERS

FROM: KATHLEEN WOLD, PLANNING MANAGER

DATE: SEPTEMBER 10, 2013

SUBJECT: 360 CERRITO PLACE COASTAL DEVELOPMENT PERMIT (#CP0-246)

Background

On August 21, 2013 the Planning Commission held a public hearing on Coastal Development Permit #CP0-246. During the hearing the Commission took public testimony to consider staff's request for granting a continuance. At that time the appellant spoke against granting a continuance and elaborated on the appeal issues. It was the decision of the Planning Commission to not grant the requested continuance but to take action on the appeal. This decision was based on the facts presented in the appeal, the materials submitted by the applicant and public testimony taken during the public hearing. It was the decision of the Planning Commission to deny the permit. However, because staff's recommendation was to continue the item there were no prepared findings for denial, therefore staff has prepared the follow findings for a denial.

Analysis:

The appellant's requested relief or action is as follows (as stated on the appeal form):

1. Overturn or postpone until Superior Court settles the 16" boundary dispute.
2. Amend to include sewer easement, removal of rooftop fire pit, and change site setback interpretation.
3. Overturn due to incompatibility in neighborhood character, more specifically that the size and mass of the proposed home and its modern design are not compatible with the neighborhood character of residences in the vicinity.

Appeal Issue 1: The boundary dispute has been resolved and the applicant was directed to resubmit a site plan reflecting the Volbrecht survey.

Appeal Issue 2: Issue two remained unresolved although the applicant was redesigning the home to address the R-1 setbacks. Satisfactory plans had not yet been submitted to the city as of the date the Planning Commission took action on August 21, 2013.

Appeal Issue 3: The size, mass and scale of the home in relation to the neighbor have not substantially changed since the original proposal. The City's General Plan identifies transitioning neighborhoods where older structures are being replaced by new and considerably larger homes as an area of concern where special consideration shall be given to ensure the livability of the residential environment and that the project is a fit within the established neighborhood. The Cerrito Place neighborhood fits the characterization of a neighborhood in transition where older homes are being replaced by new larger homes. While the home size proposed by the applicant is in keeping with many of the newer homes in the neighborhood it is an increase of approximately 1000 square feet over the existing older home. In addition the design of the home is modern and not consistent with the existing character of the neighborhood.

The applicant was instructed at the May 15, 2013 Planning Commission meeting to return to the July 17, 2013 Planning Commission meeting with revised plans that reflect 1) The Volbrecht Land Survey; 2) Show the edge of pavement line; and 3) Ensure that the residence complies with all R-1 setbacks. Without these items it was determined that a finding could not be made that the project as proposed was consistent with the City's Local Coastal Program/General Plan.

Over the course of the next several months the applicant submitted new plans, but each submittal was incomplete due to the omission of the Volbrecht land survey. Planning Commission granted additional time for the applicant to comply, however on August 21, 2013 the Planning Commission determined that sufficient time had elapsed (over 6 years) and that there was not sufficient information supplied by the applicant to make the necessary finding that the project was consistent with the City's Certified Coastal Land Use Program.

Recommendation

Make the following findings for denial of CP0-246 granting the appeal of Public Services Director's approval.

A. That for purposes of the California Environmental Quality Act, Case Number CP0-246 is Categorically Exempt, Class 1, Section 15301 for removal of one single-family residence and Class 3, Section 15303 for construction of one single-family residence.

B. That a single family residence is an allowable use within the R-1 zone district. However, the project as proposed is not consistent with the certified Coastal Land Use program for the City of Morro Bay. The applicant failed to demonstrate that the design of the project is consistent with the character of the neighborhood as it pertains to orientation of the house on the lot, the size and design of the home.



Memorandum

TO: PLANNING COMMISSIONERS

FROM: KATHLEEN WOLD, PLANNING MANAGER

DATE: September 12, 2013

SUBJECT: Text Amendment

Background

At the June 11, 2013 City Council meeting, the Council directed staff to bring back the text amendment proposing to amend the Secondary Unit Ordinance (Section 17.48.320) to the Planning Commission to allow for additional review addressing parking and parking setbacks in an open forum to allow for further public comment/input. Their direction was to bring to the Commission the City's current Secondary Residential Unit ordinance for review and comment.

Recommendation

Staff recommends that the Planning Commission review the City's existing Secondary Residential Unit Ordinance (attachment 1) and make a recommendation to the City Council regarding changes.

Attachments:

1. June 11, 2013 City Council minutes
2. Section 17.48.320 of the City's Municipal Code

ATTACHMENT 1

D-2 CONSIDERATION OF REDEVELOPMENT PROJECT PROPOSED FOR LEASE SITE 62/62W (KAYAK HORIZONS – KRUEGER); (HARBOR)

Per the motion made earlier in the meeting, this item was pulled and continued to a future meeting.



D-3 STATUS REPORT ON AMENDMENTS TO THE ZONING ORDINANCE (TITLE 17) AS IT RELATES TO SECTION 17.48.32 (SECONDARY UNITS), SECTION 17.44.020.1 (NORTH MAIN STREET COMMERCIAL AREA PARKING) AND SECTION 17.27 (ANTENNAS AND WIRELESS TELECOMMUNICATIONS FACILITIES; (PUBLIC SERVICES)

Planning Manager Kathleen Wold presented the staff report.

Mayor Irons opened up the public comment period for Item D-3; seeing none, the public comment period was closed.

Mayor Irons feels that the Ordinances regarding the Antennas and Wireless and the North Main Street Parking are pretty straight forward and there is some discrepancy on the Secondary Unit Ordinance. There was unanimous consensus that Council would have staff move forward on the Antenna/Wireless and Parking Ordinances.

MOTION: Councilmember Nancy Johnson moved to approve the Antenna and Wireless amendment. The motion was seconded by Councilmember Christine Johnson and carried unanimously 5-0.

Councilmember Nancy Johnson stated that this was done in conjunction with Ms. Wold as a plan to help commercial businesses in North Main. It was a good idea and it should continue.

Councilmember Smukler thinks we should move forward with this as well; there is a potential for parking issues but given that this concept is working within the existing footprint of a building, this is a good way to avoid new parking scenarios.

MOTION: Councilmember Smukler moved to approve Section 17.44.020.1, the North Main Street Commercial Area Parking. The motion was seconded by Councilmember Nancy Johnson and carried unanimously 5-0.

Council agreed to open up public comment for Item D-3.

Roger Ewing has spoken against increasing the square footage of secondary units for as long as this discussion has taken place. For example, on Pacific, there are two homes on the same lot, both with the same square footage and both identical. The ability to add a 1200 square foot home to your property creates a mansionization effect as well as it creates parking problems. He hopes that Council will not allow secondary units over 900 square feet.

The public comment period for this item was closed.

Mayor Irons clarified the Ordinances - #3 is the amended version; #2 is the one we are operating on which meets the legal requirements because it does allow for 1200 square feet, however it doesn't allow for parking within the front yard setbacks; he has spoken out against the amended version as realistically, there was nothing that would protect against two 1200 square foot houses on an R1 home. In effect we are making duplex homes out of our R1 neighborhoods which isn't in keeping with our town. Others felt the same way which led us to the #2 Ordinance.

Councilmember Smukler agrees completely, the effort that went into the public input in developing the second update was a compromise as it expanded and increased the size of a home and we need to follow through with it. The suggestion to send this to the Planning Commission to discuss the parking component as an additional thing to analyze is a good way to approach this as it gives more opportunity for public input.

Councilmember Christine Johnson is amenable to going in this direction as well as.

MOTION: Mayor Irons moved not to forward the Secondary Unit Ordinance as amended forward for certification; take the #2 Ordinance back to the Planning Commission for review to address parking and parking setbacks **in an open format** for further public comment/input. The motion was seconded by Councilmember Smukler and carried 3-2 with Councilmembers Nancy Johnson and Leage voting no.

D-4 APPROVAL OF LEASE AGREEMENT BETWEEN THE CITY OF MORRO BAY AND SCOTT MEISTERLIN FOR PROPERTY LOCATED AT 307 MORRO BAY BLVD. FOR A PUBLIC RESTROOM AND OPEN SPACE AREA; (CITY ATTORNEY)

City Attorney Rob Schultz presented the staff report.

Mayor Irons opened up public comment for Item D-4; seeing none, the public comment period for this item was closed.

Councilmember Nancy Johnson heard from a couple of business owners that are very interested in having a public restroom and wants to see this item moved forward.

Councilmember Smukler feels this is the way to go. He also suggested having Councilmembers Nancy and Christine Johnson, as part of the Economic Development Committee, be part of a sub-committee that would review the proposals received for leasing the building

MOTION: Councilmember Nancy Johnson moved approval of the lease; to seek proposals; to request the Chamber of Commerce Director and the Director of the Economic Development Program along with the Economic Development Committee to help find a sublease for the building and recommend a tenant. The motion was seconded by Councilmember Christine Johnson and carried unanimously 5-0.

D-5 WATER RECLAMATION FACILITY (WRF) PROJECT STATUS AND DISCUSSION; (ADMINISTRATION)

17.48.320 - Secondary units.

The following supplemental regulations are intended to comply with Government Code Sections 65852.150 and 65852.2 on second units and implement the general plan, by allowing second units in all R districts subject to the following requirements:

- A. Location. Second units may be established on any lot in any R or AG district where a primary single-family dwelling has been previously established or is proposed to be established in conjunction with construction of a second unit. Only one-second unit or one guesthouse is permitted per one primary single-family dwelling on the same lot;
- B. Type of Unit. A second unit may be attached, detached, or located within the living area of the primary dwelling unit on the lot, subject to the standards of this section;
- C. Minimum and Maximum Floor Area. The maximum floor area of a second unit shall not exceed nine hundred square feet, or fifty percent, whichever is smaller, of the existing or proposed living areas of the primary dwelling unit, except that a secondary dwelling unit of three hundred square feet is permitted regardless of the size of the primary dwelling unit. No second unit shall be smaller than three hundred square feet;
- D. Development Standards. Second units shall conform to setback, height, lot coverage, and other zoning requirements applicable to the primary dwelling in the zoning district where the second unit is proposed;
- E. Architectural Compatibility. The architectural design, exterior materials and colors, roof pitch and style, type of windows, and trim details of the second unit shall be substantially the same as and visually compatible with the style and character of the surrounding neighborhood, as determined by the public services director. Color photographs of the street-facing side(s) of the street shall be submitted with the second unit building permit application;
- F. Parking. One additional parking space shall be provided for each second unit with one bedroom and two additional parking spaces shall be provided for units with two or more bedrooms. The parking space can be open and uncovered, however neither may be in tandem with required parking of the principal dwelling unit or secondary unit, and cannot be located in the front or street side setback area. The principal dwelling unit must conform to the parking requirements of Chapter 17.44: Off-Street Parking and Loading;
- G. Use Limitation. Single-family residences with approved secondary units shall not have the secondary unit rented independent of the main residence when neither is occupied by the owner. Primary and secondary units may be rented under a single rental agreement if the owner is not occupying either unit. The terms of the single rental agreement shall not allow sub-lease of one unit. An owner is deemed to occupy a unit if they hold it off of the rental market for their own use;
- H. Emergency Access. A second dwelling unit may be permitted only on a lot with access from a roadway that meets the fire apparatus access road requirements of the California Fire Code Section 902.2.2.1;
- I. Conditional Use Permit. A secondary unit that is larger than nine hundred square feet may be permitted only after obtaining a conditional use permit pursuant to Chapter 17.60. The maximum size of a secondary dwelling unit shall not exceed one thousand



City of Morro Bay
Public Services/Planning Division
Current Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning Division
New Planning items or items recently updated are highlighted in yellow. Building permit updates are highlighted in green.

Approved projects are deleted on next version of log.

Agenda No: C-1

Meeting Date: September 18, 2013

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Hearing or Action Ready									
1	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	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. 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. A report on the status of this project brought to PC on 2/7/2011. The item shall be brought back to City Council first meeting in November. Workshops scheduled September 29, 2011 and October 6, 2011. - Workshop results going to City Council December 13, 2011. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 PC meeting scheduled to review North Main Street District. Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council.	No review performed.		
2	Helfert	2940 Greenwood	5/22/13	CP0-401	Coastal Development Permit for new SFR on vacant lot - Concurrent permitting	CJ- Application deemed incomplete. 6/10/13 Corrections sent 6/10/13. Resubmittal received 7-17-13 and under review. KM - Planning resubmittal received 8/9/13. Admin CDP noticed 8/28/13 and issued 9/11/13.	TP-FD Approve 8/9/13.	RS -Plan revisions reqd per 6/14/13 memo	
30 -Day Review, Incomplete or Additional Submittal Review									
3	TNF Ventures - Foster	500 Dawson	8/16/13	CP0-405	Admin Coastal Development Permit for new SFR on vacant lot	Under initial review. KM - Concurrent permitting. Correction letter sent 9-11-13. KM	Bldg -- Review complete, applicant to obtain building permit prior to construction.		
4	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. C.J.	Bldg -- Review complete, applicant to obtain building permit prior to construction.		
5	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	Use Permit for seven boat slips and gangway	Under review. Incomplete letter sent 7-23-13.	Under review.		

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6	AT&T	788 Main St.	6/10/13	UP0-362 & CP0-403	Special Use Permit for Recycling Container Enclosure in Parking Lot	CJ- Application under Review. Deemed Incomplete. Letter sent 7-9-13.	Bldg -- Review complete, applicant to obtain building permit prior to construction.TP-FD Disapprove Express Check 3/18/13 & FD Disapprove UPO 362 7/23/13	RS- Rvw complete no frontage improvemnts required	
7	Head/Andrich	320 Trinidad	5/29/13	ADO-083	Parking Exception for additional parking space	Under review.Deemed Incomplete. Letter sent 7-1-13. Applicant pursuing alternative option of permitting a guesthouse and withdraw parking exception application. KM - Parking Exception Application has been withdrawn.		N/A	
10	Goodwin	2920 Juniper	5/21/13	CP0-399	Coastal Development Permit for new SFR on vacant lot	CJ- Application deemed incomplete. Requested corrections 6/10/13.	No review performed.	RS&DH-Plan revisions rqd per memo 5/29/13	
11	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy	CJ- Requested additional info. 3-29-13 Resubmittal received 7-22. Project deemed not exempt from CEQA. Initial Study in process.	Review complete, applicant to obtain building permit prior to construction.	N/A	
12	Diaz	1149 Market			Business License App for Mexican Market.	Directed Applicant on 11-27-12 to re-submit parking plan demonstrating compliance with Zoning Ordinance. Parking plan submitted demonstrating seven parking spaces 12-20-2012. Sent letter requesting plan corrections 1-15-13. Waiting for response from applicant.	Review complete, applicant to obtain building permit prior to construction.	N/A	
13	City of Morro Bay	N/A			MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13.	No review performed.		
14	City of Morro Bay	N/A			Urban Forest Management Plan		No review performed.		
Continued projects									
15	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips.	
Ongoing Projects									

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16	City of Morro Bay	N/A				CDBG funding to CAPSLO for operation of the Prado Day Center & Homeless Shelter	Staff has ongoing responsibilities for contract management.	No review performed.	Rqstd direction on NEPA revision for San Jacinto Sidewalk addition	
Projects in Process										
17	Frye	244 Shasta		3/6/13	CP0-396 and AD0-081	Secondary Unit and Parking Exception.	Proposed creation of secondary unit from garage. Parking exception. First Noticed 5-16-13. Setbacks noted on plan incorrect, therefore project required to be re-noticed on 6/26/13. Applicant now required to amend or modify existing permit #CP0-013 before proceeding with proposed project.	No review performed.		
18	LaPlante	3093	Beachoomb	11/3/11	CP0-365	New SFR. Resubmittal and Phase 1 Arch report 2/6/12.	SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Environmental in process. Letter sent 4/11/2012 requesting environmental study. Applicant has requested a meeting on August 9, 2012 to review environmental study request. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant will provide MND fees with submittal of Biological report. 8/9/12 MR met with applicant and owner to discuss environmental issues. Would require a detailed MND. Applicant is still considering preparation of Biological Report. Staff met with applicant and his agent, discussed elements of the project especially the Biological report needs to be prepared. Draft biological report received and under review. Project referred to environmental consultant and Coastal. MND in process.	Review complete, applicant to obtain building permit prior to construction.	DH comments submitted 1/18/2012. Provide EC, drainage report, SW mgmt.	No Comments to date

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Environmental Review										
18	Held	901 Embarcadero		4/26/13	UP0-342	Amendment to Use Permit and Mitigated Negative Declaration. Adding new water lease area and proposing floating dock for the Harbor Center project.	Plans submitted and project description. CJ- under initial review. Project deemed incomplete, letter sent to applicant/agent 5/20/13. Resubmittal received 5/31/13. Initial Study/Draft MND routed to State Clearinghouse. Review and comment period in progress until 9/30/13. CJ.	Review complete, applicant to obtain building permit prior to construction.TP-Cond.App.w/FDCode Req.5/7/13	RS- Rcmd Approval subject to conditons in Memo of 5/29/13	
19	City of Morro Bay	Morro Creek/Embarcadero		3/14/13	-	FHWA Approved PE funds - CASB12RP-5391(013) - Phase 1 Morro Creek Trail & Bridge Project	In process. NEPA review required.RFP released 3-25-13. Planning working on PES form. Working with Althouse to do Botany survey and wetland delineation. Met with consultants on site on May 22, 2013. Consultant selected. PWAB meeting held to discuss bridge design options. Option 1	No review performed.	BCR-Planning and engineering underway.	
20	Sequoia Court Estates	670 Sequoia		4/3/12	UP0-349 & S00-112	Parcel Map. 3 parcels and an open space parcel. A revised subdivision map was submitted for review on August 6, 2012.	Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information. Additional information submitted; waiting for biological report. Report should be submitted in September 2012. Needs drainage plans. MR: Second incomplete letter sent 11/13/12. MND in preparation. Susan Craig, Coastal Commission staff confirmed property is entirely outside coastal zone. Met with applicant on 1/30/2013 project moving ahead, staff waiting on resubmittal. Applicant directed to obtain wetland determination. Project waiting on applicant. Resubmittal received 9-10-13.	Review complete, applicant to obtain building permit prior to construction.	BCR- comments submitted 4/47/12. Drainage issues need to be addressed.	
Grants										
21	Community Development Block Grant (CDBG) / HOME Program through Urban County Consortium	Downtown area	City-wide	11/13/12		CDBG Applications received 10/12/12. Nine applications received. Draft funding recommendations to be adopted at 11/13/12 City Council Meeting. Final Funding Approval heard at 2-13-13 City Council Meeting. Final action taken by County Board of Supervisors 3-5-13.	Application recommended for funding is Pedestrian Accessibility Improvements for City of Morro Bay. Council approved on 11-13 funding for Senior Nutrition and Pedestrian Accessibility. 2nd Funding Workshop to be held at Community Center on 1/9/13. Subrecipient Agreement and NEPA Environmental Review under review. CEQA NOE filed. NEPA clearance obtained 6/21/13. FY2014 Funding Cycle: Applications to be released on 9/9/13 and due on 10/15/13. Needs Workshop to be held on 9/16/13 at City of Atascadero.	No review preformed.		
22	Sustainable Communities	City-wide				\$900,000 Grant Opportunity for funding for long-range planning activities including LCP update, General Plan. State has not released grant information for the next application cycle.	Draft guidelines not yet released for 3rd round of funding.	No review performed.	N/A	

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23	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Application submitted July 15, 2013. Awaiting results.	No review performed.	N/A	
24	Coastal Conservancy Climate Ready Grant	City-wide			\$200,000 Grant Opportunity for funding for a wide range of activities that address climate change impacts.	Application submitted 8-28-13. Awaiting results.	No review performed.	N/A	
25	Coastal Commission LCP Assistance Grant Program	City-wide			\$1,000,000 Grant funding for Applications of \$50,000-\$300,000 in funding to assist with update of Local Coastal Plan to address effects of climate change and sea-level rise.	Application to be submitted. Deadline date 11-22-13 with funding announcements to be announced in early 2014.	No review performed.	N/A	
Project requiring coordination with another jurisdiction									
26	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond	
27	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall	No review performed.	BCR- Maint and Repair project is underway. Phase 2 postponed pending permit renewal.	
Preapplication projects									
27	Galvin	861 Quintana			Applicant/agent requests to fence and rock vacant lot	Commercial structure demolished pursuant to approved CDP. Meeting scheduled to discuss issues regarding expansion of the U-Haul business without benefit of permit. Applicant finalizing plans to submit.	No review performed.	N/A	
28		Little Morro Creek Road			BMX park	Permit process info provided to applicant on 7-23-13. Staff met with applicant on 8/30/13 to provide further application requirement info.	No review performed.	N/A	
29		110 Orcas			Inquires regarding construction of a new house on a vacant lot with wetlands (per U.S. Wildlife mapper)	Staff met with seller and potential buyers to explain code requirements	No review performed.	N/A	
30	Triad Homes	253 Main			Discussions on a parcel map, dividing residential use from commercial uses		No review performed.	N/A	

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31		214	Beach			Property for sale, inquiries regarding demolishing and placing houses.		No review performed.	N/A	
Final Map Under Review										
32	Zinngarde	1305	Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12. Resubmitted 4/4/2012	KW--Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to address drainage issues. Biological Report approved by Planning as well as the CCRs. Tentative map improvements.	Review complete, applicant to obtain building permit prior to construction. Public Improvements under construction.	DH - PIP submitted PIP to be build prior to map recordation. Public Improvements under construction.	
33	Medina	3390	Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH boundary.	No review preformed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Median's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.	
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive										
34	Maritime Museum Association (Larry Newland)	Embarcadero		11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Applicant resubmitted additional material on 9/30/2009. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Applicant to provide revised site plan. Staff is processing a "Summary	KW--Incomplete 12/15/05. Incomplete 3/7/07. 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. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.	

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35	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information. Six month extension granted.	Please route project to Building upon resubmittal.	N/A	
Projects going forward to Coastal Commission for review									
36	City of Morro Bay	Citywide	2/1/13	Ordinance 556	AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 17.27 ESTABLISHING REGULATIONS AND PROCEDURES ENTITLED "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas" and Modify THE TITLE PAGE TO REFLECT THE NEW CHAPTER.	Application for Amendment submitted to Coastal Commission 9-11-13.	No review preformed.	N/A	
Projects Appealed to City Council									
37	Nicki Turner	360 Cerrito	8/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Planning Commission c ontinued to a date uncertain. Project folder given to Rob S.	Project placed on hold for a long extended period of time. Staff contacted the applicant for information concerning the status of this project and received a letter on April 1, 2013. Project scheduled for next Planning Commission meeting to hear appeal. Applicant requested a continuance, PC approved a continuance to July 17, 2013 meeting. Submitted plans incomplete do not meet Commission direction. Project to be continued to 8-21-13 PC mtg. Planning Commission upheld appeal thereby denying project at 8-7-13 PC meeting. Project Appealed to City Council by Applicant 8/30/13.	Review complete, no conditions noted.	Review completed in 2007, provide drainage details, erosion control, utility locations	

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38	Perry	3202 Beachcomber	9/8/11	AD0-067	Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.	Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing. Appeal in abeyance until coastal application complete.	Review complete, applicant to obtain building permit prior to construction.	See above	
Projects in Building Plan Check									
39	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ.	BC- Returned for corrections 1/9/13.	N/A	
40	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. MR: Met with applicant to go over environmental issues.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC.	
41	Peter	190 Dana	5/30/13	B-29983	Addendum to accommodate potential future secondary unit	CJ- conditionally approved subject to amending CDP 6-25. Approved 7-10-13	BC-submitted 8/22/13.	Drainage rpt rcvd 7/10/13. Under review	
42	Foster	500 Dawson	8/15/13	B-29983	New SFR	CJ- Needs CDP	BC- under review		
43	Bylo	593 Driftwood	3/12/13	B-29870	SFR Addition	Disapproved. Compact in-fill permit conditions not met. 3-27	BC-Returned for corrections 3/28/13.	DH- Provide SW mgmt, drainage rpt, EC.	
44	Imani	571 Embarcadero	4/23/12	B-29695	Commercial alteration, addition	CJ- Incomplete Memo 11/26/2012 sent to applicant's representative. Correction sent 7/22/13.	BC- Resubmitted 8/30/2013.	BCR- Approved 5/23/12	
45	Fowler	1215 Embarcadero	7/10/13	B-29695	Construct Phase 1-A Water site improvements.	CJ-resubmittal received 8/30/13.	BC- Resubmitted 8/30/2013.	RS- Under review	
46	Harbor	1620 Embarcadero	4/4/13	B-29888	Construct restroom and storage mezzanine within existing "Cal Poly Building."	CJ-requested corrections 4-15 CJ - Resubmittal received and correction sent 8/30/13.	BC-Resubmitted 7/23/2013.	BCR- approved	
47	Cribbs	2360 Greenwood	7/26/13	B-299720	SFR Addition	KM - Approved 8/8/13.	BC- Returned for corrections 9/3/2013.	JW- correction given 8.23.13, frontage req.	
48	Helfelt	2940 Greenwood	5/21/13	B-29924	New SFR	Needs CDP from Planning	BC-resubmitted 8/8/2013.	RS - Awaiting Plan revisions	
49	Methodist Church	3000 Hemlock	8/16/12	B-29752	Construct new modular classroom, site work.	Approved by MR 8-30-12	BC- out for pw corrections.	BCR- need drainage rpt	
50	Ferguson	605 Ironwood	4/24/13	B-29861	New SFR	Needs CDP from Planning	BC- returned for corrections 7/24/13.	BCR-returned for CDP app	
51	Norris	335 Las Vegas	8/12/13	B-29966	Secondary Unit	KM - Resubmittal received 8/12/13 and under review. Approved 8/20/13.	BC- RTI pendind sewer video.		
52	Hough	281 Main	6/16/13	B-29936	New SFR	Approved. CJ.	BC- RTI.	BCR-Needs owner to certify existing drainage facility	
53	Lemos	1320 Main	5/2/13	B-29845	Commercial demo/ reconstruct	KM - Approved by KW on 8/16/13.	BC- Issued.	BCR-developer is revising drainage plan. TP-FD Approve B-29845 8/9/13.	
54	Naran	2176 Main	5/13/13	B-29918	Partial change of occupancy	CJ - Corrections sent 5-29	BC-returned for corrections 6/11/2013.		
55	Storm	1029 Monterey	5/3/12	B-29702	Partial Demo/ Reconstruct of MFR dwelling	KW-under review	BC- Returned for corrections 7/3/2012.	N/A	
56	Bezinover	451 Mindoro	7/23/13	B-29960	SFR Addition	CJ- approved 7-30	BC-returned for corrections 8/27/2013.	JW- correction given 8.23.13, sewer video	
57	Markowitz	589 Morro Avenue	8/17/11	B-29820	Roof Deck	Under review. Spoke with architect 1/23/13 to clarify requested corrections. Architect to discuss with applicant. CJ.	BC- Corrections	N/A	
58	Shirkey	341 Nevis	2/13/13	B-29821	New SFR	Approved. CJ.	BC- Issued 7/25/2013.	BCR- approved	
59	Frantz	499 Nevis	9/23/12	B-29510	New SFR	CJ- Requested additional info 5-28	BC- Communications with TF 7/15/13.	N/A	
60	Valley	460 Olive	3/29/13	B-29885	New Second Unit, Detached garage	CJ- approved 4-15-13	BC- Resubmitted 8/28/2013.	N/A	

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61	Autozone	450 Quintana	6/17/13	B-29942	Expand Storage, install fire sprinklers	Approved 8-8. CJ	BC-Issued 8/28/2013.	RS - Frontage Improvements reqd per memo 6/20/13	
62	Rock Harbor	1478 Quintana	1/10/13	B-29834	Microwave Dish	CJ -Planning approved.	BC-RTI 2/27/13		
63	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply or modify existing CDP.	BC- under review, Planning?	BCR-approved 5/13/13	
64	Inn at MB	60 State Park	6/27/13	B-29884	Main Building Remodel	CJ- Corrections sent 7-17	BC- under review.	RS - Referred to State Parks for comment on frontage imprvmts	
65	Najarian	505 Yerba Buena	6/12/13	B-29941	New SFR		BC- returned for corrections 7/31/2013.	DH -approved	
Projects & Permits with Final Action									
38	City of Morro Bay	170 Atascadero	1/9/13	CP0-389	Coastal Development Permit for water treat plant (Desal) modifications.	Permit approved at 2-6-13 PC Mtg. Letter received from Coastal Commission staff regarding permit and response sent 2-15. Final action pending until resolution with Coastal Commission	No review preformed.	BCR-Repair and maintenance under consideration.	
67	Ferguson	605 Ironwood Ct	5/22/13	CP0-400	Admin Coastal Development Permit for new SFR on vacant lot	CJ- Application deemed incomplete. Requested corrections 6/10/13. Resubmittal received 6/25/13. Admin CDP noticed 8/7/13. Review period ends 8/19/13. KM - Permit approved 9/3/13. Appeal period ends 9/13/13.	No review performed.		
Final Action Sent to Coastal Commission									