



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 - Tuesday, June 17, 2014
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft
Vice-Chairperson Gerald Luhr
Commissioner Michael Lucas
Commissioner John Fennacy
Commissioner Richard Sadowski

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' Office Assistant at (805) 772-6264. 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 the Planning Commission meeting of April 15, 2014
Staff Recommendation: Approve minutes as submitted.
- A-2 Approval of minutes from the Planning Commission meeting of May 6, 2014
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of May 20, 2014
Staff Recommendation: Approve minutes as submitted.
- A-4 Approval of minutes from the Planning Commission meeting of June 3, 2014
Staff Recommendation: Approve minutes as submitted.
- A-5 Approval of Resolution 15-14 Granting the Appeal of the Administrative Coastal Development Permit (CP0-408) for 1000 Ridgeway and Denying the Project with Adoption of Findings.
Staff Recommendation: Approve Resolution 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.:** #SP0-141 Sign Exception
Site Location: 1105 Morro Avenue
Appeal: Appeal of a Director's determination to deny a two-year extension for a sign exception permit which allowed a commercial off-premises sign in a residential neighborhood for a period of two years.
CEQA Determination: Categorically Exempt, Section 15305, Class 5
Staff Recommendation: Deny the appeal
Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211
- B-2 **Case No.:** #UP0-120/AD0-024 Conditional Use Permit and Variance for a 6-unit hotel
Site Location: 1170 Front Street
Permit Time Extension Request: Request for an additional two-year time extension to inaugurate the hotel project permitted pursuant to the conditional use permit and variance cited above.
CEQA Determination: Mitigated Negative Declaration, 2006
Staff Recommendation: Approval
Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211
- B-3 **Case No.:** #A00-021
Site Location: Citywide
Applicant: City of Morro Bay
Request: Consideration of the 2014-2019 Housing Element Update and associated Negative Declaration with forwarding of a recommendation to the City Council. The Housing Element has been updated at this time in response to California Government Code Section 65588(b), which requires Housing Elements to be updated at specified intervals.
CEQA Determination: Negative Declaration, SCH# 2014051053
Staff Recommendation: Forward a favorable recommendation to City Council to adopt the Negative Declaration and to approve the 2014-2019 Housing Element Update as conditionally certified by the State Department of Housing and Community Development.
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

C. UNFINISHED BUSINESS

- C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

D. NEW BUSINESS - None

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on July 1, 2014, 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 772-6261 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
REGULAR MEETING – APRIL 15, 2014

family residence with a 1,201 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 Contact: Cindy Jacinth, Associate Planner (805) 772-6577

Commissioner Tefft stated there is a request to continue this item. He opened Public Comment period and seeing none, closed Public Comment period.

MOTION: Commissioner Luhr moved to continue the item to May 6, 2014. Commissioner Lucas seconded and the motion passed unanimously. (4-0)

B-2 **Case No:** N/A

Site Location: 310 Kern

Proposal: *Request to continue to date certain of May 6, 2014 the continuance of* Appeal of the removal of a tree located in the public right of way.

CEQA Determination: N/A

Staff Contact: Damaris Hanson, Engineering Technician (805) 772-6265

Commissioner Tefft stated there is a request to continue this item. He opened Public Comment period.

Ann O'Brien, Morro Bay resident, stated the tree is a hazard and she would like it removed.

Gail Coffman, Morro Bay resident on Kern Avenue, stated she would like to see the tree stay.

Commissioner Tefft closed Public Comment period.

MOTION: Commissioner Fennacy moved to continue the item to May 6, 2014. Commissioner Lucas seconded and the motion passed unanimously. (4-0)

B-3 **Case No:** CPO-420

Site Location: 3031 Beachcomber

Proposal: Coastal Development Permit approval for an addition of 309 square feet to an existing single family residence in the S.2A overlay zoning district. This site is located inside the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically exempt, Class 1

Staff Recommendation: Conditionally approve

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Jacinth presented the staff report.

Commissioner Luhr asked about how the properties were subdivided. McIlvaine replied the undedicated right-of-way reverts to adjacent lots.

Commissioner Luhr asked if this was reviewed as a 2 car garage. Jacinth replied yes.

Commissioner Tefft opened Public Comment period.

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Bill Cockrill, Applicant, stated he is available to answer questions and detailed how the square footage calculations were made.

Commissioner Lucas and Cockrill discussed the hard surface paving around the outer perimeter of home. Cockrill stated this was included so it can be maintenance free.

Commissioner Luhr expressed concern with the project's ability to fit 2 cars in the garage, direct access to the sleeping room from the garage and addressing water drainage by directing it off the property instead of handling it onsite.

Commissioner Tefft asked if 2 cars could fit in driveway now. Cockrill replied no.

Frederick Sloan, Morro Bay resident on Beachcomber, stated he liked what the Applicant is doing and asked about the setback from the westedge of the house. Jacinth replied the proposed setback is 26 feet.

Commissioner Tefft closed Public Comment period.

Commissioner Lucas expressed concern that everything is paved and not permeable.

Commissioner Fennancy stated he supports the project.

Commissioner Luhr expressed concern there is a 2 car garage requirement but 2 cars cannot fit with the proposed project as well as with over heading the utilities across an adjacent property. He stated he would like the paving to be more permeable.

Commissioner Tefft commented the Commission should state this is a 1 car garage and grant a parking exception. He expressed concern with the paving and water runoff given the proximity to the State Park, stating he could not support the project with the way runoff would be addressed with non-permeable paving.

Jacinth stated the Commission could direct the Applicant to come back as a combined Coastal Permit and Parking Exception.

Commissioner Luhr stated it wasn't clear if the block wall in the open space currently exists or is proposed as it extends into the State Park. Jacinth replied this is an existing deck on their property. Because this extends into the OA-1 zoning, a condition of approval has been added stating only uses in OA-1 zones be allowed.

Commissioner Tefft stated the OA-1 zoning is vague, noting the area is sand dunes with the Local Coastal Plan being more explicit with regard to them. He would like a condition added that the project must comply with the Local Coast Plan regarding sand dune habitat and that construction is to occur other than during the plover nesting season.

MOTION: Commissioner Luhr moved to continue the item to May 20, 2014 with direction to the Applicant to explore the feasibility of undergrounding utilities, create more viable access of 2 car garage via redesign of the driveway aprons and enlarging or widening the garage door,

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incorporate additional impermeable surfacing to reduce storm water runoff, clarify Title 14 compliance regarding openings between garage and sleeping area, demonstrate compliance with applicable Local Coastal policies regarding protection of dune habitat, including policy 11.20, where development is proposed in the OA portion of the site and explore feasibility of a utility easement with the neighbor. Commissioner Lucas seconded and the motion passed unanimously. (4-0)

B-4 **Case No:** UPO-377 & ADO-086

Site Location: 480 Arcadia

Proposal: Conditional Use Permit & Parking Exception to allow an addition greater than 25 percent of existing floor area to an existing single family residence with non-conforming setbacks. Parking exception request to allow a single car garage with tandem parking in driveway to provide for the required second parking space. This project is located outside of the Coastal appeals jurisdiction.

CEQA Determination: Categorically exempt, Class 1

Staff Recommendation: Conditionally approve

Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

McIlvaine presented the staff report.

Commissioner Lucas and McIlvaine discussed the number of 1 car garages in the proposed project area and noticing of the project.

Commissioner Luhr and McIlvaine discussed driveway length and view obstructions for backing up. McIlvaine noted during a site visit there were no view obstructions observed.

Commissioner Tefft opened Public Comment period.

Tom Brajkovich, Architect, stated he was available for questions, noting that to make the garage large enough for 2 cars would have taken most of owner's living room and fireplace.

Commissioner Lucas asked if having another car on the lot was looked at instead of in the driveway. Brajkovich replied pavers would be used to make another parking area to the right of the driveway.

Commissioner Luhr and Brajkovich discussed the deck area setbacks, including the addition of a condition stating all improvements in the front setback would not exceed 18 or 24 inches in height to avoid interfering with views when backing out of the driveway. Brajkovich noted the Applicant is comfortable with the condition stated.

Commissioner Tefft closed Public Comment period.

Commissioners Fennacy and Tefft stated they support the project.

MOTION: Commissioner Fennacy moved to adopt Planning Commission Resolution 06-14 to include Staff recommended findings and conditions of approval for the project depicted on site develop plan dated March 14, 2014 with the addition of a condition stating site development

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shall preclude any construction over 18 inch in height in the front setback area or landscaping that would adversely impact sight distance for vehicles backing out of the driveway. Commissioner Lucas seconded and the motion passed unanimously. (4-0)

B-5 **Case No:** A00-021

Site Location: Citywide

Applicant: City of Morro Bay

Request: Review the draft 2014-2019 Housing Element update, and provide opportunities for the public and interested parties to participate in the Housing Element update process.

Staff Recommendation: Receive input from the public and forward the draft 2014-2019 Housing Element to HCD for their review.

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Jacinth presented the staff report.

Amy Sinsheimer, PMC Consultants, presented the Housing Element update.

Commissioner Lucas, Jacinth and Sinsheimer discussed neighborhood preservation guidelines. Sinsheimer noted the guidelines are broad on purpose because they will apply to more than one neighborhood.

Commissioner Tefft opened Public Comment period and seeing none closed Public Comment period.

Commissioner Luhr inquired how the Housing Element could improve the downtown and if this could be used to encourage renegotiating with State Park to allow a small percentage of liveboards in the State Marina. Sinsheimer replied the downtown core is not currently addressed and is open for discussion.

Commissioner Tefft stated he provided staff with his comments. The other Commissioners stated support for the comments from Commissioner Tefft to be included in the update with the exception of number 2 which has already been completed.

Commissioner Lucas stated he would support density that lets the City add vibrancy and consistency to the businesses downtown.

Commissioner Fennacy supports adding Commissioner Luhr's comment about exploration of increasing liveboards. The other Commissioners agreed.

MOTION: Commissioner Luhr moved to submit to HCD the Housing Element update with the suggested program modifications. Commissioner Fennacy seconded and the motion passed unanimously. (4-0)

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

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Staff Recommendation: Receive and file.

Jacynth reviewed the Work Program with the Commission.

D. NEW BUSINESS

D-1 Formation of Planning Commission subcommittee to serve as liaison between Cal Poly CRP Masters Design Studio and Planning Commission for the visioning process for the Rezone of the West Atascadero Road Area – Embarcadero to Main Street

McIlvaine presented the visioning process concept for the area around the former power plant and the area extending north easterly to Main and 41.

Commissioner Luhr encouraged the public to participate.

MOTION: Commissioner Luhr moved to appoint Commissioners Tefft and Luhr as representatives with Commissioners Lucas and Fennacy as alternates. Commissioner Fennacy seconded and the motion passed unanimously. (4-0)

DECLARATION OF FUTURE AGENDA ITEMS

- Discussion on Standard Condition for Underground Utilities
- Discussion on Status of Paper Streets

ADJOURNMENT

The meeting adjourned at 9:13 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, May 6, 2014 at 6:00 pm.

Robert Tefft, Acting Chairperson

ATTEST:

Rob Livick, Secretary

AGENDA ITEM: A- 2

DATE: June 17, 2014

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – TUESDAY, MAY 6, 2014
VETERANS MEMORIAL HALL – 5:00 PM

PRESENT:	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Robert Tefft	Commissioner
STAFF:	Rob Livick	Public Services Director
	Brandon Ward	Assistant City Attorney
	Whitney McIlvaine	Contract Planner
	Cindy Jacinth	Associate Planner

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

PLANNING COMMISSIONER ANNOUNCEMENTS

Commissioner Sadowski announced the Coastal Alliance meeting will be June 4, 2014.

ELECTION OF CHAIR AND VICE CHAIR

Commissioner Tefft stated the election of Chair and Vice Chair would be continued to the next meeting when all Commissioners would be present.

PUBLIC COMMENT

Nancy Bast, Morro Bay resident, asked if the tree on Kern would be removed after nesting season. Livick responded yes.

Greg Goris, Morro Bay resident, stated a request was made to remove a blue gum tree in front of their property that was denied noting it presents a safety issue to the property and parking lot across the street. He stated the City's tree hazard evaluation report was flawed and would like it to be reevaluated.

Robert Schriber, Morro Bay resident and certified arborist, stated he does not use the tree hazard evaluation form as it is misleading. He explained the problems with the tree.

Jean Rumble, Morro Bay resident on Shasta, stated she feels unsafe with the tree in front of her house.

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Donna Goris, Morro Bay resident on Shasta, stated the City's tree report is false, noting the City indicated she could appeal the decision to the Commission and if the appeal was successful, she would be responsible for the cost to the remove the tree.

Matt Makowetski, Morro Bay Public Works Advisory Board Chair, stated he has heard from a resident in North Morro Bay who is concerned with the ambiguous policy of who is ultimately responsible for this tree. He requests this come to a future meeting to discuss the tree removal policy and who owns the tree.

Commissioner Tefft closed Public Comment period.

Commissioner Lucas stated he would like the policy to be clearer and wanted to know if the tree in question has been identified as a heritage tree. Livick stated the tree was not nominated to be a heritage tree and the Urban Forest Management Plan is currently being reviewed noting this policy is being looked at to refine.

Commissioner Tefft reopened Public Comment period.

Robert Schriber stated the tree is not one of the heritage trees and its structure is different than the eucalyptus tree that is a heritage tree.

Commissioner Tefft closed Public Comment period.

Commissioner Sadowski stated he would like more information from staff.

Commissioner Tefft stated the Commission could not take action on this as it is not on the agenda, noting there is an appeal process that could be pursued. He stated the ordinances pertaining to trees have issues, noting this could come back for review.

PRESENTATION

Presentation by the Cal Poly City and Regional Planning Graduate Lab – Visioning Process for Embarcadero North and the Power Plant Areas

Hemalata Dandekar, Cal Poly City and Regional Planning Faculty member, outlined the visioning process and the material provided to the Commissioners.

Vincente del Rio, Cal Poly City and Regional Planning Faculty member, reviewed the visioning process, study area, and development objectives.

The Low, Medium and High Intensity Development Groups of students presented their concept plans.

Commissioner Tefft opened Public Comment period.

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Mandy Davis stated she liked aspects of each group but noted they did not have aspects of green use and asked if that would be considered. Del Rio replied in the precise plan phase sustainability in the concepts would be looked at.

Bill Weatherford, Morro Bay resident, thanked the groups for their energy and the kinds of things presented.

Barbara Joe Osborne, Morro Bay resident, stated the presentations were great but want to caution against creating pockets of business areas but make sure they complement each another.

Kerry Maufoley, Estero Bay Community Pool Foundation Treasurer, stated she would like the concept to include a therapy pool as an upcoming ballot measure, if passed, would not have one and it had been identified in a community survey as a desired pool type to have.

Barbara Doerr, Morro Bay resident, suggested everyone think about the ideas and find some adaptation that could work so the different areas do not compete with one another.

Ray Fields, Manager Abalone Farms in Cayucos, stated abalone farming would fit in with a couple of ideas presented as it would maximize resources and speaks to cultural and historic uses as Morro Bay used to be the center of commercial abalone diving and Abalone Farms has been around for about 50 years.

Matt Makowetski, Morro Bay resident, liked all three presentations and various ideas in each, such as the gateway, integrating the power plant with Lila Keiser Park, and traffic calming. He noted what was not talked about is how would work with Coastal Commission and suggested the groups consider that as they move into the next phase.

Commissioner Tefft closed Public Comment period.

Commissioner Sadowski noted City is a working fishing harbor and to take that into consideration. He also liked that Native American heritage was included.

Commissioner Tefft stated the optimal solution may be some hybrid of the presentations. He stated for the bike and pedestrian aspects the senior and disabled populations need to be considered due to a high senior resident and visitor population.

A. CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting of February 19, 2014

Staff Recommendation: Approve minutes as submitted

A-2 Approval of minutes from Planning Commission meeting of March 5, 2014

Staff Recommendation: Approval minutes as submitted

Commissioner Tefft stated the minutes would be continued to the next meeting.

B. PUBLIC HEARINGS

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – May 6, 2014

B-1 Case No.: CPO-408

Site Location: 1000 Ridgeway

Proposal: *Continued from March 5, 2014 meeting.* Appeal of Administrative Coastal Development Permit #CPO-408 for demolition of an existing single-family residence and subsequently construct a 4,829 square foot single-family residence with a 1,201 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: Grant the appeal and approve CPO-408 as revised.

Staff Contact: Cindy Jacinth, Associate Planner (805) 772-6577

Jacinth presented the revised staff report.

Commissioner Sadowski and Jacinth discussed the overhang, staircase and setbacks. Jacinth noted the exterior staircase does not go into the setback.

Commissioner Tefft opened Public Comment period.

Katherine Caldwell, Appellant, stated she did not feel the plans were scaled back, noting the home is still too big for the neighborhood, and has questions regarding the height, driveway length, parking spaces and setback in relation to the overhang by the staircase.

Ruel Czach, Applicant's Architect, explained the revisions that were made to reduce the house's height as well as the bulk and scale. He asked the Commission to approve the project.

Commissioner Sadowski and Czach discussed driveway length.

Nancy Bast, Morro Bay resident on Ridgeway, stated the project should be denied and the appeal upheld, noting the revised plans are still not in compliance with neighbourhood compatibility.

Susan Heinaman, Morro Bay resident, stated she would like poles put in place so you can see the height of the building.

Grant Crowell, Morro Bay resident on Fairview, stated he is against the project, noting it is still too big for the neighbourhood. He stated he would like to see story poles installed.

Bill Weatherford, Morro Bay resident on Fairview, stated people are concerned this is a large mansion changing the dynamic of the neighborhood.

Commissioner Tefft closed Public Comment.

Commissioner Lucas and staff discussed the rear yard requirement and the ability to add a granny unit added in the future. Jacinth noted code allows for a secondary dwelling unit and it would be subject to the same second unit regulations as any other owner of single family home.

Commissioner Lucas and staff discussed the height requirement of a secondary unit and how average natural grade is determined. Jacinth noted the height for the secondary unit would be

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separate from the main house. Livick stated code sets where natural average grade is where the topography was in 1988, noting most of the area is the same topography as the when it was constructed.

Commissioner Lucas stated there is not enough information required of an applicant to show Commission and neighbors building scale noting he likes the idea of story poles. He stated there are a lot of aspects of the design that might be received well if there were more interpretation provided.

Commissioner Sadowski concurred with Commissioner Lucas regarding not enough information to show scale. He stated the size of the home is not conforming to the neighborhood.

Commissioner Tefft and staff discussed the proposed parking spaces that are in the right of way.

Commissioner Tefft stated the changes made would change the bulk of the house, noting he would support the project.

Commissioner Lucas, staff and the Architect discussed the proposed landscaping and issue of a potential future secondary unit. Czach stated the Applicant is willing to put a deed restriction on the property that no secondary unit would be built.

Commissioner Lucas stated the concern he has heard was scale and there were architectural changes made to make things smaller. He expressed concern of a potential future project to add a secondary unit, noting support of the project if it were conditioned to put a deed restriction on the property to not allow that.

Commissioner Tefft noted design influences the visual impact of the structure. He stated neighborhoods evolve and the Commission is being asked if the house is beyond the natural evolution of the neighborhood.

Commissioner Lucas stated the Commission needs better planning ordinances relating to neighborhood compatibility, noting there should be a neighborhood by neighborhood review.

Commissioners, staff and the Assistant City Attorney discussed the legality to restrict someone from building a secondary dwelling. Ward replied the City would not want a condition to take away the vested right or entitled right to construct a secondary dwelling unit.

MOTION: Commissioner Lucas moved to continue the item to the June 3, 2014 meeting and direct Applicant to put up story poles and provide renderings that show shadows and $\frac{3}{4}$ view from the intersection. Commissioner Sadowski seconded the motion and the motion passed unanimously. (3-0)

B-2 **Case No.:** N/A

Site Location: 310 Kern

Proposal: *Continued from March 5, 2014 meeting.* Appeal of the removal of a tree located in the public right of way.

CEQA Determination: N/A

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Staff Recommendation: Hear the appeal, deny the appeal and allow removal of the tree.
Staff Contact: Damaris Hanson, Engineering Technician (805) 772-6265

Commissioner Tefft stated this item was pulled from the agenda as the Appellant has withdrawn the appeal.

C UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Jacinth reviewed work program with the Commission.

D. NEW BUSINESS - None

DECLARATION OF FUTURE AGENDA ITEMS - None

ADJOURNMENT

The meeting adjourned at 7:58 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, May 20, 2014 at 6:00 pm.

Robert Tefft, Commissioner

ATTEST:

Rob Livick, Secretary

AGENDA ITEM: A- 3

DATE: June 17, 2014

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 20, 2014
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice Chairperson
	John Fennacy	Commissioner
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
STAFF:	Rob Livick	Public Services Department
	Whitney McIlvanie	Contract Planner
	Cindy Jacinth	Associate Planner

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

ELECTION OF CHAIR AND VICE CHAIR
Commissioner Tefft opened the nominations for Chair.

MOTION: Commissioner Fennacy moved to nominate Commissioner Tefft as Chairperson. Commissioner Lucas seconded the motion and the motion passed unanimously. (5-0)

MOTION: Commissioner Lucas moved to nominate Commissioner Luhr as Vice Chair. Commissioner Fennacy seconded the motion and the motion passed unanimously. (5-0)

PUBLIC COMMENT - None

PRESENTATIONS - None

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

A. CONSENT CALENDAR

- A-1 Approval of minutes from Planning Commission meeting of February 19, 2014
Staff Recommendation: Approve minutes as submitted.
- A-2 Approval of minutes from Planning Commission meeting of March 5, 2014
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from Planning Commission meeting of March 12, 2014
Staff Recommendation: Approve minutes as submitted.
- A-4 Approval of minutes from Planning Commission meeting of March 19, 2014
Staff Recommendation: Approve minutes as submitted.
- A-5 Approval of minutes from Planning Commission meeting of April 1, 2014
Staff Recommendation: Approve minutes as submitted.

Commissioner Luhr stated for the March 19 minutes paragraph 8 on page 3 regarding the lease hold for the Inn at Morro Bay paragraph is not clear. He requested staff review the audio and correct to make certain an easement would be given to the lease holder.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 20, 2014

MOTION: Commissioner Lucas moved to approve the minutes of the February 19, 2014 meeting. Commissioner Fennacy seconded the motion and the motion passed. (3-0-2; Luhr and Sadowski abstained)

MOTION: Commissioner Lucas moved to approve the minutes of the March 5, 2014 meeting. Commissioner Fennacy seconded the motion and the motion passed. (3-0-2, Luhr and Sadowski abstained)

MOTION: Commissioner Lucas moved to approve the minutes of the March 12, 2014 meeting. Commissioner Luhr seconded the motion and the motion passed. (3-0-2, Fennacy and Sadowski abstained)

MOTION: Commissioner Lucas moved to approve the minutes of the March 19, 2014 meeting as amended by Commissioner Luhr. Commissioner Luhr seconded the motion and the motion passed. (3-0-2, Fennacy and Sadowski abstained)

MOTION: Commissioner Lucas moved to approve the minutes of the April 1, 2014 meeting. Commissioner Luhr seconded the motion and the motion passed. (3-0-2, Tefft and Sadowski abstained)

B. PUBLIC HEARINGS

B-1 **Case No.:** #CP0-420 (*Request for Continuance to the 6/3/14 meeting*)

Site Location: 3031 Beachcomber

Proposal: Coastal Development Permit approval for an addition of 309 square feet to an existing single family residence in the S.2A overlay zoning district. This site is located inside the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically exempt, Class 1

Staff Recommendation: Continue to the 6/3/14 Planning Commission meeting

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Jacinth stated staff is requesting a continuance due to the Applicant working on information requested from the Commission and not being able to make the noticing requirements for the June 3, 2014 meeting.

Chairperson Tefft opened Public Comment period and seeing none closed Public Comment period.

MOTION: Vice Chair Luhr moved to approve continuing the item to the June 3, 2014 meeting. Commissioner Lucas seconded the motion and the motion passed unanimously. (5-0)

B-2 **Case No.:** #CP0-409 & UP0-366

Site Location: 279 Main Street

Proposal: Coastal Development Permit & Conditional Use Permit to construct a 2,617 square foot single family residence on a vacant lot. This project is located inside the Coastal appeals jurisdiction.

CEQA Determination: Categorically exempt, Class 32

Staff Recommendation: Conditionally approve

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Chairperson Tefft recused himself as the proposed project is close to his residence and turned the meeting over to Vice Chairperson Luhr.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 20, 2014

Jacinth presented the staff report.

Commissioner Lucas and staff discussed the visual simulations provided. Commissioner Lucas expressed concern about the roof line pitch.

Commissioner Luhr and Jacinth discussed view shed restrictions.

Commissioner Sadowski and Livick discussed the number of lots, how they were split and the utility services provided when they were split.

Vice Chairperson Luhr opened Public Comment period.

Cathy Novak, Applicant's Representative, outlined the project, noted a local architect took the photos and created the visual simulations for the project, and stated she is available for questions.

Vice Chairperson Luhr and Novak discussed roof pitch selection, grading for parking and the cypress tree next to the parking.

Vice Chairperson Luhr closed Public Comment period.

Commissioner Lucas stated he is in favor of the house design and appreciates the landscaping and arrangement of trees. He noted some of the visual representations are misleading.

Commissioners Fennacy and Sadowksi stated they support the project.

Vice Chairperson Luhr agrees with Commissioner Lucas regarding visual representations and stated he would like to see a lower roof line. Jacinth stated Commissioners could continue the item and request more information regarding the visual simulations.

Commissioner Fennacy stated the plans for the roof line are within code and what is allowable.

Vice Chairperson Luhr reopened Public Comment period and asked if the Applicant is firm about the proposed roof pitch. Novak replied yes.

Vice Chairperson Luhr closed Public Comment period.

MOTION: Commissioner Fennacy moved to adopt Planning Commission Resolution 10-14 to include the findings and conditions of approval for the project depicted on the site development plans dated May 5, 2014. Commissioner Sadowski seconded the motion and the motion passed. (3-1, Luhr voting no)

Vice Chairperson Luhr turned the meeting over to Chairperson Tefft.

B-3 **Case No.:** #CP0-403 & UP0-362

Site Location: 788 Main Street

Proposal: Coastal Development Permit & Special Use Permit to place a 160 square foot recycling enclosure in the parking lot of the AT&T building and to allow modifications to the parking area and a wall and fence higher than the allowed 6.5 feet. This project is located outside the Coastal appeals jurisdiction.

CEQA Determination: Categorically exempt, Class 11

Staff Recommendation: Conditionally approve

Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 20, 2014

McIlvaine presented the staff report.

Commissioner Lucas asked if the gate was going to be open or closed during the day.

Commissioner Luhr and McIlvaine discussed fence height and set back requirements.

Commissioner Sadowski stated he viewed the site and noted the fence was higher than the proposed wall height.

Chairperson Tefft and McIlvaine discussed merged lots that have different zoning requirements and architectural design standards. McIlvaine noted zoning would remain.

Chairperson Tefft opened Public Comment period.

Michael Morgan, AT&T Representative, stated the gate will remain closed and is available for questions.

Commissioner Lucas and Morgan discussed the mesh screen fence.

Vice Chairperson Luhr and Morgan discussed the hazardous waste control measures for the recycling area, the block wall and landscaping.

Chairperson Tefft and Morgan discussed public safety when exiting and entering the facility.

Chairperson Tefft closed Public Comment period.

Vice Chairperson Luhr stated he would like to add to Condition #3 that landscaping is to be maintained. He expressed concern with the fence height, design and materials.

Commissioner Lucas agreed with comments from Vice Chairperson Luhr given the close proximity to the downtown businesses.

Commissioner Sadowski stated he liked what has been proposed noting it is an aesthetic improvement.

Chairperson Tefft agreed with comments from Commissioners Luhr and Lucas noting AT&T has an opportunity for better design aesthetics and stated he does not support the proposed design. He stated the conditions should include that landscaping should be low water and to have the Public Works department sign off on the pedestrian safety aspect with the solid wall so close to the sidewalk.

Commissioner Fennacy stated support for the project.

McIlvaine clarified the zoning where the improvements would be is located in the C1/R4 zoned portion of the property stating there is a lesser reason to apply the architectural review standards like are required of the S4 overlay, on the other underlying lot.

MOTION: Commissioner Fennacy moved to approve Planning Commission Resolution 09-14 to include the findings and conditions as depicted on the site development plan dated March 7, 2014 with the addition of conditions to include that landscaping be low water and maintained and sign off by the Public Works department regarding pedestrian safety. Commissioner Sadowski seconded the motion.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
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McIlvaine requested consideration to add changes noted by staff earlier to include the height of the swing gate to be 6.5 feet, access to the storage facility not to interfere with the loading area of the ADA parking space and change to Condition #4 to be prior to final inspection by Building.

AMENDED MOTION: Commissioner Fennacy amended his motion to include the requested additions from McIlvaine. Commissioner Sadowski seconded the amended motion.

Vice Chairperson Luhr stated he cannot support the project as proposed without further amendment.

Chairperson Tefft stated he appreciates need for security noting the design could be different and still maintain security.

Chairperson Tefft called the question. The motion failed. (2-3, Chairperson Tefft and Commissioners Luhr and Lucas voting no)

MOTION: Vice Chairperson Luhr moved to approve Planning Commission Resolution 09-14 if design changes are made to remove approximately the top 4 feet of CMU wall and replace it with AT&T's existing pallet of privacy fencing and support columns while leaving the remaining design as proposed. Commissioner Lucas seconded the motion.

Commissioner Lucas expressed concern with the change to the left side due to doors being opened to the generator room stating the left wall works with the building and he just wants right south side wall changed.

Chairperson Tefft expressed concern that the Commission is designing the project for the Applicant.

Chairperson Tefft opened Public Comment period.

Morgan stated it would be acceptable to AT&T to retain the wall on the left side as proposed, to remove the southern portion of the wall above the planter box line and replace it with a continuation of the proposed wrought iron and privacy mesh, and retain the planter boxes as proposed.

AMENDED MOTION: Vice Chairperson Luhr amended his motion to approve Planning Commission Resolution 09-14 to include the findings and conditions as depicted on the site development plan dated March 7, 2014 with the modification to remove the southern portion of the wall above the planter box line and replace it with a continuation of the proposed wrought iron and privacy mesh.

McIlvaine requested Condition #5 change to require color and materials for wall, fencing and storage structure and trash enclosure to be in substantial compliance with plans as approved by the Planning Commission and specifically the southern CMU wall would be replaced above the planter box line with the wrought iron and mesh screening as shown on the plans.

Chairperson Tefft asked if the previous motion's amendments regarding ADA parking, that landscaping be low water and maintained, and a sign off by the Public Works department regarding pedestrian safety would be part of the amended motion.

Vice Chairperson Luhr accepted the additions to the amended motion. Commissioner Lucas accepted the additions to the amended motion.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 20, 2014

Chairperson Tefft called the question. The amended motion passed. (4-1, Chairperson Tefft voting no)

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

Jacynth reviewed the work program with the Commissioners.

D. NEW BUSINESS - None

E. DECLARATION OF FUTURE AGENDA ITEMS - None

ADJOURNMENT

The meeting adjourned at 8:17 p.m. to the next regularly scheduled Planning Commission meeting at the Community Center Multi-Purpose Room, 1001 Kennedy Way, on Tuesday, June 3, 2014 at 5:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 3, 2014

PUBLIC COMMENT

Chairperson Tefft opened Public Comment period.

Roger Ewing, Morro Bay resident, stated he could not stay for item B-2 and sees no change in the parking and garage in the staff report and asked the Commission to not consider granting a parking exception.

Chairperson Tefft closed Public Comment period.

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

A. CONSENT CALENDAR - None

B. PUBLIC HEARINGS

B-1 *Continued from March 5, 2014 Meeting*

Case No.: CP0-408

Site Location: 1000 Ridgeway

Proposal: Appeal of Administrative Coastal Development Permit #CP0-408 for demolition of an existing single-family residence and subsequently construct a 4,829 square foot single-family residence with a 1,201 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 Contact: Cindy Jacinth, Associate Planner (805) 772-6577

Jacinth stated staff received a request from the Appellant to continue due to the election, noting if the Commission wanted to grant the continuance request, staff would recommend the public hearing be opened to take testimony and then continue the item to a date certain, otherwise, if the Commission does not want to grant a continuance, staff is ready to proceed.

Chairperson Tefft opened the Public Comment period regarding the issue of the requested continuance.

Katherine Caldwell, Appellant, stated she requested the continuance due to it being election night and those who would have attend the meeting are going to vote after work.

Ruel Czach, Architect, stated his expects the Commission to conduct its business as it is a scheduled hearing, noting the item was discussed then continued to this date and they have worked hard installing story poles and preparing new simulations as requested. He requested the meeting not be postponed noting the public has not been denied the opportunity to comment on the project.

Roger Ewing, Morro Bay resident, requested the hearing be continued as there are new simulations submitted after the staff report went out that have not been reviewed.

Ted DeMont, Morro Bay resident, stated the venue does not have the proper audio visual equipment to be able to show available images. He commented the revised images were done at the eleventh hour and requested the hearing be continued.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
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Bill Weatherford, Morro Bay resident, stated the Architect did a good job displaying his work but noted having accurate images are important to show how it will look.

Jane Von Koehe, Morro Bay resident, stated she looked at the site and does not think the house is too big noting it is not blocking anyone's view and the owner has a right to build what they want.

Chairperson Tefft closed Public Comment period regarding the issue of the requested continuance.

Commissioners Fennacy, Lucas, Sadowski stated support for continuing the item.

Vice Chairperson Luhr stated the simulations did not misrepresent the project and supports moving forward with the hearing tonight.

Chairperson Tefft expressed concern at the number of people here for the hearing and would like to give them an opportunity to comment if the item is continued.

MOTION: Commissioner Sadowski moved to grant the continuance.

Ward clarified that Public Comment on the project itself should occur before a motion to continue the item.

Commissioner Sadowski rescinded his motion.

Jacynth presented the staff report.

Chairperson Tefft opened Public Comment period regarding the proposed project.

Katherine Caldwell, Appellant, stated the issue is neighborhood compatibility, noting the house is too big and there are no guidelines on what is compatible. She requests this go to the City Council to form a neighborhood compatibility committee to research what other cities allow and come back with a report.

Ruel Czach, Architect, stated story poles were installed over a week ago and the simulations are accurate to the story poles. He stated in talking with the neighbors about 60% are in support, 20% don't want to talk about it, and 20% are opposed, noting that many who signed the original petition against the project were misled being told higher living space square footage than actually proposed.

Nancy Bast, Morro Bay resident, read the letter she submitted previously to the Commission stating the house still remains too large in size, bulk and scale.

Susan Heinemann, Morro Bay resident, spoke in opposition to the project stating the concept of neighborhood compatibility comes from the opinion of those living in the upper heights area and not next door.

Tom Nicholas, Morro Bay resident, stated he is in favor of the project.

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REGULAR MEETING – JUNE 3, 2014

Treva Thorton, Morro Bay resident, stated she is in support of the project noting the house fits within the parameters set by the City.

Bill Weatherford, Morro Bay resident, stated the fear of building bigger houses will become a problem in the future as our country becomes more economically divided noting Morro Bay is a unique, healthy place where people want to live and need to complement rather than be angry at each other.

Reed Adamson, Applicant, apologized for all the turmoil stating his wife and he have been part of this community since 2004, they have worked all their life to build and enjoy a retirement home, wanting to stay in the community.

Ted DeMont, Morro Bay resident, stated the concept of neighborhood compatibility it is not clear and request the matter be referred to the City Council for direction.

Chairperson Tefft closed Public Comment period regarding the proposed project.

Commissioner Fennacy stated he has enough information to move forward with the project and opposes the request for continuance.

Vice Chairperson Luhr stated the data and photos are out there and there is enough to move forward with a decision on the project.

MOTION: Commissioner Fennacy moved to deny the Appellant's request for a continuance made on May 30, 2014. Vice Chairperson Luhr seconded the motion.

Commissioner Lucas stated he would vote no as he wants the public who did not get a chance to see the new modification be able to review and comment.

Chairperson Tefft called the question. The motion passed. (3-2, Commissioners Lucas and Sadowski voting no)

Chairperson Tefft opened Public Comment period.

Deana Nielson, Morro Bay resident, spoke in opposition of the project stating the house is too large.

Roger Ewing, Morro Bay resident, stated he is opposed to the proposed project noting the house is too large.

Judy Walters, Morro Bay resident, stated she is opposed to a project of this size and scale.

Carol Rains, Morro Bay resident, stated the City has guidelines and the project either fits them or not, noting she does not see anything wrong with the project.

Norm Williams, Morro Bay resident, stated there are 5 bathrooms in the house.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
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Lynda Merrill, Morro Bay resident, spoke in opposition to the project stating the proposed house is too large.

Chairperson Tefft closed Public Comment period.

Livick stated the City has regulations regarding size that is based on lot coverage, house height and setbacks that the project complies with, but there is also neighborhood compatibility that is not well defined with any metrics.

Ward outlined to the Commission the appeal rights.

Commissioner Fennacy stated the plan complies with City standards and discussed with staff when neighborhood compatibility is triggered. He stated the City Council, not the Commission, is the precedent setting body.

Commissioner Sadowski stated neighborhood compatibility is subjective and staff needs to review this and get more clear direction.

Vice Chairperson Luhr discussed with staff parking and signage for people using the trailhead.

Commissioner Lucas stated he looked at the story poles and was shocked at the size. He stated the Architect has done an amazing job making an extremely large house look smaller, but it is a really big house. He stated support for upholding the appeal.

Chairperson Tefft agreed with both sides about needing more clear standards regarding neighborhood compatibility noting the community is divided about this project. He stated this is not an evolution of the neighborhood but a jump and supports upholding the appeal.

McIlvaine presented findings should the Commission decide to uphold the appeal and deny the project:

- 1) The project as proposed is not in conformance with the General Plan and Local Coastal Program because it is not consistent with the Zoning Ordinance Section 17.48.190 which implements the General Plan and is part of the Local Coastal Program. Specifically the project as proposed is not visually compatible with the character of the surrounding neighborhood in terms of bulk, size and scale.
- 2) The project is not consistent with the Land Use Element Policy LU-15 which states the present human scale and leisurely low intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass.

MOTION: Commissioner Fennacy moved to uphold the appeal and approve Coastal Development permit CP0-408 subject to the findings and conditions of approval as specified in Planning Commission Resolution 11-14 and approve the revised plans dated April 29, 2014 attached as Exhibit A and B. Vice Chairperson Luhr seconded the motion.

Commissioner Lucas stated other projects have been held up showing what is incompatible noting he does not want to contribute to another example that people feel is incompatible. He stated support for denying the project.

Commissioner Sadowski stated he does not support the project as it relates to the LCP Policy 12.06.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 3, 2014

Chairperson Tefft called the question. The motion failed. (2-3, Chairperson Tefft and Commissioners Lucas and Sadowski voting no)

MOTION: Commissioner Lucas moved to uphold the appeal of Administrative Coastal Development permit CP0-408 and deny the Coastal Development permit CP0-408 for the project at 1000 Ridgeway with the findings as read into the record by staff numerated as 1 and 2. Commissioner Sadowski seconded the motion and the motion passed. (3-2, Vice Chairperson Luhr and Commissioner Fennacy voting no)

B-2 *Continued from May 20, 2014 Meeting*

Case No.: #CP0-420 & #AD0-088

Site Location: 3031 Beachcomber

Proposal: Coastal Development Permit approval for an addition of 310 square feet to an existing single family residence in the S.2A overlay zoning district. Parking Exception request to allow one covered and enclosed garage parking space and one uncovered tandem driveway parking space. This site is located inside the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically exempt, Class 1

Staff Recommendation: Conditionally approve

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Commissioner Sadowski recused himself from this item.

Jacinth presented the staff report.

Vice Chairperson Luhr inquired if the decks were permitted. Livick replied they did not require a building permit as they are below 30 inches in height.

Commissioner Lucas and staff discussed what could be built in the rear yard. Livick noted per OA-1 zoning they could build non-significant structures which would be anything that does not require a building permit. Jacinth noted a condition has been added stating only development consistent with OA-1 zoning be allowed in this area.

Chairperson Tefft and Livick discussed how the paper street was created.

Vice Chairperson Luhr asked if there was any overlay of environmentally sensitive habitat or dune habitat for this area. Jacinth replied the Beach Tract area is outside the ESH area as noted on the City's ESH maps.

Chairperson Tefft opened Public Comment period.

Joyce Hunter Cockrill, Applicant, stated they worked closely with the City as they are close to the dunes and want to bring the house up to green standards and lower water usage.

Vice Chairperson Luhr and Bill Cockrill discussed the trusses, roof and side walls.

Chairperson Tefft closed Public Comment period.

Commissioner Lucas stated he does not like the idea of a parking exception but does not see another way, noting he likes that the house is being updated.

Commissioner Fennacy stated he supports the project.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 3, 2014

Chairperson Tefft stated he supports the project and concurred with Commissioners Fennacy and Lucas regarding upgrading the house. He expressed appreciation of staying within the existing footprint and not expanding the decks in the OA-1 area.

MOTION: Commissioner Fennacy moved to adopt Planning Commission Resolution 12-14 to include the findings and conditions of approval for the project depicted on site development plans dated May 14, 2014. Commissioner Lucas seconded the motion and the motion passed.
(4-0)

Commissioner Sadowski returned.

B-3 **Case No.:** #UP0-374

Site Location: 481 Java Street

Proposal: Conditional Use Permit request to allow a non-conforming addition to an existing nonconforming single family residence and to allow a one-car carport where two covered parking spaces are required. The existing structure does not meet the parking, setback, and lot coverage requirements. The proposed project with a 644-square-foot, second-story addition and remodel to the existing structure would not meet setback, coverage, or parking standards. The project site is located outside the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Denial

Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

Commissioner Sadowski recused himself as he lives across the street from the proposed project.

McIlvaine presented the staff report.

Commissioner Lucas and McIlvaine discussed the setbacks for the upper floor.

Vice Chairperson Luhr and McIlvaine discussed the square footage of the lot and how much space would be needed for a two car garage.

Chairperson Tefft and McIlvaine discussed how much of the house is being reconstructed.

Chairperson Tefft opened Public Comment period.

Kathleen Bergantzel, Architect, described the project.

Commissioner Lucas and Bergantzel discussed tandem parking.

Chairperson Tefft and Bergantzel discussed the foundation and width of the carport.

Chairperson Tefft closed Public Comment period.

Vice Chairperson Luhr stated parking is so congested on the street that he does not support granting an exception.

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Commissioner Lucas agreed with Vice Chairperson Luhr regarding parking and would rather see a modification to get the second car off the street noting he liked the plan's restrained development of the second story.

Commissioner Fennacy stated he liked the project but expressed concern with the parking and would like to see a compromise to address that.

Chairperson Tefft stated parking is an issue and he supports staff recommendation to deny.

Commissioner Lucas and staff discussed denial versus continuance to address the parking issue.

Chairperson Tefft opened Public Comment period.

Chairperson Tefft asked if the Applicant would be agreeable to a continuance to re-evaluate the project. Bergantzel replied the Applicant would support a continuance.

Chairperson Tefft closed Public Comment period.

MOTION: Commissioner Lucas moved to continue the item to a date uncertain to accommodate two cars on site. Vice Chairperson Luhr seconded the motion and the motion passed. (4-0)

Commissioner Sadowski returned.

C. UNFINISHED BUSINESS

- C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

Jacinth reviewed the work program with the Commissioners.

D. NEW BUSINESS

- D-1 Appointment of Planning Commissioner to the Water Reclamation Facility (WRF)
Citizen's Advisory Committee

Livick outlined the purpose of the Committee.

Commissioner Sadowski volunteered to be on the Committee.

Commissioner Luhr expressed an interest in being on the Committee but noted he may not have the time to commit for the Commissioner appointment but would be interested in an At-Large seat.

Commissioners Fennacy and Lucas expressed interest in the Committee but could not commit the time.

MOTION: Commissioner Lucas moved to nominate Commissioner Sadowski. Commissioner Luhr seconded the motion and the motion passed unanimously. (5-0)

E. DECLARATION OF FUTURE AGENDA ITEMS

- Updates on Embarcadero North Specific Plan progress

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 3, 2014

ADJOURNMENT

The meeting adjourned at 9:34 p.m. to the next regularly scheduled Planning Commission meeting at the Community Center Multi-Purpose Room, 1001 Kennedy Way, on Tuesday, June 17, 2014 at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary

RESOLUTION NO. PC 15-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION TO GRANT THE APPEAL AND DENY THE COASTAL DEVELOPMENT PERMIT (CP0-408) FOR THE DEMOLITION OF THE EXISTING RESIDENCE AND CONSTRUCTION OF A NEW TWO STORY SINGLE-FAMILY RESIDENCE AT 1000 RIDGEWAY AVENUE.

WHEREAS, on December 20, 2013, the Director issued an Administrative Coastal Development Permit (Coastal Development Permit #CPO-408) for the demolition of an existing 1,649 square foot house and construction of a new two-story single-family residence proposed to be 4,829 square feet with a 1,201 square-foot garage/workshop and a 120 square foot covered porch at 1000 Ridgeway; and

WHEREAS, on December 30, 2013 an appeal was filed to the Planning Commission on Coastal Development Permit #CPO-408 specifically to “rescind current permit allowing development of property as planned or modify existing permit to scale back project to conform with the City’s Land Use Plan, policies, and elements”; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on February 19, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408 and continued the hearing to the March 5, 2014 meeting; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on March 5, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408; and

WHEREAS, the Planning Commission at its March 5, 2014 meeting directed the Applicant to submit revised plans to demonstrate neighborhood compatibility and continued the hearing to the May 6, 2014 meeting; and

WHEREAS revised plans for 1000 Ridgeway were submitted by the Applicant’s Representative to the City on April 29, 2014; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on May 6, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408 and continued the hearing to the June 3, 2014 meeting; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on June 3, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, whether written or oral, including without limitation, the testimony of the appellant, the applicant, interested parties, written petitions, consultants, City staff and all written and oral evaluations and recommendations by staff, presented at the February 19, 2014, March 5, 2014, May 6, 2014 and June 3, 2014 hearings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

1. Pursuant to the California Environmental Quality Act Guidelines Section 15270, CEQA does not apply to projects that are disapproved or denied by the approval body.

Coastal Development Permit Findings for Denial

1. The project, as proposed, is not in conformance with the General Plan and Local Coastal Program because it is not consistent with the Zoning Ordinance Section 17.48.190 which implements the General Plan and is part of the Local Coastal Program. Specifically,
 - a. The project, as proposed, is not visually compatible with the character of the surrounding neighborhood in terms of bulk, size, and scale.
2. The project is not consistent with the Land Use Element Policy LU-15 which states, “The present human scale and leisurely, low-intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass.”

Section 2. Action. The Planning Commission does hereby approve the appeal and deny Coastal Development Permit #CP0-408.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of June, 2014 on the following vote:

AYES:

NOES:

ABSENT:

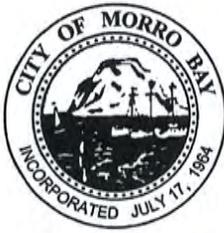
ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 3rd day of June, 2014.



AGENDA NO: B-1

MEETING DATE: June 17, 2014

Staff Report

TO: Planning Commissioners

DATE: June 17, 2014

FROM: Whitney McIlvaine, Contract Planner

SUBJECT: Appeal of Director's Denial of a time extension for Sign Exception #SP0-141 to allow an off-premises sign at 1105 Morro Street

RECOMMENDATION:

DENY THE APPEAL by adopting a motion including the following actions:

- A. Adopt a Planning Commission Resolution which includes findings for denial of an appeal of the Director's action to deny a time extension for Sign Exception #SP0-141, which allowed an off-premises sign at 1105 Morro Street.

APPLICANT/AGENT: Sharon Moores, Virg's Sport Fishing / Cathy Novak

BACKGROUND:

On appeal, in March 2012, the City Council approved a sign exception for an off-premises directional sign for Virg's Sport Fishing to be located on an existing pole sign at the western entrance to Walker's Mobile Home Park at 1105 Morro Street in an R-2 PD/SP zone. The off-premises sign is located near the corner of Beach and Market Streets. The business location for Virg's Sport Fishing is 1169 Market Street.

The findings and conditions for the sign exception as approved by Council are attached with Exhibit G. City Council approved the sign



Prepared By: _____

Dept Review: _____

City Manager Review: _____

City Attorney Review: _____

for a period of two years (until March 13, 2014), but allowed for the possibility of an extension at the discretion of the Public Services Director.

A special encroachment permit (SPE-103) was also required for the off-premises sign since it is actually located in the public right-of-way. The encroachment permit allowed the sign to remain until February 28, 2014. (A separate encroachment permit is effect for the pole sign for Walker's Mobile Home Park. The City may revoke this encroachment permit at any time.)

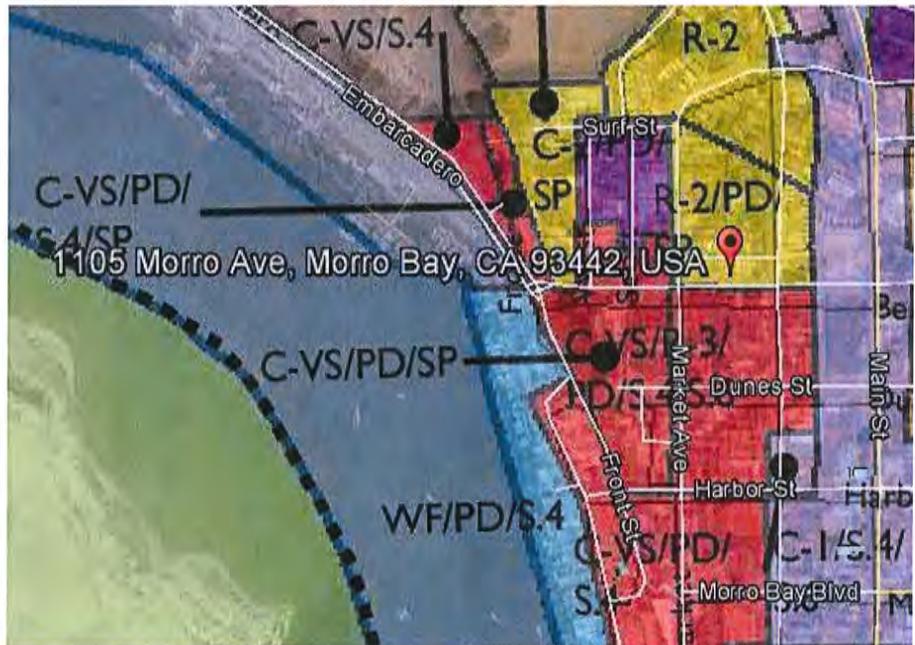
On January 9, 2014, the appellant requested a time extension to allow the sign to remain in place for an additional two years, until March 13, 2016.

On April 1, 2014, the Director issued a letter denying the time extension request based on findings that off-premises signs are prohibited by the City's sign ordinance and that the public has had sufficient time to learn of the new location of the business.

On April 11, 2014, the Public Services Department received an appeal of the Director's determination. The appeal is attached as Exhibit C.

PROJECT ZONING:

The sign is located in an R-2 PD/SP zone. This is a Duplex Residential zone with a Planned Development overlay in the "F" zone of the Beach Street Specific Plan Area. The F zone encourages creation of an attractive streetscape at the perimeter of the trailer park in conjunction with any conditional use permit. Surrounding zoning is residential to the north and east and commercial to the south and west.



Sign Location: Corner of Market and Beach Streets at rear entrance to Walker's Mobile Home Park (1105 Morro Avenue)

Zoning	R-2 (PD/SP)
Existing Use	Trailer Park

PROJECT ANALYSIS:

Section 17.68.120 provides that directional and community promotional display programs advertising, directing or informing pedestrians of a business service or community events and services not related to or located on the site shall be permitted on private property in commercial use areas of the city, and on public lands or rights-of-way upon granting of an exception permit.

Outdoor-off-site freestanding signs are defined in the current sign ordinance but are nowhere listed as allowed signs. The proposed sign ordinance update specifically prohibits this type of sign.

Section 17.68.040 of the sign ordinance prohibits signs on public property except as may be required by other city, county, state or national regulations, or without first obtaining the approval of the Public Services/Planning Director. The Public Services/Planning Director has denied approval of a time extension for the sign.



The sign is located in front of private property zoned for residential use. The sign is being used to direct traffic off Beach Street onto Market Street and ultimately to Virg's location 1169 Market Street. There may have been a need for this type of information at the time the business relocated,

but it has been two years and the Director determined public has had sufficient time to learn of the new business location. City Council's sign exception approval has expired and so has the encroachment permit issued for the off-premises sign.

GENERAL PLAN AND LOCAL COASTAL PLAN:

The Visual Resources and Scenic Highway Element of the General Plan notes, "Signs in Morro Bay have come to be a problem, detracting from the visual quality of the community and in some cases interfering with important views." Among some of the problems associated with signs is a failure to remove old, non-functional, or non-conforming signs. (p.IV-10) Denial of the appeal and removal of the temporary sign would be consistent with the General Plan.

ENVIRONMENTAL DETERMINATION:

CEQA Determination: The project is Categorically Exempt under the Class 5. Class 5 Minor Alteration in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to issuance of minor encroachment permits.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on June 6, 2014 and all property owners of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION:

The sign was intended to be temporary. The sign exception enabling the sign has expired. Allowing the sign to remain is not consistent with the General Plan, the Zoning Ordinance or with the intent of the original approval.

ATTACHMENTS:

1. Exhibit A – Resolution Denying the appeal
2. Exhibit B – Resolution Approving the appeal
3. Exhibit C – Appeal application 4/11/14
4. Exhibit D – Director's Denial of time extension letter 4/1/14
5. Exhibit E – Sign Exception approval letter 4/5/12
6. Exhibit F – Minutes of the City Council meeting 2/28/12
7. Exhibit G – Sign Exception SP0-141 Permit with findings and conditions 3/13/12
8. Exhibit H – Memo from the Harbor Director 6/10/14

EXHIBIT A

RESOLUTION NO. PC XX-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION DENYING AN APPEAL OF A DENIAL BY THE PUBLIC SERVICES DIRECTOR OF A TIME EXTENSION FOR SIGN EXCEPTION (SP0-141) TO ALLOW AN OFF-PREMISES SIGN IN THE PUBLIC RIGHT-OF-WAY FOR VIRG'S SPORTSFISHING, ON THE NORTHEAST CORNER OF MARKET AND BEACH STREETS, AT THE REAR OF PROPERTY ADDRESSED 1105 MORRO STREET.

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on June 17, 2014, for the purpose of considering an appeal of a denial by the Public services Director of a time extension for a sign exception enabling an off-premises sign at 1105 Morro street; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the appellant, interested parties, and the evaluation and recommendations by staff, presented at said hearing; and

WHEREAS, on March 13, 2012, the City Council approved a sign exception (SP0-141) to allow a 3 foot by 5 foot off-premises sign advertising Virg's Sportsfishing on the existing sign structure at the rear entrance to Walker's Mobile Home Park at 1105 Morro Street; and

WHEREAS, the sign exception (SP0-141) was approved for a period of two years subject to the Public Services Director, at his discretion, to extend or deny any requests to extend the approval after two years; and

WHEREAS, on April 1, 2014 the Public services Director denied a request for a two-year time extension of the sign exception (SP0-141) to enable the sign to remain in place; and

WHEREAS, on April 11, 2014, the City received an appeal of the Director's denial of the time-extension request; and

WHEREAS, Morro Bay Municipal Code Section 17.68.090 directs the Planning Commission to consider an appeal of the Director's action regarding provisions of Chapter 17.68, upon conducting a public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

1. The project is categorically exempt from CEQA pursuant to Section 15305, Class 5, minor alteration in land use limitations.
- 2.

Findings for Approval

1. The public has had sufficient time –two years – to learn of the new location for Virg’s Sportfishing.
2. The sign is not consistent with the intent and purpose of Chapter 17.68 of Zoning Ordinance which states, “excessive and poorly designed signs detract from the City’s appearance and visual environment.”
3. Approval of a time-extension for the sign exception #SP0-141 is not consistent with City’s General Plan and Local Coastal Plan which notes that failure to remove old, non-functional or nonconforming signs distracts from the visual quality of the community (p. IV-10).
4. The temporary sign exception #SP0-141 expired on
5. The special encroachment permit (SPE-103) for the temporary off-premises sign in the right-of-way at 1105 Morro Street expired on February 28, 2014.

Section 2: Action. The Planning Commission does hereby deny the appeal of the Director’s action to deny a time extension for sign exception #SP0-141, and does hereby deny any further time extension for sign exception #SP0-141, which allowed an off-premises sign at Walker Mobile Home Park (1105 Morro Street) in the public right-of-way advertising Virg’s Sportfishing.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of June, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 17th day of June 2014

EXHIBIT B

RESOLUTION NO. PC XX-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION TO UPHOLD AN APPEAL OF A DENIAL BY THE PUBLIC SERVICES DIRECTOR OF A TIME EXTENSION FOR SIGN EXCEPTION (SP0-141) TO ALLOW AN OFF-PREMISES SIGN IN THE PUBLIC RIGHT-OF-WAY FOR VIRG'S SPORTSFISHING, ON THE NORTHEAST CORNER OF MARKET AND BEACH STREETS, AT THE REAR OF PROPERTY ADDRESSED 1105 MORRO STREET.

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on June 17, 2014, for the purpose of considering an appeal of a denial by the Public services Director of a time extension for a sign exception enabling an off-premises sign at 1105 Morro street; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the appellant, interested parties, and the evaluation and recommendations by staff, presented at said hearing; and

WHEREAS, on March 13, 2012, the City Council approved a sign exception (SP0-141) to allow a 3 foot by 5 foot off-premises sign advertising Virg's Sportsfishing on the existing sign structure at the rear entrance to Walker's Mobile Home Park at 1105 Morro Street; and

WHEREAS, the sign exception (SP0-141) was approved for a period of two years subject to the Public Services Director, at his discretion, to extend or deny any requests to extend the approval after two years; and

WHEREAS, on April 1, 2014 the Public services Director denied a request for a two-year time extension of the sign exception (SP0-141) to enable the sign to remain in place; and

WHEREAS, on April 11, 2014, the City received an appeal of the Director's denial of the time-extension request; and

WHEREAS, Morro Bay Municipal Code Section 17.68.090 directs the Planning Commission to consider an appeal of the Director's action regarding provisions of Chapter 17.68, upon conducting a public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

1. The project is categorically exempt from CEQA pursuant to Section 15305, Class 5, minor alterations in land use limitations.

Findings for Approval

1. An additional time extension of two years is reasonably necessary to enable the public to learn the location of Virg's Sportsfishing.
2. The sign is consistent with Zoning Ordinance Section 17.68.120.C which provides for sign programs which advertise, direct or inform pedestrians of business services not related to or located on the site.

Section 2: Action. The Planning Commission does hereby uphold the appeal of the Director's action to deny a time extension for sign exception #SP0-141, and approve a two-year time extension for sign exception #SP0-141 to allow an off-premises sign at Walker Mobile Home Park in the public right-of-way advertising Virg's Sportfishing pursuant to Section 17.68.120.C of the City of Morro Bay Municipal Code, subject to the following conditions.

Conditions for Approval

1. The applicant shall apply for a special encroachment permit to allow the sign to remain within the right-of-way for the duration of the Planning Commission's time extension approval.
2. This final time extension for sign exception #SP0-141 shall expire on June 17, 2016.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of June, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 17th day of June 2014



CITY OF MORRO BAY

Public Services Department
Planning Division

955 Shasta Avenue
Morro Bay, CA 93442
(805) 772-6577

SP0-141

APPEAL FORM

In CCC Appeals Jurisdiction?

YES – No Fee
 NO – Fee Paid: Yes No

Project Address being appealed: Off-site location at Market & Beach Streets	
Appeal from the decision or action of (governing body or City officer): <input checked="" type="checkbox"/> Administrative Decision <input type="checkbox"/> Planning Commission <input type="checkbox"/> City Council	
Appeal of action or specific condition of approval: Denial of time extension for sign permit.	
Permit number and type being appealed (ie. coastal permit, use permit, tentative subdivision): SP0-141	
Date decision or action rendered: April 1, 2014	
Grounds for the appeal (attach additional sheets as necessary): See attached sheet.	
Requested relief or action: Authorize time extension requested.	
<div style="color: blue; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="color: red; font-weight: bold; font-size: 1.2em;">APR 11 2014</div> <div style="color: blue; font-size: 0.8em;">City of Morro Bay Public Services Department</div>	
Appellant (please print): Sharon Moores, Virg's	Phone: 772-1222
Address: 785 Quintana Box 245 Morro Bay, CA 93442	
Appellant Signature:	Date: April 11, 2014

FOR OFFICE USE ONLY

Accepted by:	Date appeal filed:
Appeal body:	Date of appeal hearing:

Grounds for Appeal of Sign Exception #SPO-141 Permit time extension

April 11, 2014

At the March 13, 2012 City Council meeting, the Council approved Sign Exception Permit #SPO-141 to allow for the Virg's Sport Fishing sign at the corner of Market and Beach Streets. In the conditions of approval, the City Council recognized that additional time may be necessary for this sign to remain in this location hence, the Council specifically allowed for the Director of Public Services to grant a time extension beyond the initial approval of two years.

At that time, the sign permit was found consistent with the City policies (copy attached). There are no circumstances that have changed since that point that make this time extension request inconsistent with City policies as stated as a reason for denial by the Public Services Director.

In addition there is at least one other sign that remains within the City Right-of-Way, as a matter of fact in the same location, that is allowed to remain which makes the denial of this time extension request inconsistent with other projects of similar nature.

The original request for the sign was based upon the following:

1. Virg's unfortunately had to relocate a water dependent business that was in the same location for 57 years to a somewhat obscure location. This has brought, to put it mildly, lots of confusion, frustration and the loss of charter and private fisher folk to other areas including Port San Luis or Avila Beach.

Many businesses have the ability to put up relocations signs at the old locations to direct the public however in this case, that has not been possible. This has led to the overall confusion and frantic early morning calls to the tackle shop asking them to hold the boat for them while they find their way. So, Virg's is requesting the one additional directional sign to assist locals and visitors to the new storefront and to work in conjunction with the sign approved by the Planning Commission.

2. Furthermore the code allows for exceptions and the Council should weigh the circumstances and determine if a unique situation exists that will allow the Council to approve the request.

In this particular case, Virg's is unlike other businesses in town and the applicant would like the Council to consider the importance of assisting and maintaining one of the remaining two sport fishing businesses in Morro Bay.

Sport fishing is not a lucrative business anymore and it is becoming difficult at best to keep what Morro Bay has, let alone try and add more. There is little interest by persons to open a business where the doors are essentially closed for five to six months every year.

Fishing regulations and the economy have triggered the biggest impacts on this industry and unless we as a community provide at least a minimal amount of help, Morro Bay stands to lose another business that brings in scores of visitors each year and is also there to serve the locals.

3. Virg's did not ask for financial assistance or any major concessions but rather a simple request to have a directional sign on Market Street to direct the public to the tackle shop.

4. The Planning Commission Staff Report at the time indicated that staff did not support this sign but recognized that there may be a need for this information until such time that Virg's new location becomes well known.

As mentioned, the circumstances have not changed. Virg's is still having difficulties and receives phone calls from lost passengers trying to locate the tackle shop. This sign remains a necessity for this business.



City of Morro Bay

MORRO BAY, CA 93442

(805) 772-6200

www.morro-bay.ca.us

April 1, 2014

Sharon Moores
1169 Market Street
Morro Bay, Ca 93442

RE: Sign Exception Permit for 1169 Market Extension Request

Dear Ms Moores,

The Director has reviewed the letter dated January 9, 2014 requesting a two year extension of Sign Extension Permit SP0-141. On March 13, 2012, the City Council approved your appeal of the Planning Commission decision on your sign exception which allowed for an extension by the Public Services Director, at his discretion, to extend or deny any requests to extend the approval after two years.

The Director finds that the sign exception and your request for a two year extension does not comply 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, based on that the public has had sufficient time to learn the new location of the business and that off-premise signs are specifically prohibited. Therefore, the Director hereby denies your request for an extension of the sign exception permit. The expiration date of the sign exception permit remains as March 13, 2014.

Sincerely,

Rob Livick
PUBLIC SERVICES DIRECTOR

By: _____

Cindy Jacinth
Associate Planner

Copy: Cathy Novak Consulting

FINANCE
595 Harbor Street

ADMINISTRATION
595 Harbor Street

FIRE DEPT.
715 Harbor Street

PUBLIC SERVICES
955 Shasta Avenue

HARBOR DEPT.
1275 Embarcadero Road

CITY ATTORNEY
595 Harbor Street

POLICE DEPT.
870 Morro Bay Boulevard

RECREATION & PARKS
1001 Kennedy Way



City of Morro Bay

MORRO BAY, CA 93442

(805) 772-6200

www.morro-bay.ca.us

April 5, 2012

Sharon Moores
1169 Market Street
Morro Bay, Ca 93442

RE: Sign Exception Permit for 1169 Market

Dear Ms Moores,

At its regular meeting on March 13, 2012 the City of Morro Bay City Council approved your appeal of the Planning Commission decision on your sign exception. Your sign exception permit approval is as follows:

1. One sign 3 feet by 5 feet to be placed in front of Walker's Mobile Home Park on the existing sign structure along Market Street. This sign was approved for two years subject to the Public Services Director, at his discretion, to extend or deny any requests to extend the approval after two years.
2. One informational sign at the old location, 1215 Embarcadero Road stating the business has moved to a new location with new location and phone number listed for one year from March 13, 2012, expiring on March 13, 2013.
3. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code.

Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department.

Sincerely,

Rob Livick
PUBLIC SERVICES DIRECTOR

By: _____
Kathleen Wold
Planning and Building Manager

FINANCE
595 Harbor Street

ADMINISTRATION
595 Harbor Street

FIRE DEPT.
715 Harbor Street

PUBLIC SERVICES
955 Shasta Avenue

HARBOR DEPT.
1275 Embarcadero Road

CITY ATTORNEY
595 Harbor Street

POLICE DEPT.
870 Morro Bay Boulevard

RECREATION & PARKS
1001 Kennedy Way

MINUTES - MORRO BAY CITY COUNCIL
REGULAR MEETING – FEBRUARY 28, 2012
VETERANS MEMORIAL HALL - 6:00 P.M.

B-1 APPEAL OF THE PLANNING COMMISSION'S DECISION TO DENY SIGN
EXCEPTION #SP0-141 (VIRG'S LANDING SIGNS); (PUBLIC SERVICES)

Councilmembers George Leage and Carla Borchard had to step down from the dais due to a conflict of interest.

Planning Manager, Kathleen Wold presented her staff report recommending Council deny the appeal and uphold Planning Commission's denial of Sign Exception #SP0-141 as it is an off-premise sign (billboard) which are specifically prohibited in the City's Zoning Ordinance. While there are provisions which provide for exceptions, those must be approved subject to findings. Staff reviewed the proposal in relationship to the required findings and was unable to make all the required findings for approval.

Cathy Novak, representing the appellant Virg's Landing, gave her presentation. She covered the history of the original sign request, the Planning Commission decision and then spoke on specific points regarding the appeal. Ms. Novak feels that the sign exception should be allowed as they feel this particular sign encourages communications which aid in orientation and identifies activities; preserves the aesthetic character of the surroundings; relates to basic principles of good design and pleasing appearance; and, doesn't overload the public's capacity to receive information – all points that relate to the billboard section of the Zoning Ordinance. In addition, this directional and display sign is in public, not private property, which is dealt with in the Zoning Ordinance in a separate section. This section states that directional and community promotion sign programs advertising, directing or informing pedestrians of business service or community events and services not related to or located on the site shall be permitted in commercial use areas of the City on public lands or rights-of-way upon granting of an exception permit. After 57 years in the same location, Virg's had to relocate; this has caused confusion, frustration and loss of charter and private "fisher folk" to Morro Bay. They feel this information signage is vital to assisting the visiting "fisher folk" to the new shop as opposed to losing them to competing communities. Finally, the applicant is amenable to a project condition that would specify the length of time the sign is allowed – Virg's would ask for a 2 year period and an option for the Public Services Director or Planning Commission to revisit the issue before that expiration date to see if it needs to remain longer.

Mayor Yates opened the hearing for public comment; seeing no one wishing to speak, Mayor Yates closed the hearing for public comment.

Mayor Yates noted that the sign has been there for several months and hasn't bothered anybody and to his knowledge, we haven't received any complaints. There are special circumstances surrounding this business and he would like to be able to direct Rob Schultz to find special circumstances that would allow this.

MINUTES - MORRO BAY CITY COUNCIL
REGULAR MEETING – FEBRUARY 28, 2012
VETERANS MEMORIAL HALL - 6:00 P.M.

Councilmember Johnson is favor of also upholding the appeal as it is a waterfront business that has had to move away from the water, is one of our oldest businesses but most importantly, is the only business in Morro Bay that sells fishing licenses.

Councilmember Smukler is inclined to agree with Mayor Yates and Councilmember Johnson but is wrestling with the sensitivity in the community of being fair and that this might be opening the door for other exceptions. He would prefer a sunset written in this in the exemption.

MOTION: Mayor Yates moved the City Council uphold Virg's appeal for sign exception #SPO-141 and direct the City Attorney to draft findings to uphold this decision, to allow the exception for 2 years, and to have the Public Services Director, at his discretion, extend or deny the extension after the 2 years. The motion was seconded by Councilmember Johnson and carried 3-0-2 with Councilmembers Borchard and Leage needing to abstain.

B-2 APPEAL OF COMMERCIAL FISHING SLIP WAIVER DECISION BY HARBOR ADVISORY BOARD; (HARBOR)

Harbor Operations Manager Eric Endersby gave the staff presentation. As required, three fishermen appealed in writing to the Harbor Advisory Board for fishing slip waivers. The two fishermen in attendance at the Harbor Advisory Board meeting were granted their waivers and the one who was unable to attend was not. Per Resolution #23-91, that fisherman is now appealing that decision to Council this evening. Should the appeal be denied, the fisherman would be required to vacate his slip. Should the appeal be upheld, the fisherman would be granted a waiver

Fisherman and Appellant Joe Nungaray stated that he is here complying with Resolution 23-91 in submitting fuel tickets and receipts for fish caught but didn't catch the required limit due to personal reasons. At that point, as advised, he submitted a waiver request to the Harbor Advisory Board. Mr. Nungaray was never told that he needed to attend the Harbor Advisory Board meeting. The Harbor Advisory Board denied that waiver due to his lack of attendance at the meeting. He is asking that Council reconsider his waiver tonight.

Mayor Yates opened the hearing for public comment.

Brian Stacy spoke on behalf of Mr. Nungaray. He stated that Mr. Nungaray has been out trying to fish, it was just a terrible season. He supports staff's request to grant the waiver.

Mayor Yates closed the hearing for public comment.

SIGN EXCEPTION PERMIT

CASE NO: SP0-141**THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:**

SITE ADDRESS: 1169 Market Street (signs to be installed at Walker's Mobile Home Park on the existing sign structure at Market Street and on an existing pole adjacent to Embarcadero Road in the driveway to the business' previous location at 1215 Embarcadero Road).

APPLICANT: Sharon MooresAPN/LEGAL: Please see site address above.DATE APPROVED: March 13, 2012 APPROVED BY City Council

CEQA DETERMINATION: Categorically Exempt, Class 32

DESCRIPTION OF APPROVAL: Approval for two off-premise signs. One sign (3 feet by 5 feet) to be located on the existing sign structure for Walker's Mobile Home along Market Street and the other sign to be located on an existing pole adjacent to Embarcadero Road near 1215 Embarcadero Road.

THIS APPROVAL IS BASED UPON THE ATTACHED FINDINGS AND IS VALID ONLY IF CONDITIONS (ATTACHED) ARE MET AND ONLY AFTER THE APPLICABLE APPEAL PERIOD. Failure to comply with the conditions of this permit shall, at the discretion of the Public Services Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

YOUR PROPERTY IS LOCATED IN THE CITY OF MORRO BAY JURISDICTION, THERE IS AN APPEAL PERIOD OF TEN (10) *Calendar days*, WITHIN WHICH TIME YOUR PERMIT IS APPEALABLE TO THE CITY COUNCIL/PLANNING COMMISSION

YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION: THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) *Working days* following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste. 300, Santa Cruz, CA 95060, and Phone: 415-427-4863. If you have any questions, please call the City of Morro Bay Public Services Department, 772-6261.

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: March 23, 2012

ATTEST: _____ DATE: April 5, 2012

THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT

FINDINGS

SITE LOCATIONS: Walker's Mobile Home Park (1105 Morro Ave). The sign will be located within the public right of way along Market Street and beneath the existing Walker Mobile Home Sign on the same sign supports.

The other sign to located on an existing pole adjacent to Embarcadero Road near 1215 Embarcadero Road.

PROJECT DESCRIPTION: The applicant is requesting approval of a sign exception to allow the placement of an off-premise sign at Walker's Mobile Home Park (1105 Morro Ave) within the public-right-of-way advertising Virg's Sport fishing pursuant to Section 17.68.120.C Directional and Community Promotional Display Programs. This business had been previously located on the waterfront for 57 years. Recently the business moved to a location off the waterfront to 1169 Market. Because the business is water dependent and the new location is off the waterfront a sign at Beach and Market will help direct the public to this business which offers sport fishing and California State fishing licenses, a community service.

One informational sign at the old location, 1215 Embarcadero Road stating the business has moved to a new location with new location and phone number listed for one year from March 13, 2012, expiring on March 13, 2013.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

- A. The project has been found to be categorically exempt from CEQA pursuant to Section 15305, Class 5. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to issuance of minor encroachment permits.

SIGN PERMIT FINDINGS:

- A. The sign is consistent with the intent and purpose of this chapter;
The sign is consistent with Section 17.68.120.C which provides for sign programs which advertise, direct or inform pedestrians of business services not related to or located on the site. The sign advertises Virg's at 1169 Market. The sign is needed as a community service to inform patrons of the 1169 Market facility (non-water location) for a business which has historically operated on the water.
- B. The sign does not constitute a detriment to public health, safety and welfare;
The proposed location of the sign will not create a detriment to public health, safety or welfare.
- C. The size, shape, color, materials, design and location of the sign are compatible with and bear harmonious relationship to all signs on a parcel and to the use, as well as to the neighborhood and surroundings;
The sign as proposed is compatible with the existing sign at this location. The signs colors are different but the size, design, materials and shape are consistent with the existing Walker Mobile Home Sign.

- D. Signs on all proposed buildings or new additions to existing buildings are designed as an integral pan of the total building design;
There is no wall sign proposed.
- E. The location of the proposed sign and the design of its visual elements (lettering, words, figures, colors, decorative motifs, spacing and proportions) are legible under normal viewing conditions prevailing where the sign is to be installed;
The sign as proposed is legible.
- F. The location and design of the proposed sign does not obscure from view or unduly detract from existing or adjacent signs;
The sign is proposed to be located on the same poles as the existing Walker Mobile Home underneath the existing Walker's Mobile Home Sign. This location will not obscure the existing sign and the difference in sign copy ensures that the signs will not be confusing.
- G. The location and design of the proposed sign, its size, shape, illumination and color does not detract from or interfere with or intrude upon adjacent properties or their occupants;
The sign is proposed to be located on the same sign structure as the existing Walker Mobile Home Park Sign. The sign size, shape, non illumination and color are compatible with the existing Walker Mobile Home sign and therefore it will not detract from or interfere with or intrude upon the adjacent properties or their occupants.
- H. The location and design of a proposed sign in close proximity to any residential district does not adversely affect the value or character of the adjacent residential district;
Proposed location is zoned R-2 (Duplex Residential District) therefore the sign is in a residential district. Because the sign is compatible with the existing sign at this location, proposes to increase the signage by only 4 square feet, and is conditioned to remain for a two year period of time there will be no adverse affect to the adjacent residential district.

CONDITIONS OF APPROVAL

Revised Per Planning Commission and City Council

SITE LOCATIONS: Walker's Mobile Home Park (1105 Morro Ave). The sign will be located within the public right of way along Market Street and beneath the existing Walker Mobile Home Sign on the same sign supports.

The other sign to located on an existing pole adjacent to Embarcadero Road near 1215 Embarcadero Road.

PROJECT DESCRIPTION: The applicant is requesting approval of a sign exception to allow the placement of an off-premise sign at Walker's Mobile Home Park (1105 Morro Ave) within the public-right-of-way advertising Virg's Sport fishing pursuant to Section 17.68.120.C Directional and Community Promotional Display Programs. This business had been previously located on the waterfront for 57 years. Recently the business moved to a location off the waterfront to 1169 Market. Because the business is water dependent and the new location is off the waterfront a sign at Beach and Market will help direct the public to this business which offers sport fishing and California State fishing licenses, a community service.

One informational sign at the old location, 1215 Embarcadero Road stating the business has moved to a new location with new location and phone number listed for one year from March 13, 2012, expiring on March 13, 2013.

STANDARD CONDITIONS:

1. This permit is granted for the improvements as described in the staff report and discussed at the March 13, 2012 hearing, and as depicted on plans on file with the Public Services Department except as modified by the following conditions.
2. Inaugurate Within Two Years: If the approved use is not established within two (2) years of the effective date of this approval, this approval will automatically become null and void. However, upon written request by the applicant prior to the expiration date of this approval, up to two (2) one-year time extensions may be granted. Said extensions may be granted by the Public Services Director, 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 shall be subject to review and approval by the Public Services Director. Any changes to the approved project determined not to be minor by the Director shall require the filing of an amendment subject to Planning Commission review.
4. Compliance with the Law: 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. 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: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director 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.

PLANNING CONDITIONS:

1. Applicant shall apply for all other permits necessary to implement the sign exception including but not limited to a building permit, encroachment permit and sign permit if necessary.

PLANNING COMMISSION CONDITIONS:

1. One informational sign at the old location, 1215 Embarcadero Road stating the business has moved to a new location with new location and phone number listed for one year from March 13, 2012, expiring on March 13, 2013.

CITY COUNCIL CONDITIONS:

1. One sign 3 feet by 5 feet to be placed in front of Walker's Mobile Home Park on the existing sign structure along Market Street. This sign was approved for two years subject to the Public Services Director, at his discretion, to extend or deny any requests to extend the approval after two years.

Whitney Mcilvaine - Virg's signs

From: Eric Endersby
To: Whitney Mcilvaine
Date: 6/10/2014 4:29 PM
Subject: Virg's signs
CC: Lori Stilts

Good afternoon Whitney,

In regard to the two off-site Virg's Sportfishing signs (one on the Walker's Trailer Park sign on Beach and Market, one on the electrical shed on the South T-Pier), it was our understanding that these signs were established on a temporary basis (two years specified in the case of the Walker's location) for customer way-finding reasons while Virg's was making the transition from their 40-plus year waterfront location to their new Market Street location.

The Harbor Advisory Board considered this issue at their June 7, 2012 meeting, and while they did unanimously recommend the City Council approve the requested signage, Board members were concerned about the precedent-setting nature of the proposal and how would similar requests from other waterfront businesses be handled? To date we are aware of at least one waterfront business that has requested to install similar off-site signs out consistency in application of the sign ordinance.

Harbor Department staff agree with Mr. Livick's decision to deny Virg's request for continued use of the off-site signs based on the "temporary" nature of their approval from by City Council, particularly in regard to consistency in application of the sign ordinance and multiple concerns raised about the precedent setting nature if the signs are allowed to become permanent.

Eric Endersby
Harbor Director



AGENDA NO: B-2

MEETING DATE: June 17, 2014

Memorandum

TO: PLANNING COMMISSION **DATE:** JUNE 17, 2014
FROM: WHITNEY McILVAINE, CONTRACT PLANNER
SUBJECT: EXTENSION REQUEST FOR USE PERMIT 1170 FRONT STREET FOR A
SMALL HOTEL PROJECT

BACKGROUND/DISCUSSION:

The proposed 5,275 square foot hotel at 1170 Front Street received Conditional Use Permit (#UP0-120) and Variance (#AD0-024) approvals from the City of Morro Bay in December of 2006, and subsequently applied to the California Coastal Commission (CCC) for Coastal Development Permit (CDP #3-07-003) approval. In December 2007, the CCC approved the project, but placed conditions of approval on the project that significantly changed the design and layout of the hotel. On July 7, 2008 the applicant applied and received approval for a modification to the previously approved hotel in order to achieve compliance with CCC conditions of approval.

The modified approval (#UP0-120 and #AD0-024) was valid for two years or until July 7, 2010. The applicant has applied for three subsequent extensions which have extended the approval to July 7, 2014. This new extension request will be the fourth requested by the applicant.

The Coastal Commission records indicate that one extension was granted for Coastal Development Permit (CDP #3-07-003) which extended the expiration date to December 13, 2010. At this time the CDP #3-07-003 is expired.

RECOMMENDATION

Staff recommends that the Planning Commission approve an extension allowing an additional two year time extension until July 7, 2016 for the applicant to apply for a Coastal Development Permit. If by July 7, 2016 the applicant has not moved forward with the project staff recommends terminating the project and directing the applicant to reapply when the project is ready to go forth. Alternatively, the Planning Commission could deny the time extension request or allow for a different period of time extension than recommended by staff.

Prepared By: _____

Dept Review: _____

Attachments:

Exhibit A – Resolution for Approval

Exhibit B – Resolution for denial

Exhibit C – Request for time extension

Exhibit D – Approved permit with plans

Exhibit E – Minutes of Planning Commission 7/18/2012

Prepared By: _____

Dept Review: _____

EXHIBIT A

RESOLUTION NO. PC XX-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION TO APPROVE A TWO-YEAR TIME EXTENSION FOR A CONDITIONAL USE PERMIT AND VARIANCE (UP0-120 and AD0-024), FOR CONSTRUCTION OF A SIX-UNIT HOTEL AT 1170 FRONT STREET.

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on June 17, 2014, for the purpose of considering an application for a time extension request for Conditional Use Permit and Variance (UP0-120 and AD0-024) ; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing; and

WHEREAS, Morro Bay Municipal Code Section 17.60.140 *Expiration of permits and time extensions* allows additional time extensions for a use permit or variance, beyond the two allowed one-year administrative time extensions, to be approved by the Planning Commission upon conducting a public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

1. An initial study and mitigated negative declaration were prepared for the project as described in Conditional Use Permit and adopted in December 2006.

Findings for Approval

1. An additional time extension of two years is reasonably necessary to enable the applicant to obtain a Coastal Development Permit from the Coastal Commission and submit a building permit application to the City of Morro Bay.

Section 2: Action. The Planning Commission does hereby approve a two-year time extension for Conditional Use Permit #UP0-120 and Variance #AD0-024 for 1170 Front Street, which shall expire on July 7, 2016.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of June, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 17th day of June 2014.

EXHIBIT B

RESOLUTION NO. PC XX-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION TO DENY A TIME EXTENSION FOR A CONDITIONAL USE PERMIT AND VARIANCE (UP0-120 and AD0-024), FOR CONSTRUCTION OF A SIX-UNIT HOTEL AT 1170 FRONT STREET.

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on June 3, 2014, for the purpose of considering an application for a time extension request for Conditional Use Permit and Variance (UP0-120 and AD0-024) ; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing; and

WHEREAS, the project was approved in December 2006, approved with modifications in July 2008, granted two one-year time extensions in 2010 and 2011, and granted a two-year time extension in 2012.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

1. Pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects that are disapproved or denied by the approval body.

Findings for Denial

1. The applicant has not demonstrated diligence in inaugurating the project in the six years since the project received permit and variance approval from the City of Morro Bay.
2. The applicant has been granted three time extensions for a total of 4 additional years. Sufficient time has been granted by the City to allow the applicant to commence development of the project.
3. The Coastal Development Permit expired on December 13, 2010.

Section 2: Action. The Planning Commission does hereby deny the time extension request for Conditional Use Permit #UP0-120 and Variance #AD0-024 for 1170 Front Street.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of June, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 17th day of June 2014.

CATHY • NOVAK

consulting

RECEIVED

MAY 16 2014

City of Morro Bay
Public Services Department

May 9, 2014

Ms. Cindy Jacinth
City of Morro Bay Public Services Department
955 Shasta Street
Morro Bay, CA 93442

RE: 1170 Front Street Conditional Use Permit time extension

Dear Cindy,

The Conditional Use Permit, UPO-120/ADO-024, for the 1170 Front Street Hotel project is due to expire on July 7, 2014. Due to the economic downturn and slow recovery over the past couple of years, it has made extremely difficult to secure financing for commercial projects. In addition the original property partnership was dissolved and a new partner was put on title last year. Given this short period of time for the new owner to work on this project, the applicants would like to respectfully request a two year time extension for this Conditional Use Permit. The applicant believes a two year extension will reduce the burden on staff, the Commission and himself for needing to potentially return to the Commission after only one year for another extension. The time and effort to produce a staff report, noticing for the project, Commission time and etc. will be a savings for all.

The City has already issued the allowable administrative time extensions so; I recognize that this request must be granted by the Planning Commission. I have attached a check for \$525 for the processing of a time extension by the Planning Commission.

Thank you for your time and consideration in this matter. Please let me know if you have any questions.

Sincerely,

Cathy Novak
Project Representative

GOVERNMENTAL & COMMUNITY RELATIONS • PLANNING

CELL 805.441.7581 • PHONE & FAX 805.772.9499

POST OFFICE BOX 296 • MORRO BAY, CA 93443

NOVAKCONSULTING@CHARTER.NET

CONDITIONAL USE PERMIT and VARIANCE
--

CASE NO: UPO-120/ADO-024

This Permit is Hereby Approved and Issued for:

Site Address: 1170 Front Street

Applicants: Robin Martella and George Leage

APN: 066-031-021

Legal: Portions of lots 3, 4 and 5; Lands of March and McAllister, Town of Morro

Date Approved: July 7, 2008

Approved By: Planning Commission

APPROVED BASED UPON ATTACHED FINDINGS (Findings and Conditions of Approval Attached)

CEQA DETERMINATION:

A Mitigated Negative Declaration has been adopted in accordance with the applicable provisions of the California Environmental Quality Act (Public Resources Code 21000 et. Seq.)

DESCRIPTION OF APPROVAL: Construction of a six-unit hotel and associated multipurpose room on a 9,072 square foot vacant lot. The hotel would include 5,275 square feet of habitable floor area and 986 square feet of deck area.

THIS APPROVAL IS CONDITIONAL AND IS VALID ONLY IF CONDITIONS (ATTACHED) ARE MET AND ONLY AFTER THE APPLICABLE APPEAL PERIOD. FAILURE TO COMPLY WITH THE CONDITIONS OF THIS PERMIT SHALL, AT THE DISCRETION OF THE DIRECTOR PURSUANT TO MUNICIPAL CODE SECTION 17.60.150, RENDER THIS ENTITLEMENT NULL AND VOID.

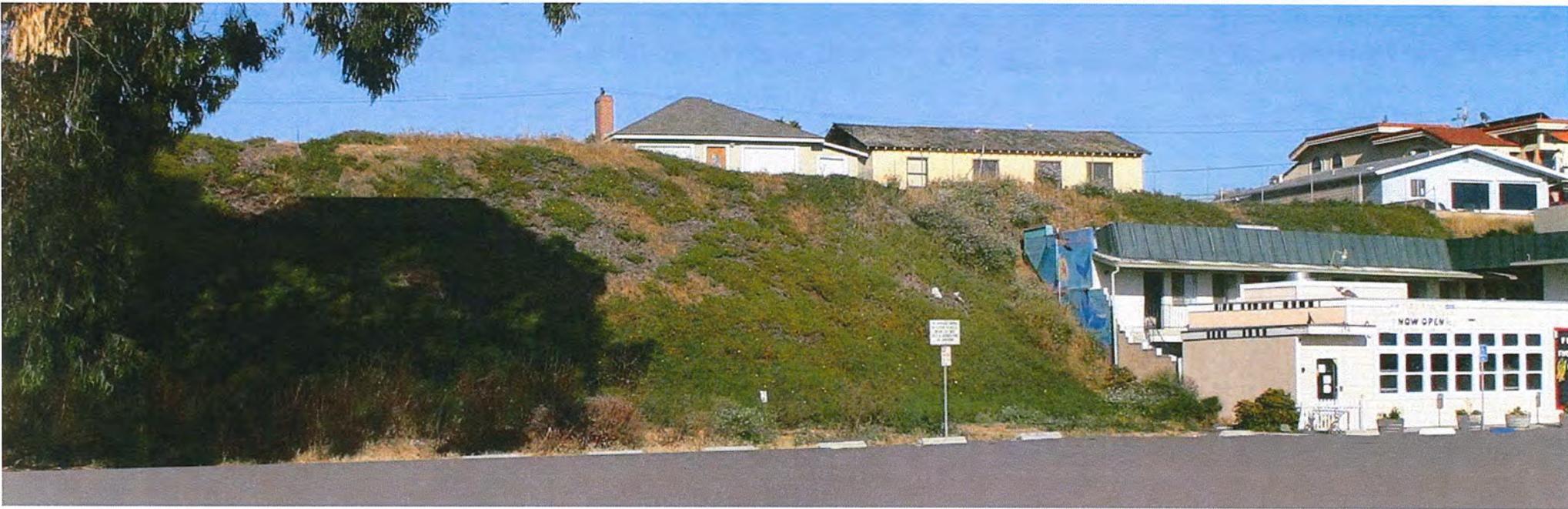
YOUR PROPERTY IS LOCATED IN THE CITY OF MORRO BAY JURISDICTION, THERE IS AN APPEAL PERIOD OF TEN (10) Calendar days, WITHIN WHICH TIME YOUR PERMIT IS APPEALABLE TO THE CITY COUNCIL

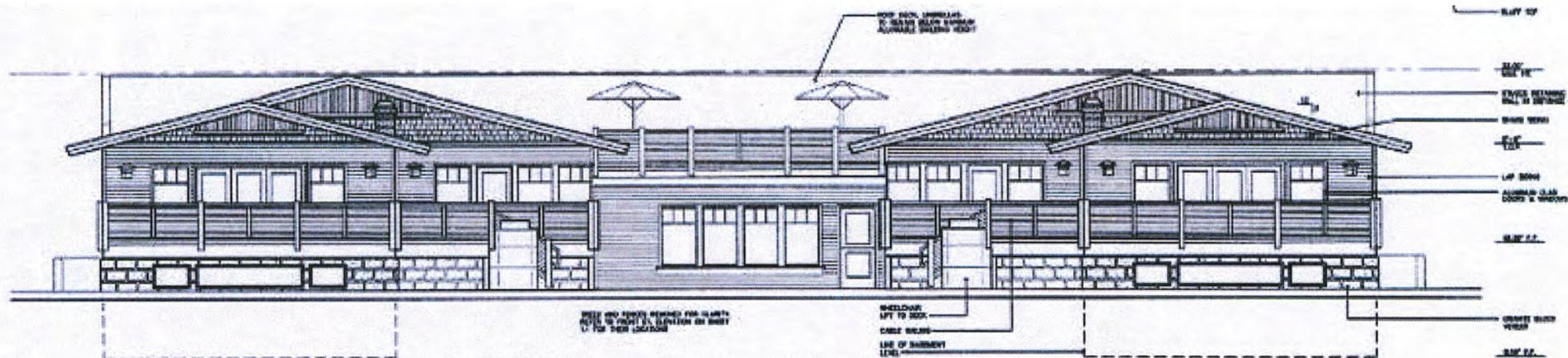
YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION ORIGINAL JURISDICTION: THE FOLLOWING COASTAL COMMISSION PROCEDURES APPLIES TO YOUR PROJECT: The California Coastal Commission pursuant to the California Public Resource Code, Section 30601, developments requiring coastal development permits from the coastal commission. Applications must be in writing and should be sent to: California Coastal Commission, 725 Front Street, Ste. 300, Santa Cruz, CA 95060, Phone: 415-427-4863. If you have any questions, please call the City of Morro Bay Public Services Department, 772-6261.

YOUR PERMIT WILL BE EFFECTIVE: July 18, 2008**ATTEST:****DATE: July 8, 2008**

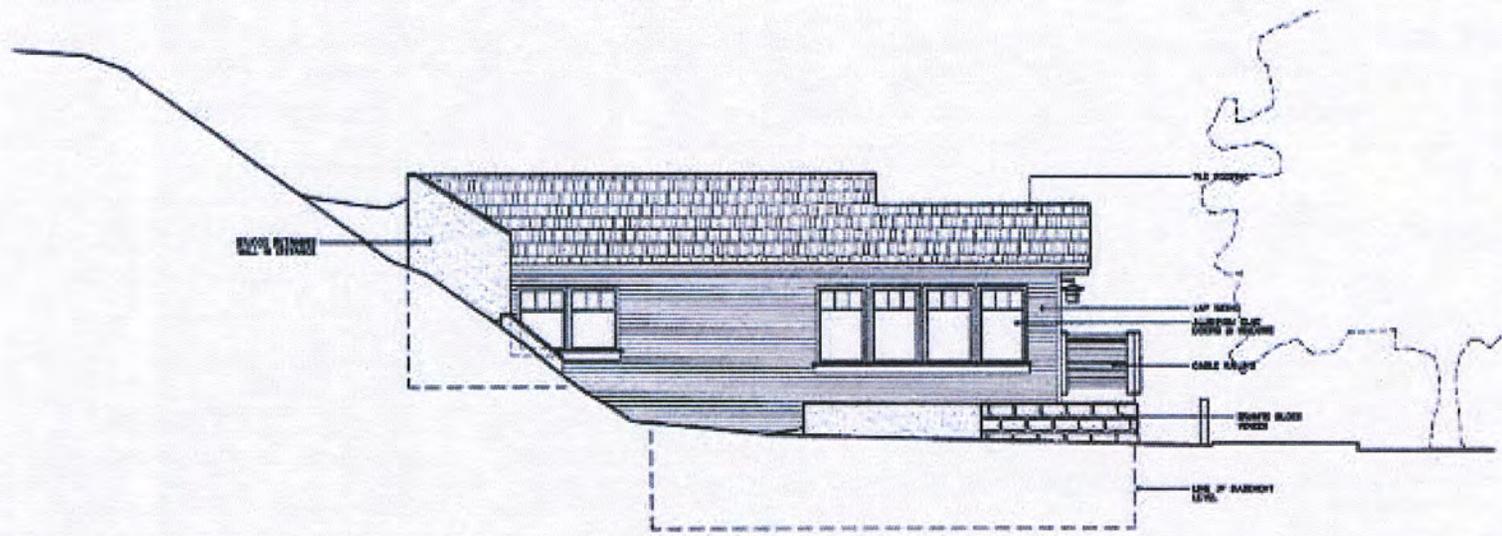
Rachel Grossman, Associate Planner

FOR: BRUCE AMBO, PUBLIC SERVICES DIRECTOR**THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT**

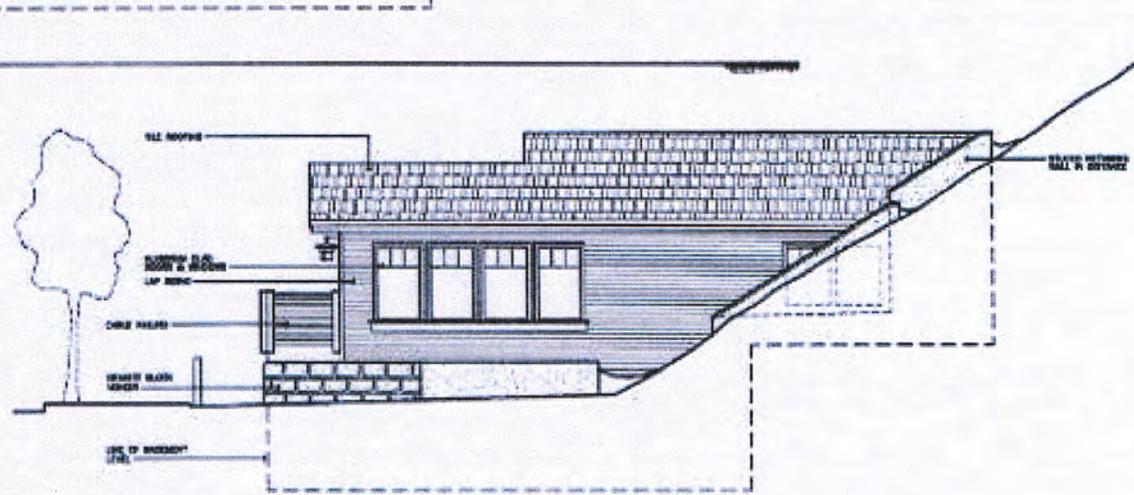


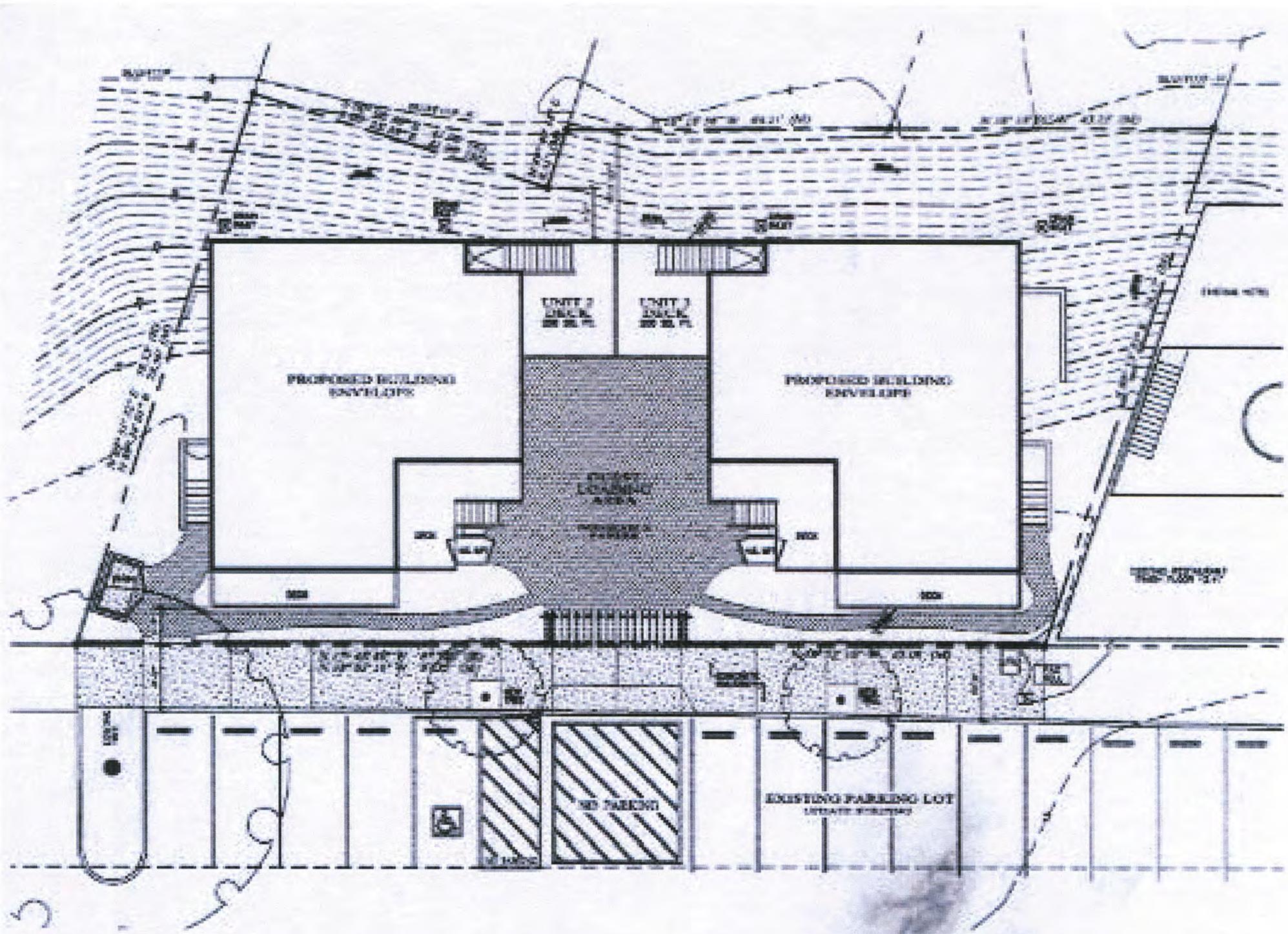


WEST ELEVATION

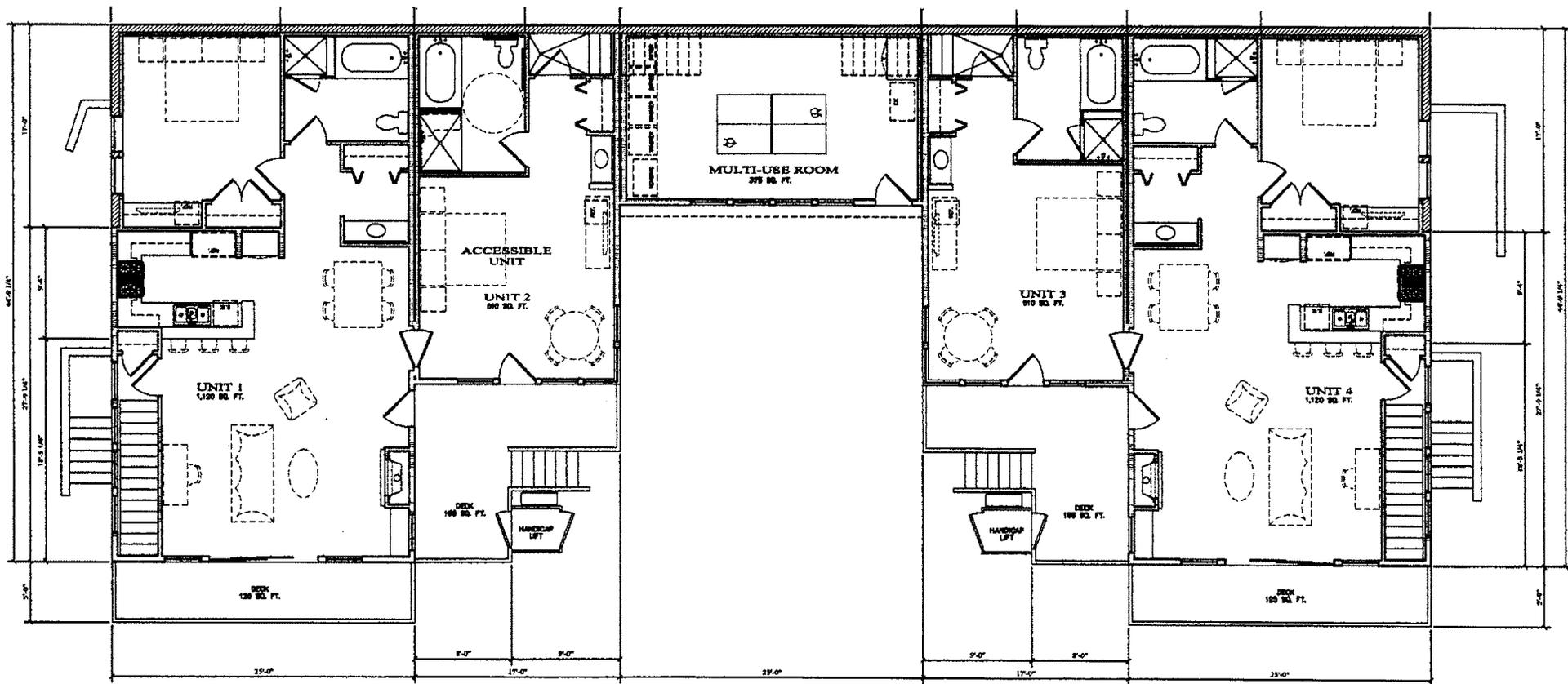


NORTH ELEVATION

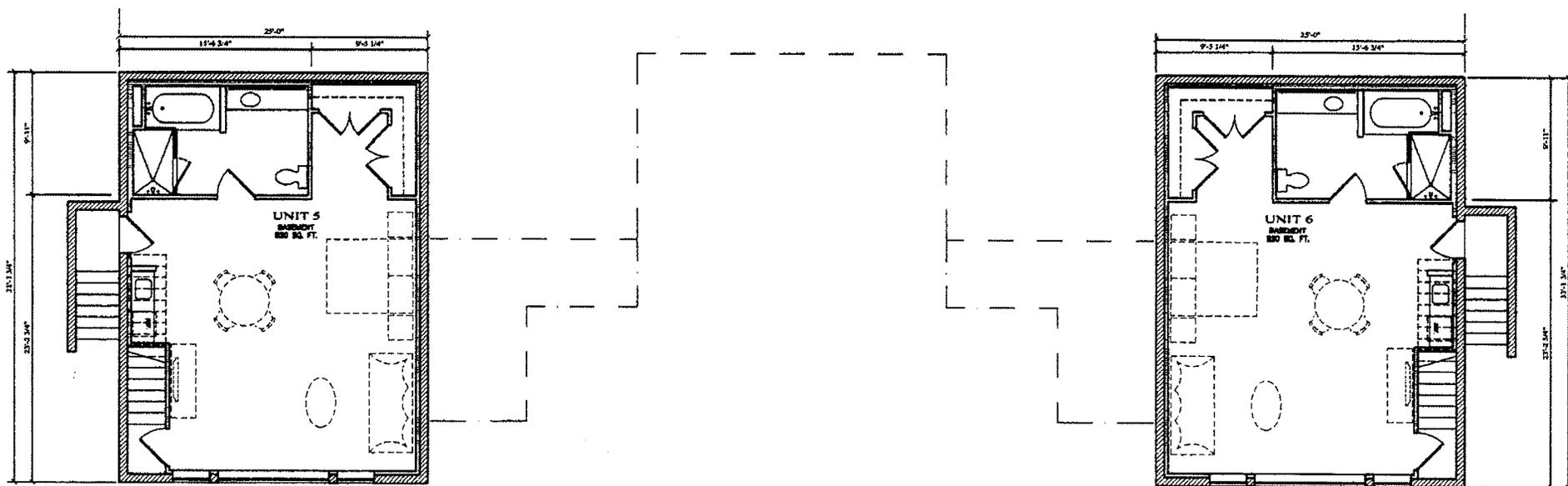




 **SITE PLAN**



FLOOR PLAN



SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 18, 2012

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Solu moved to approve the Consent Calendar. Commissioner Fennacy seconded and the motion passed unanimously. (4-0).

B. PUBLIC HEARINGS

- B-1 **Case No.:** Time Extension for UP0-120 and AD0-024.
Site Location: 1170 Front Street
Proposal: Concept Plan approved in December 2006 for a 6 unit motel and manager's unit and subterranean parking lot. A Minor Amendment was approved to convert manager's unit to a guest unit.
CEQA Determination: Mitigated Negative Declaration adopted.
Staff Recommendation: Grant time extension for one year.
Staff Contact: Kathleen Wold, Planning and Building Manager, (805) 772-6211

Livick presented the staff report noting that after release of the staff report that Applicant submitted a modified request to change the request from a one year extension to two year extension and staff supports the two year request.

Chairperson Grantham opened Public Comment period.

Cathy Novak, Applicant's Representative, stated the Applicant's request is for a two year extension.

Chairperson Grantham closed Public Comment period.

Commissioners stated support for the two year extension request.

MOTION: Commissioner Solu moved to grant the time extension of two years for UP0-120 and AD0-024.

The motion was seconded by Chairperson Grantham and the motion passed unanimously. (4-0).

- B-2 ~~**Applicant has requested a continuation of the item to the August 15, 2012 meeting.**~~
~~**Case No.:** AD0-067.
Site Location: 3202 Beachcomber Drive
Proposal: The applicant is requesting a variance to construct a new single family residence with intermediate floors and a roof deck in the beach tract. At this time the applicant is not requesting permits to demolish or construct the residence; however plans have been submitted representing the proposed residence.
CEQA Determination: Categorically Exempt Section 15305, Class 5.
Staff Recommendation: Deny request for variance.
Staff Contact: Kathleen Wold, Planning and Building Manager, (805) 772-6211~~

Livick explained the Applicant's Agent informed staff they cannot be present tonight and requested it be continued to the August 15, 2012 Planning Commission meeting. Livick



AGENDA NO: B-3

MEETING DATE: June 17, 2014

Staff Report

TO: Planning Commissioners

DATE: June 10, 2014

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Housing Element 2014-2019, Update and Status Amendment #A00-021

RECOMMENDATION:

1. Receive update and status information on the Housing Element update;
2. Provide any relevant input and comments, and
3. Adopt Resolution To Recommend to the City Council approval of a Negative Declaration (SCH# 2014051053) and adoption of the 2014-2019 Housing Element update

PROJECT DESCRIPTION:

City staff contracted with the consulting firm PMC to assist in the preparation of the Housing Element. Following the Planning Commission review of the public review draft in April of this year City staff and PMC consulted with the California Department of Housing and Community Development, who found that with the incorporation of specified revisions the document would meet all statutory requirements of State element law. The final draft is currently available for public review and input, and will be presented to the Planning Commission today.

Purpose of Planning Commission Meeting

This meeting is intended to:

- Provide additional information on the Housing Element update process, and briefly review state law requirements and key issues of focus for the update;
- Answer questions about the Housing Element update;
- Solicit input from the Commission, interested parties and general public; and
- Recommend approval of the final draft to the City Council

BACKGROUND:

Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the local general plan. Housing element law requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. In order for the private market to adequately address housing needs

Prepared By: _____

Department Review: _____

and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. Housing element law also requires the Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its written findings to the local government. Morro Bay and the other jurisdictions within the San Luis Obispo County Council of Governments (SLOCOG) have an HCD due date of June 30, 2014 for adoption of the Housing Element to remain in compliance with state law.

According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing,
- Identify and analyze existing and projected housing needs for all economic segments of the community,
- Identify adequate sites that are zoned and available within the five year housing cycle to meet the city’s fair share of regional housing needs at all income levels,
- Identify the special housing needs of the community including the homeless, farmworkers and persons with disabilities,
- Be certified (approved) by HCD as complying with state law,
- Be internally consistent with other parts of the Local Coastal Program.

Among other things, the Housing Element provides an inventory of land adequately zoned or planned to be zoned for housing, certainty in permit processing procedures, and a commitment to assist in housing development through regulatory concessions and incentives. The housing element update process also provides an opportunity for establishing and updating housing and land-use strategies reflective of changing needs, resources and conditions.

Regional Housing Needs Allocation (RHNA)

The housing element update process begins with HCD allocating a region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG develops a Regional Housing Need Plan (RHNP) allocating the region’s share of the statewide need to the cities and counties within the region.

The RHNA issued to the City for the 2014 to 2019 planning period is shown in the following table.

REGIONAL HOUSING NEEDS ALLOCATION BY INCOME						
City of Morro Bay 2014-2019						
	TOTAL	Extremely Low	Very Low	Low	Moderate	Above Moderate
City of Morro Bay						
RHND Allocation	155	19	20	24	27	65
Percent of Total	100%	12.2%	12.9%	15.4%	17.4%	41.9%

The City is required to demonstrate in the Housing Element that the City has enough vacant land zoned for a variety of housing types to meet the RHNA allocation. Section 3 of the proposed Housing Element contains an inventory of land showing that the City has met this requirement.

Programmatic Revisions

At the April 15, 2014 Planning Commission meeting at which they reviewed the public review draft Housing Element, the Commission recommended that the draft be amended to include seven additional programs prior to submittal to HCD for review. The additional programs that have been incorporated into Section 7 of the Housing Element are listed below.

1. Program H-1.4 call for the City to inventory vacant and underutilized lots in and adjacent to the downtown business district and identify areas to consider for rezoning to high density residential or mixed use and modify the City's zoning map as appropriate.
2. Program H-1.5 states that the City will consider establishing minimum densities in the R-3, R-4 and MCR zoning districts.
3. Program H-1.6 call for the City to explore the option of expanding the number of live-aboard slips in the City.
4. Program H-6.6 calls for the City to consider amending the Community Housing Ordinance to require that housing units developed under the ordinance be restricted for those with moderate or lower incomes.
5. Program H-22.4 states that the City will consider adopting an ordinance requiring active or passive solar features or other renewable energy generating systems in all new residential construction.
6. Program H-22.5 directs the City to consider establishing a rotating fund providing low-interest loans for energy upgrades.
7. Program H-22.6 call on the City to consider adopting an ordinance that requires as a condition of approval for a permit to expand or modify a residential dwelling, that the entire residence be brought into compliance with Title 24 of the California Code of Regulations.

At the direction of HCD, the discussion surrounding the City's growth management ordinance (Ordinance No. 266) in Section 4 was also expanded upon. The Growth Management program mandates that the annual number of building permits issued be limited based on water availability, and only up to a total City population of 12,200. Additional analysis is now provided assessing the number or "water equivalency units" (WEUs) and the number of units actually constructed annually. Although the annual number of WEUs has varied over time actual development as never reached or exceeded the total available, even during the years of greatest growth (2005-2007).

The City has not yet reached a population of 12,200. As noted in Section 2. Housing Needs Assessment, the City's population in 2013 was 10,317 and based on population growth in the 30 years since adoption of the ordinance, it does not appear to have had the effect of limiting growth within the City. If the number of WEUs allocated annually from 2014 to 2019 is conservatively estimated as 50, it would allow the approval of a maximum of 250 residential units during the planning period, more than enough to accommodate the City's RHNA of 155 units.

PUBLIC PARTICIPATION

The City conducted a series of community meetings, other outreach, and public hearings to receive community input concerning Morro Bay's housing goals, policies, and programs. In addition, the Housing Element was posted on the City's website during the element's 60-day public review period to ensure it was available to all community members.

The City held a public workshop with the Planning Commission to solicit input from city residents on March 12, 2014. The format for this meeting was a presentation with an overview of the 5th cycle Housing Element update process and solicited input from the Planning Commissioners and meeting attendees on housing needs in Morro Bay. The public workshop was noticed in the newspaper, on the City's website, and via mailed public hearing notices and the Notice of Availability (NOA) to agencies and interested groups. Additionally, as a public meeting this was broadcast on the City's governmental access channel. Recordings of meetings were broadcast at several times after the initial meeting for those who weren't available to watch live.

Additionally, the City held a roundtable discussion with stakeholders on March 18, 2014. Over 30 housing stakeholders were invited to attend via email. The format for this meeting was a small informal group discussion with a set of questions to elicit discussion. Five stakeholders, one City staff person and two members of the consultant team attended the meeting. The five attendees included real estate agents, a for-profit developer, a representative of People's Self-Help Housing (PSHH), a nonprofit affordable housing developer; and a Morro Bay resident.

To accommodate those unable to attend other workshops or public hearings, the City also prepared and hosted an online survey on its website. The survey was designed to be accessible to stakeholders and members of the general public and was available between March 18, 2014, and April 1, 2014. The survey was advertised to the general public via the City's website and distributed to key stakeholders via e-mail. Thirty one Morro Bay residents completed the survey, providing feedback on the availability of housing, factors that influence housing decisions, and the perceived level of importance of special needs groups in the City.

A summary of the comments received at the two workshops or via mail, as well as the results of the online survey are included in the Housing Element and a summary of comments from the workshops are included in Section 1 of the draft Housing Element.

City staff presented the draft Housing Element to the City Planning Commission on April 15, 2014. Subsequently, on April 21st the draft Housing Element was submitted to HCD for review. HCD staff requested clarification on several issues discussed in the document and requested some revisions. These issues were discussed among HCD, PMC, and City staff over a

conference call on May 15th. Clarifications and revisions were submitted and HCD issued a conditional certification letter on May 28, 2014 (Attachment 1). The final draft Housing Element is included as Attachment 2.

ENVIRONMENTAL DETERMINATION:

In compliance with CEQA, City staff prepared an Initial Study for the Housing Element Update. The conclusion of the Initial Study is that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. A Negative Declaration has been deemed appropriate for the Housing Element Update (Attachment 3). The Initial Study and proposed Negative Declaration were made available for public review and comment. The 30-day public review period for the Initial Study/proposed Negative Declaration was from May 14, 2014 to June 12, 2014. A Notice of Availability of a Negative Declaration was published in the San Luis Obispo Tribune paper on May 15, 2014. The notice also included the date, time and location of the Planning Commission and City Council public hearings.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on June 6, 2014 and other interested parties were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION:

Staff recommends that the Planning Commission review the revised draft 2014-2019 Housing Element and recommend to the City Council approval of a Negative Declaration and adoption of the 2014 Housing Element update.

Report prepared by: PMC Consultants

ATTACHMENTS:

1. Planning Commission Resolution
2. HCD conditional certification letter dated May 28, 2014
3. Final draft Housing Element with changes tracked (available online at the following link:
<http://morro-bay.ca.us/DocumentCenter/View/7452>)
4. Negative Declaration, (SCH# 2014051053) (available online at the following link:
<http://morro-bay.ca.us/DocumentCenter/View/7453>)

ATTACHMENT 1

RESOLUTION NO. PC XX-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL APPROVE AMENDMENT A00-021 “2014-2019 HOUSING ELEMENT UPDATE” AND ADOPT NEGATIVE DECLARATION (SCH# 2014051053)

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on April 15, 2014, for the purpose of considering a Housing Element update and Planning Commission reviewed a public review draft for purposes of providing review and program recommendations to staff; and

WHEREAS, the draft 2014-2019 Housing Element was submitted to the State of California Department of Housing and Community Development (HCD) on April 21, 2014; and

WHEREAS, HCD conditionally certified the City’s 2014-2019 Housing Element Update in a letter dated May 28, 2014; and

WHEREAS, notices of the public hearings were provided at the time and in the manner required by law; and

WHEREAS, public outreach was conducted in the form of a public workshop held on March 12, 2014; a roundtable meeting with stakeholders on March 18, 2014; and an online survey was posted to solicit public comment;

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the City’s consultant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, an initial study was prepared for the proposed project and routed to the State Clearinghouse for the required 30 day public comment period (SCH#2014051053). The initial study resulted in a Negative Declaration which concluded that:
 - a) There is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment.

- b) The Planning Commission has independently reviewed and analyzed the Initial Study/Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
- c) The Initial Study/Negative Declaration prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA.
- d) The Initial Study/Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project. The City Council designates the Director of Public Services at 955 Shasta Avenue, Morro Bay, California 93442, as the custodian of documents and records of proceedings on which this decision is based.

Local Coastal Plan Consistency

- 1. The Housing Element as updated will continue to satisfy the requirements of State law and that the Goals, Policies and Objectives provide programs relative to maintenance, improvement and development of housing for all income groups.
- 2. The Housing Element as updated is internally consistent with the City's General Plan and Local Coastal Program; meaning that goals, polices, and programs contained within each element support and not conflict with each other.

Section 2. Action. The Planning Commission does hereby recommend the City Council approve the 2014-2019 Housing Element Update and adopt Negative Declaration (SCH# 2014051053).

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of June, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 17th day of JUNE, 2014.

ATTACHMENT 2

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

EDMUND G. BROWN JR., Governor

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
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May 28, 2014

Mr. Rob Livick, Director
Public Services Department
City of Morro Bay
955 Shasta Ave.
Morro Bay, CA 93442

Dear Mr. Livick:

RE: Morro Bay's 5th Cycle (2014-2019) Draft Housing Element

Thank you for submitting the City of Morro Bay's draft housing element update that was received for review on April 21, 2014, along with revisions received on May 23, 2014. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on May 15, 2014 with Ms. Cindy Jancith, Associate Planner, and Ms. Amy Shinsheimer, the City's consultant.

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized San Luis Obispo Council of Government's pre-approved housing element data. The revised draft element, with additional revisions, will meet the statutory requirements of State element law (Article 10.6 of the Government Code) when the draft and revisions are adopted and submitted to the Department, in accordance with Government Code Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work of Ms. Jacinth and Ms. Shinsheimer in preparation of the housing element and looks forward to receiving Morro Bay's adopted housing element. If you have any questions or need additional technical assistance, please contact Brett Arriaga, of our staff, at (916) 263-7439.

Sincerely,

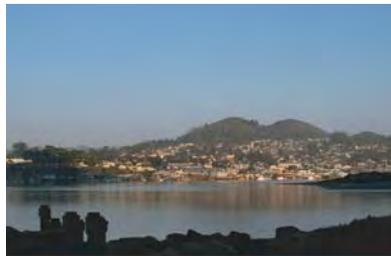
Paul Mc Dougall
Housing Policy Manager



CITY OF
MORRO BAY

2014-2019 HOUSING ELEMENT UPDATE

ADOPTION DRAFT, JUNE 2014



PREPARED BY:



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1. INTRODUCTION

The Housing Element is one of the seven State-mandated elements of the City’s General Plan. The Housing Element is updated every five years to identify recent demographic and employment trends that may affect existing and future housing demand and supply. The Housing Element serves as a tool to identify and provide for the housing needs of the community. The Housing Element addresses the City’s ability to meet the regional housing needs as determined by the State of California. The City has developed a set of objectives and specific policies and programs for the production of housing to meet the needs of all Morro Bay citizens.

A Housing Element is required by California law to establish policies and programs that will support the provision of an adequate housing supply for citizens of all income levels. The intent of state law is to ensure that all jurisdictions in the state provide adequate housing to all members of the community. While the State reviews the Housing Element to ensure compliance with housing law, each jurisdiction must identify its particular issues to successfully address its housing needs.

This document provides a detailed assessment of the existing housing stock in Morro Bay, including data on housing types, physical condition, cost, and availability. The report also examines special housing needs populations such as the elderly, persons with disabilities, farmworkers, and the homeless. It also identifies opportunities for energy conservation when housing is constructed or remodeled. The report assesses the effectiveness of past housing programs. The availability and capacity of land and public services for housing development are examined along with factors that may constrain the production of affordable housing

An understanding of existing housing conditions in the city is necessary as a basis for new Housing Element policies to guide the use and development of housing that will be adequate and affordable. In addition to this focused information, throughout the document, comparisons to San Luis Obispo County demographics and statistics will be used to identify possible issues or pertinent relationships. This assessment is representative of the larger area and informative of the trends the entire county is experiencing, helping to gain a better understanding of the city in a regional context.

State law is more specific about the content of the Housing Element than any other portion of the General Plan. That specificity is reflected in the detailed demographics and other data contained herein. The Housing Element is also the only part of the General Plan that is subject to mandatory deadlines for periodic updates. Except for the Local Coastal Plan, it is the only element that is subject to review and “certification” by the State.

CONTENT OF THE HOUSING ELEMENT

The Housing Element contains the following information as required by state law:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels.



- Analysis of any special housing needs populations, such as those with disabilities, the elderly, large families, farmworkers, homeless persons, and single-parent households.
- Analysis and documentation of household characteristics including level of payment compared to ability to pay, and housing characteristics including the extent of overcrowding and an estimate of housing stock conditions.
- Analysis of potential and actual governmental constraints on the maintenance, improvement, or development of housing for all income levels. These constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints on the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Site-specific inventory of land suitable for residential development, including vacant and underutilized sites, and an analysis of the relationship of zoning, public facilities, and City services to these sites.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of the existing and projected needs including the locality's share of the regional housing need in accordance with Government Code Section 65584.

DATA SOURCES

The California Department of Housing and Community Development (HCD) developed a data packet for jurisdictions in San Luis Obispo County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every 10 years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 US Census for current information and the 2000 US Census to assess changes since the year 2000. The California Department of Finance (DOF) is another source of data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the San Luis Obispo County data packet, DOF data, and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The 2010 US Census did not collect information in several categories that are required for the Housing Needs Assessment. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or



useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Whereas the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Morro Bay, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale.

Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Morro Bay comes from City staff, other public agencies, and some private sources.

GENERAL PLAN/LOCAL COASTAL PLAN CONSISTENCY

The City's Land Use Element and Local Coastal Plan currently designate the sites noted in this Housing Element for residential purposes at densities consistent with the goals of providing housing to households within the full range of incomes. The policies in this Housing Element will guide that process, ensuring internal consistency among the elements. Due to the passage of Assembly Bill (AB) 162 relating to flood protection in 2007, the City may be required to amend the Safety and Conservation elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation elements.

PUBLIC PARTICIPATION

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element . . ." (Government Code Section 65583).

In order to satisfy this requirement, the City conducted a series of community meetings and public hearings to receive community input concerning Morro Bay's housing goals, policies, and programs. (Descriptions of these meetings are listed below.) In addition, the Housing Element was posted on the City's website during the element's 60-day public review period to ensure it was available to all community members.

The public workshop on March 12, 2014 was noticed in the newspaper as well as on the City's website. In an effort to reach all segments of the community, the City mailed public hearing notices and the Notice of Availability (NOA) to the agencies and groups listed below. Additionally, all public meeting and hearing were broadcast on the City's governmental access channel. Recordings of meetings were broadcast at several times after the initial meeting for those who weren't available to watch live.

- SLO Green Build
- US Green Building Council – C4 Chapter



- Northern Chumash Tribal Council
- San Luis Obispo Housing Trust Fund
- Salinan Tribe of Monterey & San Luis Obispo Counties
- SLO County Chumash Council
- People's Self-Help Housing Corporation
- Habitat for Humanity
- City of Morro Bay Planning Commission and City Council

Public Workshop, March 12, 2014

The City held a public workshop with the Planning Commission to solicit input from city residents on March 12, 2014. The format for this meeting was a presentation with an overview of the 5th cycle Housing Element update process and solicited input from the Planning Commissioners and meeting attendees on housing needs in Morro Bay.

The following is a listing of the comments received from public input:

- There are many older residents and they can be picky. This can make younger people and families feel unwelcome.
- Let people know about housing opportunities in the city
- More young people would contribute to the vitality of the city.
- The rehabilitation program that the City used to administer didn't work for many households because they didn't have equity in their home and that was needed to qualify for the program.
- Challenging for employers to recruit and retain the workforce they need.
- Economic Vitality Corporation's Building and Designing Cluster put out countywide workforce housing survey. The purpose was to hear from employers and employees about housing needs and preferences.
- 87 percent of employers say workforce housing is needed.
- 88 percent of employees said it was very difficult to find housing.



- City should define workforce housing. Suggest using the County’s definition of 120 to 160 percent of area median income (AMI).
- Infrastructure costs are a significant constraint to building housing affordable to the workforce categories. City could pursue options for infrastructure financing.

The following is a list of the comments received from the Planning Commission:

- Seems Morro Bay fell short on accommodating the units the City committed to in the previous Housing Element. It would be good to know what the results were.
- The city definitely needs housing. We have homeless and older folks that need additional care.
- There would be of a demographic shift looking back 20 or more years as opposed to 2000 to 2010.
- The indices on the percentages of people in the various age groups in the city didn’t change in those 10 years, but the people involved and replacement populations have changed quite a bit.
- As a demographically stable community, how do we find the resources to be able to push along or get some of these programs to completion, especially with the state cutting back?
- Morro Bay’s demographics are atypical. Any indication why that’s the case and why that continues to be the case? If one of the main factors that keeps Morro Bay’s population older is retirement, then housing needs are different than in other places.
- The price of land here puts the city out of affordability range.
- Do we get credit for granny or secondary units?
- There are many interesting issues that have led Morro Bay to where it is today; the fishing collapse and power plant changes removed middle-income family incomes. On the other hand, there is the significant group of retirees.
- The amount of agriculture in the Morro Creek area is changing drastically. There is more land in irrigation. Are there migrant farmworker issues that we need to address?
- It should also be noted that because of Morro Bay’s hotels and tourist-serving amenities, our 10,000-person resident population is on a relatively small footprint.



- It seems like one of the groups that we aren't reaching is the young families. Although numbers stayed constant from 2000 to 2010, we're not seeing kids up and down streets like they used to. How can the problem be addressed? Can telecommuting or other options be employed to make Morro Bay more attractive to that type of population?
- Should consider what the community wants looking forward for, instead of just looking back.
- Consider city broadband ordinance for telecommuting. Would that be a goal that could be in the Housing Element?
- There is little opportunity for young families to purchase for-sale housing.
- According to the 2009 Housing Element, 83 percent of housing stock is 25 years or older, and more of it is 50 years or older. How do we address that in the Housing Element? How do we allow for upgrades/remodeling? The City has had a rehabilitation program in the past; there have also been some countywide efforts.
- Can we start to look at where existing zoning precludes housing? One area only allows houses by themselves, other areas allow multi-family. It would be helpful to allow residential uses on upper floors in the Embarcadero area. It could make that area livelier at night and provide options for renters.
- The idea of transitional and emergency shelters is good. The City should support it. People who are in need don't necessarily have mobility. The City doesn't need a large facility, but it is a need in our community. We see homeless people on the street. Resources for people in crisis need to be in the community and not elsewhere.
- All of these issues are related. How we look at zoning inhibits certain groups/makes things economically viable. The city doesn't have many parcels. We have to be creative to make things work. To accommodate more housing and more types of housing, the City either needs to increase density or find other opportunities where residential uses aren't currently allowed.
- The City should also look at the needs of recruited businesses.
- Addressing workforce housing would address a lot of the topics that have been brought up.
- Rehabilitation is a great idea. It fits well into the greenhouse gas reduction program that the City has talked about. On the other hand, older houses are often the most affordable. It is important not to reduce affordable housing stock due to rehabilitation efforts.



Stakeholder Roundtable Discussion, March 18, 2014

The City held a roundtable discussion with stakeholders on March 18, 2014. Over 30 housing stakeholders were invited to attend via email. The format for this meeting was a small informal group discussion with a set of questions to elicit discussion. Five stakeholders, one City staff person and two members of the consultant team attended the meeting. The five attendees included real estate agents, a for-profit developer, a representative of People's Self-Help Housing (PSHH), a nonprofit affordable housing developer; and a Morro Bay resident. The following input was received from the stakeholders:

- Most seniors live independently as long as they can.
- Many of the remaining vacant residential lots have significant environmental constraints including slopes and being located in or partially in environmentally sensitive habitat (ESH) areas.
- People's Self-Help Housing builds affordable sweat equity ownership affordable rental housing on the Central Coast.
 - They usually require a local funding match of approximately 20 percent.
 - Many of their projects are funded through tax credit financing.
 - Funds from a community's inclusionary housing in-lieu fee fund can be used towards the 20 percent match.
 - PSHH looks for opportunities to build on surplus land owned by local jurisdictions as the up front costs for the land can be much less under this scenario.
 - The recently passed Farm Bill did not alter Morro Bay's USDA status in terms of the opportunity to pursue USDA funding and Morro Bay remains in the rural category.
- It is important to keep lenders informed of funding opportunities. For example the County's first-time homebuyer program.
- Parking exceptions can be granted in Morro Bay.
- Compact development and infill should be promoted in Morro Bay

Online Survey

The City prepared and hosted an online survey on its website. The survey was designed to be accessible to stakeholders and members of the general public and was available between March 18,



2014, and April 1, 2014. The survey was advertised to the general public via the City's website and distributed to key stakeholders via e-mail.

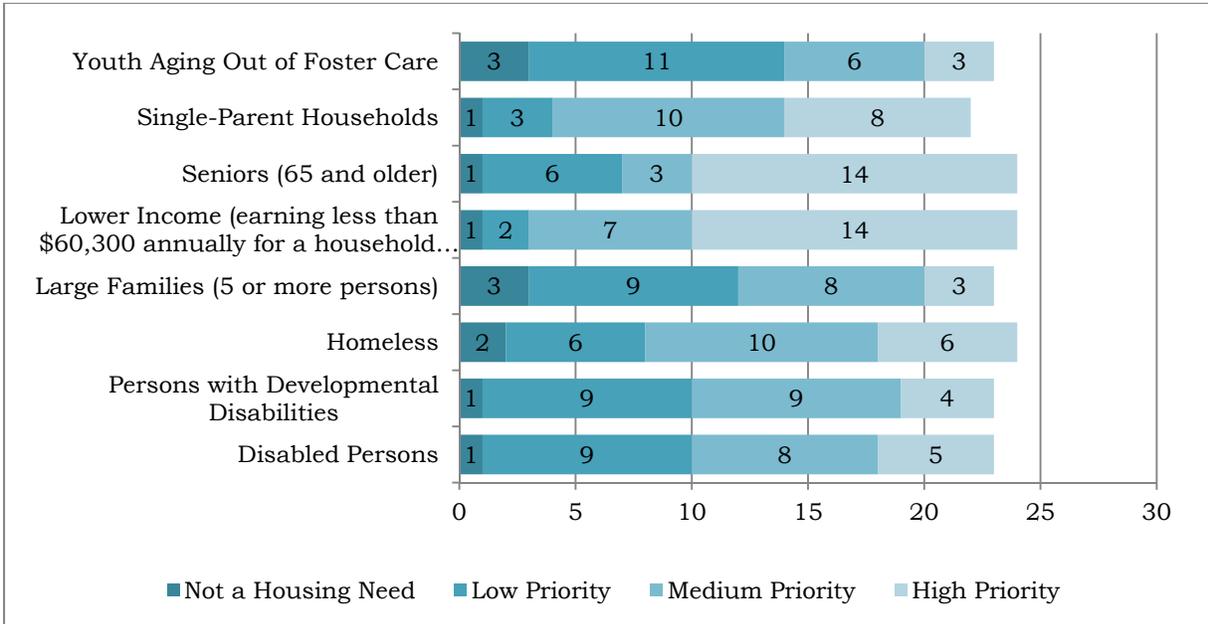
Thirty one Morro Bay residents completed the survey, providing feedback on the availability of housing, factors that influence housing decisions, and the perceived level of importance of special needs groups in the City. Approximately 90 percent of survey participants own their own home (compared with the city's 53 percent homeownership rate, see Table 11), which suggests that responses may be skewed to reflect the views of homeowners. The survey results are presented here for informational purposes and provide the best available information about the respondents' housing related opinions.

Over 60 percent of participants reported that renting and purchasing safe, decent, and affordable housing in Morro Bay is either somewhat difficult or very difficult for the average person or family. Nearly 75 percent of respondents identified land and construction costs as severe constraints to accessing quality housing. Other constraints include insufficient income, which was identified as a severe constraint by 67 percent of respondents, and development fees, which were identified as a severe constraint by 40 percent of respondents.

As illustrated in Figure 1, respondents identified seniors and lower-income families as the highest priority special needs groups in the City. The City's current housing may become more accessible to these special needs groups through Housing Element policies such as Policy H-18 (Senior Housing), Policy H-6.a (General Affordability), and Policy H-5 (Housing Costs). Respondents also identified single-parent households, the homeless, disabled persons, and persons with developmental disabilities as general priorities.



FIGURE 1. SURVEY PARTICIPANT PRIORITIZATION OF HOUSING NEEDS BY SPECIAL NEEDS GROUP



Public Hearing, April 15, 2014

The City presented the public review draft Housing Element at the Planning Commission meeting on April 15, 2014. The Planning Commission recommended that the draft be amended to include seven additional programs and submitted to HCD for review. The additional programs are listed below.

- Program H-1.4 call for the City to inventory vacant and underutilized lots in and adjacent to the downtown business district and identify areas to consider for rezoning to high density residential or mixed use and modify the City’s zoning map as appropriate.
- Program H-1.5 states that the City will consider establishing minimum densities in the R-3, R-4 and MCR zoning districts.
- Program H-1.6 call for the City to explore the option of expanding the number of liveaboard slips in the City.
- Program H-6.6 calls for the City to consider amending the Community Housing Ordinance to require that housing units developed under the ordinance be restricted for those with moderate or lower incomes.



- Program H-22.4 states that the City will consider adopting an ordinance requiring active or passive solar features or other renewable energy generating systems in all new residential construction.
- Program H-22.5 directs the City to consider establishing a rotating fund providing low-interest loans for energy upgrades.
- Program H-22.6 call on the City to consider adopting an ordinance that requires as a condition of approval for a permit to expand or modify a residential dwelling, that the entire residence be brought into compliance with Title 24 of the California Code of Regulations.

Everyone on the mailing list received notice of these meetings to encourage participation in the hearings and to provide input on the draft Housing Element. No members of the public provided comments.

Public Hearing, XXXXXXXX

[to be completed after public outreach is complete]

Other Input Received

The City received a comment letter from the Homeless Services Oversight Council (HSOC) on March 11, 2014. The letter included information about the homeless needs in San Luis Obispo County and formal recommendations for the Morro Bay Housing Element update. The following needs and statistics were mentioned:

- San Luis Obispo County's has a severe need for extremely low, very low and low income rental housing. Overpayment is a serious issue for these income categories.
- San Luis Obispo County has a higher rate of homelessness than San Francisco, New York City and Los Angeles County.
- 90 percent of the homeless population in San Luis Obispo is unsheltered which is the fourth highest percentage of unsheltered homeless of the 415 areas surveyed.

The following specific recommendations were provided:

- Adjust development impact fees to be lower for smaller units and higher for larger units.
- Allow and encourage SROs (studio apartments as small as 150 square feet), boarding houses and rooming houses and rooming houses in all areas that allow multi-family housing.
- Allow and encourage manufactured homes and park models to be used as second units.



- Consider floor area ratios, rather than number of dwelling units, when setting density limits for affordable housing.
- Allow more and larger group homes and residential care facilities to be built and operated in all zones where residential uses are allowed.
- Encourage more apartments by allowing higher densities, removing barriers that limit achieving maximum densities and streamlining the approval process.

A resident of North Morro Bay and realtor provided comments via phone. The resident stated that the vacant properties zoned R-4 should be used or encouraged to be used for affordable housing. They also referenced a City owned lot at the corner of San Jacinto and Coral.

COASTAL ZONE REQUIREMENT

Communities located within coastal zones are required to review coastal zone affordable housing obligations including the preservation of existing occupied units affordable to low- or moderate-income households and where feasible include low- and moderate-income housing in new developments.

To assist a locality's determination of whether the affordable housing stock in the coastal zone is being protected and provided as required by Section 65590, the element must contain data on the new construction, demolition, conversion, and replacement of housing units for low- and moderate-income households within the coastal zone, including the following:

1. The number of new housing units approved for construction within the coastal zone (after January 1982).
2. The number of housing units for persons and families of low and moderate income required to be provided in new housing developments either within or within 3 miles of the coastal zone.
3. The number of existing residential dwelling units occupied by low- and moderate-income households required either within or within 3 miles of the coastal zone that have been authorized to be demolished or converted.
4. The number of residential dwelling units for low- and moderate-income persons and families that have been required for replacement (of those units being demolished or converted) within or within 3 miles of the coastal zone, and designate the location of the replacement units in the housing element review for coastal zones.

The entirety of the city's housing stock is located within three miles of its coastal zone and includes a total of 126 affordable housing units; all of these units were constructed after 1982. These units provide housing for low- and moderate-income households. No units have been demolished and



therefore none have needed replacement. Table 1 presents coastal zone affordable housing documentation.

TABLE 1: COASTAL ZONE AFFORDABLE HOUSING DOCUMENTATION

New housing units approved for construction within the coastal zone since January 1982 ¹	Approximately 2,000
Housing units for persons and families of low- or moderate-income required to be provided in new housing developments within the coastal zone, or within 3 miles ²	126
Existing residential dwelling units occupied by low- and moderate-income households required either within the coastal zone or within 3 miles of the coastal zone that have been authorized to be demolished or converted since January 1982 ³	0
Residential dwelling units for low- and moderate-income households that have been required for replacement ⁴	0

¹Estimate based on 2000 Census and City building permits issued between 2009 and 2014.

²Total affordable housing units already built or approved based on affordable housing within 3 miles of the Morro Bay coastal zone.

³No required affordable housing has been demolished or converted.

⁴Since 2009, no low- and/or moderate-income units in the coastal zone have been required for replacement.



2. HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment is the section of the Housing Element that presents the characteristics of the city's population and housing stock as a means of better understanding the nature and extent of unmet housing needs.

POPULATION CHARACTERISTICS

The type and amount of housing needed in a community is largely determined by population growth and demographic characteristics such as age, household size, occupation, and income.

Population Trends

According to the DOF, the population of Morro Bay decreased slightly from 10,350 in 2000 to 10,234 in 2010 (Table 2). The DOF estimated the city's 2013 population to be 10,317 persons, which represents an annual growth rate of less than 1 percent since 2010. The city's growth rate is consistent with other coastal communities in the county; Grover Beach and Pismo Beach each had stagnant or declining populations from 2000 to 2013.

TABLE 2: SAN LUIS OBISPO COUNTY POPULATION CHANGE, 2000–2013

Jurisdiction	2000 Population	2010 Population	Percentage Change 2000–2010	2013 Population	Percentage Change 2010–2013
Morro Bay	10,350	10,234	-1%	10,317	1%
Arroyo Grande	15,851	17,252	9%	17,395	1%
Atascadero	26,411	28,310	7%	28,687	1%
El Paso de Robles	24,297	29,793	23%	30,504	2%
Grover Beach	13,067	13,156	1%	13,211	<1%
Pismo Beach	8,551	7,655	-10%	7,717	1%
San Luis Obispo	44,179	45,119	2%	45,541	1%
Unincorporated	103,975	118,118	14%	118,805	1%

Source: DOF 2012: E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 2000–2010; DOF 2013 (San Luis Obispo County Housing Element Data Profiles 2013)



The San Luis Obispo Council of Governments (SLOCOG) published a Long Range Socio-Economic Projections Report in August 2011, updating the 2009 projections. Population, households, and jobs were projected through 2040 for low, mid, and high scenarios. Table 3 reports the “mid” growth scenario of a 13 percent increase in population from 10,073 residents in 2000 to 11,831 residents in 2040.

TABLE 3: POPULATION GROWTH

Year	Jurisdiction	
	Morro Bay	Unincorporated San Luis Obispo County
2010	10,073	104,324
2015	10,152	107,452
2020	10,244	113,789
2025	10,482	118,982
2030	10,778	125,467
2035	11,078	132,023
2040	11,381	138,644
Percentage Change 2010–2040	13%	33%

Source: SLOCOG projections, August 2011

Age Characteristics

Each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage of life, housing needs and preferences also change. As a result, evaluating the age characteristics and trends of a community is important in determining existing and future housing needs. Table 4 provides the age characteristics of Morro Bay’s residents according to the 2000 and 2010 US Census. There was little change between 2000 and 2010, with the exception of a small decrease in persons ages 25–44 and an increase in persons ages 45–64. Despite these changes, the population in Morro Bay remains older than in most cities; over 50 percent of residents are 45 years old or older.

**TABLE 4: AGE CHARACTERISTICS, 2000–2010**

Age Group	2000		2010	
	Number	Percentage	Number	Percentage
Under 5 years	378	4%	447	4%
5–17 years	1,188	12%	1,083	11%
18–24 years	873	8%	815	8%
25–44	2,627	25%	2,264	22%
45–64	2,778	27%	3,200	31%
65+	2,506	24%	2,425	24%
Total	10,350	100%	10,234	100%

Source: US Census 2000, 2010

The age of householder is another way to measure age in the city. As shown in Table 5, owner-occupied households tend to have older householders, while renter-occupied households tend to have younger householders.



TABLE 5: AGE OF HOUSEHOLDER BY TENURE

Age of Householder	Number	Percentage
Owner occupied	2,746	55%
Householder 15 to 24 years	0	0%
Householder 25 to 34 years	39	1%
Householder 35 to 44 years	214	4%
Householder 45 to 54 years	477	10%
Householder 55 to 59 years	401	8%
Householder 60 to 64 years	384	8%
Householder 65 to 74 years	656	13%
Householder 75 to 84 years	413	8%
Householder 85 years and over	162	3%
Renter occupied	2,256	45%
Householder 15 to 24 years	266	5%
Householder 25 to 34 years	462	9%
Householder 35 to 44 years	354	7%
Householder 45 to 54 years	344	7%
Householder 55 to 59 years	330	7%
Householder 60 to 64 years	200	4%
Householder 65 to 74 years	204	4%
Householder 75 to 84 years	80	2%
Householder 85 years and over	16	0%
Total	5,002	100%

Source: ACS 2007–2011 Estimates (HCD SLO County Housing Element Update Data Profile)

Employment

Employment has an important impact on housing needs. Different jobs and associated income levels determine the type and size of housing a household can afford. Employment growth in the region typically increases housing demand.

The California Employment Development Department (EDD) estimates that as of January 2014, 5,500 Morro Bay residents were in the labor force, with 4.9 percent unemployment, compared to a countywide unemployment rate of 6.2 percent.



According to the ACS 2007–2011 Five Year Estimates, jobs held by Morro Bay residents were primarily concentrated in the education, health and social services sectors (21 percent). Table 6 identifies employment by industry type for Morro Bay and San Luis Obispo County.

TABLE 6: EMPLOYMENT BY INDUSTRY TYPE, 2010

Occupation	Morro Bay		San Luis Obispo County	
	Number	Percentage	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	96	2%	2,848	6%
Construction	300	6%	4,369	9%
Manufacturing	302	6%	3,118	6%
Wholesale trade	43	1%	1,154	2%
Retail trade	772	15%	5,477	11%
Transportation and warehousing, and utilities	128	3%	2,194	4%
Information	190	4%	744	1%
Finance and insurance, and real estate and rental and leasing	300	6%	2,575	5%
Professional, scientific, and management, and administrative and waste management services	376	8%	5,817	12%
Educational services, and health care and social assistance	1,046	21%	10,835	22%
Arts, entertainment, and recreation, and accommodation and food services	911	18%	5,499	11%
Other services, except public administration	166	3%	2,721	6%
Public administration	371	7%	2,501	5%
Civilian employed population 16 years and over	5,001	100%	49,852	100%

Source: ACS 2007–2011 Five-Year Estimates (HCD San Luis Obispo County Housing Element Update Profiles)

The EDD produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area (MSA) yearly. Table 7 shows employment projections from 2010 through 2020 as related to job growth for the San Luis Obispo-Paso Robles Metropolitan Statistical Area. During the next seven years, the San Luis Obispo-Paso Robles MSA expects new employment to be concentrated in a variety of occupations. When comparing these annual incomes to the median income in 2014 for a family of four (\$77,000), only two occupational groups are above this median income (electrical power-line installers and repairers and software developers).



Of these ten occupational groups, the highest annual salary falls under the electrical power-line installers and repairers occupation at \$92,435. The lowest annual salary is within the nonfarm animal caretaker occupations at \$21,683.

**TABLE 7: SAN LUIS OBISPO-PASO ROBLES METROPOLITAN STATISTICAL AREA
PROJECTIONS OF EMPLOYMENT**

Occupation	Median Hourly Wage	Median Annual Salary	Estimated Employment		Percentage Change
			2010	2020	
Electrical Power-Line Installers and Repairers	\$44.44	\$92,435	190	300	58%
Home Health Aides	\$10.49	\$21,819	460	700	52%
Cost Estimators	\$27.72	\$57,657	180	270	50%
Market Research Analysts and Marketing Specialists	\$26.44	\$54,995	180	270	50%
Veterinary Technologists and Technicians	\$14.63	\$30,430	200	300	50%
Nonfarm Animal Caretakers	\$10.43	\$21,694	200	290	45%
Operating Engineers and Other Construction Equipment Operators	\$33.80	\$70,304	300	430	43%
Software Developers, Systems Software	\$34.32	\$71,385	120	170	42%
Insurance Sales Agents	\$31.34	\$65,187	170	240	41%
Construction Laborers	\$23.90	\$49,712	730	1,030	41%

Source: EDD 2014

Note: Annual salary is calculated by multiplying hourly wages by 2,080.

Commute

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. Table 8 indicates that the vast majority of Morro Bay residents travel less than 30 minutes from home to work. This figure indicates that many of the jobs are within 20 miles of the city and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees’ places of residence.



TABLE 8: TRAVEL TIME TO WORK

Travel Time to Work	Percentage
Less than 30 minutes	75%
30 to 59 minutes	23%
60 or more minutes	2%
Total	100%

Source: ACS 2008–2012 Five-Year Estimates Household Characteristics

HOUSEHOLD CHARACTERISTICS

According to the Department of Finance and as shown in Table 9, there were 4,844 households in the City of Morro Bay in 2010. This represents a 3 percent decrease, or 142 households, from 4,986 households in 2000.

TABLE 9: HOUSEHOLDS TRENDS, 2000–2010

Jurisdiction	2000	2010	Percentage Change
Morro Bay	4,986	4,844	-3%

Source: US Census 2010 (HCD SLO County Housing Element Data Profile)

Overcrowding

The US Census Bureau defines overcrowding as occurring when a housing unit is occupied by more than the equivalent of one person per room (not including kitchens and bathrooms). A typical home might have three bedrooms, a living room, and a dining room, for a total of five rooms. If more than five people were living in the home, it would be considered by the Census Bureau to be overcrowded. Because some households require less “space” per person, there is some question on whether units with slightly more than one person per room really have an overcrowding problem. In most cases, units with more than 1.01 persons per room are overcrowded. Units with more than 1.50 persons per room are considered highly overcrowded and should be recognized as a significant housing problem.

Morro Bay has a low incidence of overcrowding. Less than 4 percent of all the occupied housing in the city contains more than one person per room. A total of 84 units are considered to be highly overcrowded, having more than 1.50 persons per room. Of these, 10 are owner-occupied units and 74 are renter-occupied units. Table 10 shows the persons per room for homeowners and renters in Morro Bay.



TABLE 10: TENURE BY PERSONS PER ROOM, 2011

Persons per Room	Morro Bay	
	Households	Percentage
Owner-Occupied Units		
1.00 or less	2,736	99%
1.01 to 1.50	0	0%
1.51 or more	10	<1%
Total	2,746	100%
Renter-Occupied Units		
1.00 or less	2,109	94%
1.01 to 1.50	73	3%
1.51 or more	74	3%
Total	2,256	100%

Source: ACS 2007–2011 Five-Year Estimates (HCD SLO County Housing Element Update Profiles)

Tenure of Occupied Units

Tenure refers to whether a unit is owner-occupied or renter-occupied. Table 11 shows that just over half of the housing units in Morro Bay are owner-occupied.

TABLE 11: TENURE OF OCCUPIED HOUSING UNITS, 2010

Type of Unit	Units	Percentage
Owner-Occupied	2,583	53%
Renter-Occupied	2,261	47%
Total Occupied Units	4,844	100%

Source: US Census 2010 (HCD SLO County Housing Element Update Data Profile)

Persons per Household

Household size by tenure is shown in Table 12. In 2011, the majority of owner-occupied households were inhabited by two to four residents. Most renter-occupied households were also inhabited by two to four residents.

**TABLE 12: HOUSEHOLD SIZE BY TENURE, 2011**

	Number	Percentage
Owner	2,746	55%
Householder living alone	946	34%
Households 2–4 persons	1,761	64%
Large households 5+ persons	39	1%
Rental	2,256	45%
Householder living alone	882	39%
Households 2–4 persons	1,300	58%
Large households 5+ persons	74	3%
Total	5,002	
Total householders living alone	1,828	37%
Households 2–4 persons	3,061	61%
Large households 5+ persons	113	2%

Source: 2007–2011 ACS Five-Year Averages (HCD SLO County Housing Element Update Data Profile)

HOUSING STOCK CHARACTERISTICS

The existing housing stock in Morro Bay can be described by a number of characteristics, including the number of units, type (single-family, mobile home, apartment, etc.), their tenure (owner-occupied vs. rental), the number of people living in the unit (household size), and unit size. Later sections of this chapter discuss cost and the physical condition of homes in the city.

Number of Housing Units

The 2000 Census reported a total of 6,286 housing units in the City of Morro Bay, and the California Department of Finance reported a total of 6,356 housing units in 2013. Table 13 shows the percentage increase in the number of housing units in Morro Bay between 2000 and 2013.

TABLE 13: INCREASE IN HOUSING UNITS, 2000 AND 2013

	2000	2013
Total Housing Units	6,286	6,356
Percentage Increase	—	1%

Source: US Census 2000; DOF 2013 (HCD SLO County Housing Element Update Data Profile)



Vacant Units

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford.

According to the 2007–2011 ACS Five-Year Estimates, there were a total of 1,476 vacant units recorded in Morro Bay. The vacancy rate for the city was 20 percent in 2000 and slightly higher in 2011 at 23 percent. With the exception of Pismo Beach and Grover Beach, this rate is substantially higher than many other cities in the county, primarily because of the large number of vacation homes in Morro Bay. As noted in Table 14, there were a total of 1,476 vacant units recorded in Morro Bay in 2011. Of this total, 154 were for rent, 88 were for sale, and 1,125 were for seasonal, recreational, or occasional uses.

TABLE 14: HOUSING UNITS BY OCCUPANCY STATUS, 2011

	Number	Percentage
Total housing units	6,320	77%
Occupied housing units	4,844	23%
Vacant housing units	1,476	2%
For rent	154	0%
Rented, not occupied	12	1%
For sale only	88	0%
Sold, not occupied	6	18%
For seasonal, recreational, or occasional use	1,125	1%
All other vacant	91	0%
Vacancy rate	23%	
Homeowner vacancy rate	3%	
Rental vacancy rate	6%	

Source: 2007–2011 ACS Five-Year Estimate (HCD SLO County Housing Element Update Data Profile)



Type of Housing Unit

Table 15 shows the different types of housing units in Morro Bay by the number of units in the structure. In Morro Bay, 72 percent of the housing units are single-family detached homes, while attached single-family homes provide another 6 percent of the housing stock. Multi-family units constitute 15 percent and mobile homes make up 8 percent of the housing stock in the city.

TABLE 15: OCCUPIED HOUSING UNITS BY TYPE, 2013

Housing Unit Type	Morro Bay	
	Units	Percentage
Single-Family Detached	4,558	72%
Single-Family Attached	359	6%
2 to 4 Units	446	7%
5 or More Units	507	8%
Mobile Homes	486	8%
Total Housing Units	6,356	100%

Source: DOF 2013

Age of Housing Stock

An indication of the quality of the housing stock is its general age. Typically housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. Table 16 displays the age of Morro Bay's housing stock as of 2008. Note that 2008 data is retained because only ACS data with large margins of error is currently available; since this data has not been vetted by HCD, the slightly dated but more accurate US Census and HCD numbers below are preferred. Among these units, approximately 18 percent of the housing units in Morro Bay have been built since 1990 and approximately 46 percent, almost one-half of the housing stock, is more than about 40 years old.



TABLE 16: HOUSING UNITS BY AGE, 2000–2008

Structure Built	Units	Percentage
2009 to 2014**	75	1%
2000 to 2008*	350	5%
1990 to 2000	858	13%
1980 to 1989	882	13%
1970 to 1979	1,551	23%
1960 to 1969	1,186	18%
1950 to 1959	1,034	15%
Prior to 1950	775	12%
Total Units	6,711	100%

Source: US Census, *Department of Finance numbers, 2000–2008; **City of Morro Bay, 2009-2014.

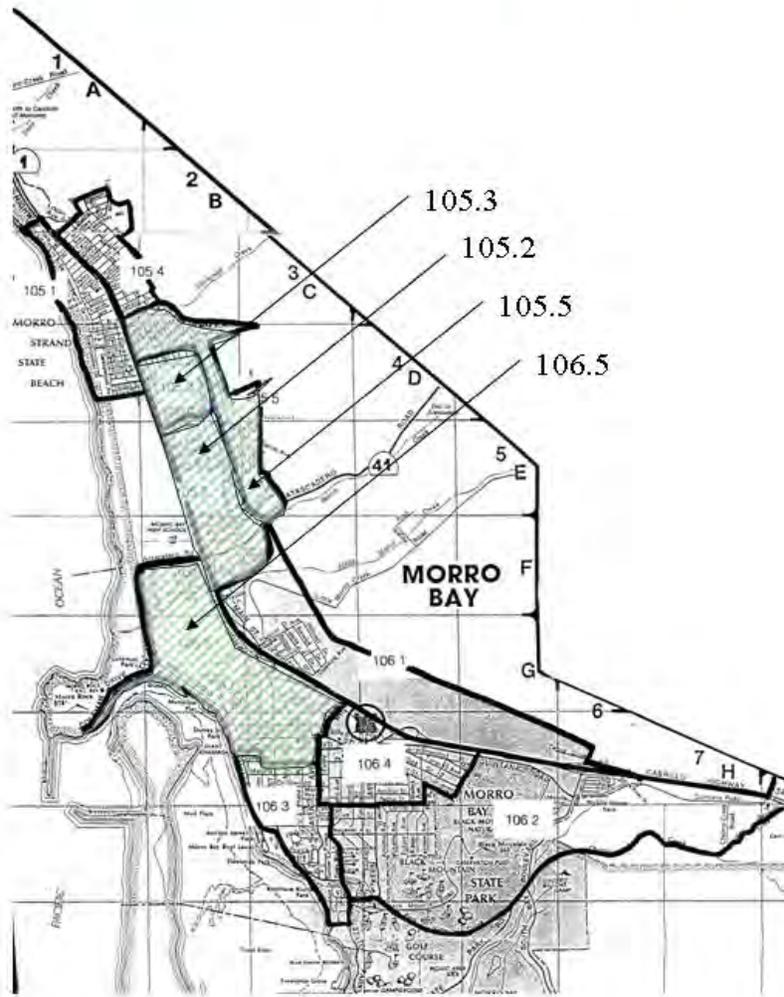
Housing Conditions

As of May 2009, according to the City’s building inspector, approximately 20 to 25 percent of the housing stock was in need of rehabilitation. In 2004, City staff conducted a house-by-house survey (100 percent of housing units) in four identified Target Income Census Block Groups (TIG) (see Figure 2).



FIGURE 2. CENSUS BLOCK GROUPS

Census Block Groups





Using the survey and point rating system prescribed by HCD, each unit was catalogued by condition of the roof, siding, foundation, windows, and electrical components. The figures were tabulated to establish a total score and identify each structure as sound, needs minor repair, needs moderate repair, needs substantial repair, or is dilapidated. Table 17 outlines the criteria used to determine the condition of the homes. Table 18 shows the breakdown of homes in each TIG area surveyed. Of the 1,502 homes surveyed, 403 were deemed to be in sound condition, 25 were dilapidated, and 1,074 were in need of some degree of repair. The survey did not differentiate between owner-occupied and renter-occupied properties.

Mobile homes were also evaluated by City staff in 2004. That survey found that a lesser percentage of these residences were categorized in the “Excellent” and “Sound 1” ratings, but that in general, approximately one-quarter of the mobile homes were in need of major rehabilitation or replacement.

In 2014, City staff confirmed that the assessment in this section was still current. The rehabilitation need in the city has not changed significantly since 2009 though conditions will deteriorate over time as housing stock ages. During the previous 2009–2014 planning period, approximately 10 code enforcement cases related to substandard housing were opened. All cases have since been resolved.

TABLE 17: HOUSING CONDITION SURVEY CRITERIA

Rating	Criteria
Sound	Units that appear structurally sound and well maintained.
Minor Repair	Units that appear structurally sound but show signs of deferred maintenance or upkeep. The house may need a roof replacement or new windows and a paint job.
Moderate Repair	Involves repair or replacement of more than one rated system. This category varies widely and may include, for example, a unit that needs replacement of the roof, electrical system, windows and doors.
Substantial Repair	Replacement of several major systems, including complete or major foundation work, replacement or repair of exterior siding, reconstruction of the roof system and complete re-plumbing.
Dilapidated	All the rated systems need repair and making those repairs to bring the structure into compliance with the current Uniform Building Code would not be cost-effective.

Source: City of Morro Bay Staff, 2004

**TABLE 18: HOUSING CONDITIONS IN TARGET INCOME GROUPS, MORRO BAY, 2004**

Census Block Group	Number of Units Sampled	Condition of Housing Units		
		Condition	Count	Percentage
105.2	605	Sound	168	28%
		Minor	292	48%
		Moderate	109	18%
		Substantial	30	5%
		Dilapidated	6	1%
105.3	301	Sound	66	22%
		Minor	117	39%
		Moderate	72	24%
		Substantial	27	9%
		Dilapidated	19	6%
105.5	351	Sound	124	35%
		Minor	161	46%
		Moderate	64	18%
		Substantial	2	1%
		Dilapidated	0	0%
106.5	245	Sound	45	18%
		Minor	135	55%
		Moderate	51	21%
		Substantial	14	6%
		Dilapidated	0	0%

Source: City of Morro Bay Staff, 2004



HOUSEHOLD INCOME

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development. For San Luis Obispo County, the applicable median income for a family of four in 2014 is \$77,000.

HCD has defined the following income categories for San Luis Obispo County, based on the median income for a household of four persons:

- Extremely low income: 30 percent and below (\$0 to \$22,600)
- Very low income: 31 to 50 percent of median income (\$22,601 to \$37,700)
- Low income: 51 to 80 percent of median income (\$37,701 to \$60,300)
- Moderate income: 81 to 120 percent of median income (\$60,301 to \$92,400)
- Above moderate income: 120 percent or more of median income (\$92,401 or more)

Table 19 shows the maximum annual income level for each income group adjusted for household size for San Luis Obispo County. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE 19: MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE, 2014

Household Size	Maximum Income Level				
	Median	Extremely Low	Very Low	Low	Moderate
1-Person	\$53,900	\$15,850	\$26,400	\$42,250	\$64,700
2-Person	\$61,600	\$18,100	\$30,200	\$48,250	\$73,900
3-Person	\$69,300	\$20,350	\$33,950	\$54,300	\$83,150
4-Person	\$77,000	\$22,600	\$37,700	\$60,300	\$92,400
5-Person	\$83,150	\$24,450	\$40,750	\$65,150	\$99,800
6-Person	\$89,300	\$26,250	\$43,750	\$69,950	\$107,200
7-Person	\$95,500	\$28,050	\$46,750	\$74,800	\$114,600
8-Person	\$101,650	\$29,850	\$49,800	\$79,600	\$121,950

Source: HCD 2014



Table 20 provides a summary of household income in Morro Bay according to the ACS 2008–2012 Five-Year Estimates. Table 20 also provides the HCD income category for households in 2012. However, HCD income categories and the Census Bureau’s income categories do not correlate directly, and the comparison between HCD and Census categories is for informational purposes only.

TABLE 20: HOUSEHOLD INCOME, 2012

HCD Income Category	Household Income	Number	Percentage
Extremely Low	Less than \$10,000	144	3%
	\$10,000 to \$14,999	322	6%
	\$15,000 to \$24,999	555	11%
Very Low	\$25,000 to \$34,999	525	11%
Low	\$35,000 to \$49,999	689	14%
	\$50,000 to \$74,999	937	19%
Moderate	\$75,000 to \$99,999	664	13%
Above Moderate	\$100,000 to \$149,999	654	13%
	\$150,000 to \$199,999	283	6%
	\$200,000 or more	188	4%
Total		4,961	100%

Source: ACS 2008–2012 Five-Year Estimates

HOUSING COSTS AND AFFORDABILITY

The cost of housing is directly related to the extent of housing problems faced by lower- and moderate-income households in a community. If housing costs are high relative to household income, correspondingly the incidence of housing cost burden and overcrowding will be high. This section summarizes the cost and affordability of housing to Morro Bay residents.

Sales Cost

According to DataQuick, the median home sale price in Morro Bay was \$429,500 in 2013, an increase of approximately 14 percent from the 2012 median of \$376,000. Median prices in Morro Bay tend to be in the middle to low range when compared to other San Luis Obispo communities, and are just above the county average. Table 21 shows median home sales prices in Morro Bay and nearby communities for 2012 and 2013. Assuming a 5.75 percent interest rate and 10 percent down payment, a family of four would need to make approximately \$115,000 to afford a \$376,000 house. A median priced home in Morro Bay is only affordable to families with “above moderate” income levels.



TABLE 21: ANNUAL MEDIAN SALES PRICE, 2012-2013

Community/City	2013 Median Price	2012 Median Price	Percentage Increase
San Luis Obispo County	\$415,000	\$360,000	15%
Cambria	\$500,000	\$452,500	11%
Cayucos	\$650,000	\$575,000	13%
Los Osos	\$371,500	\$325,000	14%
Morro Bay	\$429,500	\$376,000	14%
San Luis Obispo (City)	\$525,000	\$485,000	8%

Source: DataQuick 2014 (www.DQNews.com)

Rental Housing Cost

Examining the rental housing market is a direct means to identifying rental price information. Rents are ultimately determined by the interaction of supply and demand within the housing market. The two most significant factors contributing to rental prices are location and amenities. Morro Bay’s close proximity to the ocean makes it a high-demand location in which to reside, causing rental costs to increase as the demand increases. Table 22 provides samples of “typical” rental housing in the Morro Bay area as identified through a point-in-time survey conducted in March 2014.

TABLE 22: RESIDENTIAL RENTAL PRICES, MORRO BAY, 2014

Type	Number of Units Surveyed	Low	High
Studio	5	\$725	\$1,350
1 bedroom	9	\$850	\$1,450
2 bedrooms	5	\$1,200	\$1,850
3 bedrooms	5	\$1,900	\$2,150
4+ bedrooms	3	\$2,000	\$2,300

Source: Rental Survey, March 2014

Although the monthly cost of rental housing is important, most landlords require the first and last month rental payment plus a security deposit prior to moving in. Many landlords require a minimum monthly income of up to three times the monthly rent. There may also be requirements for deposits to connect to services such as water and electricity and possibly extra charges for additional people or pets. Due to these factors, often the actual cost of moving into a rental unit is a greater burden.



According to the 2014 HCD income limits (Table 23), a very low-income household of four could afford up to \$943 a month for rent. If this household lived in a three-bedroom unit in Morro Bay, according to the rental survey, this household would be paying between \$1,900 and \$2,150. A household earning 50 percent of the area median income would need to allocate nearly 60 percent of their gross income to be able to afford the rent for the least expensive three-bedroom unit in Morro Bay. This indicates a need for more affordable housing for households in the extremely low-, very low-, and low-income ranges in the city.

Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home with the maximum affordable housing cost to households at different income levels. The area median income provides a benchmark for estimating the affordability of housing and the ability of newcomers to move into the community. Taken together, this information can generally demonstrate who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding or a burden on housing cost.

In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of San Luis Obispo County are shown in Table 23. The affordability of the county's housing stock for each income group is discussed below. HCD has identified the 2014 county area median income to be \$77,000 for a family of four.

Table 23 shows the maximum rents and sales prices, respectively, that are affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by the US Department of Housing and Urban Development (HUD) and HCD; and maximum affordable sales prices based on 10 percent down with a 30-year fixed rate mortgage at a 5.75 percent annual interest rate.



TABLE 23: HOUSING AFFORDABILITY BY INCOME LEVEL

Household Size	1	2	3	4	5	6
Extremely Low Income (Households at 30% of Median Income)						
Annual Income	\$15,850	\$18,100	\$20,350	\$22,600	\$24,450	\$26,250
Maximum Monthly Gross Rent ¹	\$396	\$453	\$509	\$565	\$611	\$656
Maximum Purchase Price ²	\$48,880	\$59,141	\$67,000	\$74,460	\$80,630	\$86,460
Very Low Income (Households at 50% of Median Income)						
Annual Income	\$26,400	\$30,200	\$33,950	\$37,700	\$40,750	\$43,750
Maximum Monthly Gross Rent ¹	\$660	\$755	\$849	\$943	\$1,019	\$1,094
Maximum Purchase Price ²	\$86,400	\$99,750	\$111,230	\$123,120	\$133,340	\$143,830
Low Income (Households at 80% of Median Income)						
Annual Income	\$42,250	\$48,250	\$54,300	\$60,300	\$65,150	\$69,950
Maximum Monthly Gross Rent ¹	\$1,056	\$1,206	\$1,358	\$1,508	\$1,629	\$1,749
Maximum Purchase Price ²	\$138,20	\$157,930	\$179,050	\$198,390	\$215,160	\$230,960
Moderate Income (Households at 120% of Median Income)						
Annual Income	\$64,700	\$73,900	\$83,150	\$92,400	\$99,800	\$107,200
Maximum Monthly Gross Rent ¹	\$1,618	\$1,848	\$2,079	\$2,310	\$2,495	\$2,680
Maximum Purchase Price ²	\$210,120	\$242,620	\$251,780	\$274,000	\$327,230	\$345,900

Source: 2014 Income Limits: Department of Housing and Community Development. Monthly mortgage calculation: <http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web>

¹ Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

² Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 5.75% annual interest rate.



Overpayment

Overpayment compares the total shelter cost for a household to the ability of that household to pay. Specifically, overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

Table 24 shows to what extent occupied housing units (households) are overpaying for housing cost by their income category and whether or not they were overpaying. As of 2011, 43 percent of all households were overpaying based on their income categories. More than half of these overpaying households are in the low-, very low-, or extremely low-income category.

TABLE 24: TOTAL HOUSEHOLDS OVERPAYING BY INCOME, 2011

Household	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower Income
Ownership Households	42	307	456	390	1,359	2,854	1,105
Overpaying owner households	248	131	88	260	225	952	467
Percentage of overpaying owners	73%	43%	19%	67%	17%	33%	42%
Renter Households	556	381	553	332	276	2,098	1,490
Overpaying renter households	528	248	227	154	0	1,157	1,003
Percentage of overpaying renters	95%	65%	41%	46%	0%	55%	67%
Total Households	897	689	1,009	722	1,635	4,952	2,595
Overpaying households	775	380	315	414	225	2,109	1,470
Percentage of overpaying households	86%	55%	31%	57%	14%	43%	57%

Source: ACS 2007–2011 Five-Year Estimates (HCD SLO County Housing Element Data Profile)

The Comprehensive Housing Affordability Strategy (CHAS) was developed by HUD to assist jurisdictions in writing their consolidated plans. According to this data (Table 25), there were 395 owner households and 770 renter households earning less than 50 percent of the median family income (MFI) in the city in 2010. Approximately 76 percent of these lower-income renter-occupied households were identified as having at least one of four housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a



cost burden greater than 30%). Conversely, approximately 55 percent of lower-income owner-occupied households experienced at least one of those four housing problems. It is important to note that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.

TABLE 25: HOUSING PROBLEMS FOR ALL HOUSEHOLDS, 2010

	Total Renters	Total Owners	Total Households
Household Income ≤30% MFI	385	185	570
Household Income >30% to ≤50% MFI	385	210	595
% Households (≤50% MFI) with any housing problems	76%	55%	68%

Source: CHAS 2006–2010

SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These “special needs” groups include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and agricultural workers. This section discusses the housing needs facing each group, as well as programs and services available to address the housing needs.

Persons with Disabilities

Table 26 shows the 2000 Census information regarding non-institutionalized people in Morro Bay who have disabilities that either prevent them from working or make self-care or mobility difficult. Generally, disabled persons constitute 10 percent of any given population; in Morro Bay, the percentage is slightly higher at 20 percent (2,162 persons). Since there is no DOF, 2010 US Census, or reliable ACS data, 2000 US Census information is used for this analysis.

**TABLE 26: PERSONS WITH A DISABILITY BY DISABILITY TYPE, 2000**

	Number	Percentage
Total Disabilities Tallied	3,816	100%
Total Disabilities for Ages 5–64	2,268	59%
Sensory disability	197	5%
Physical disability	469	12%
Mental disability	358	9%
Self-care disability	135	4%
Go-outside-home disability	302	8%
Employment disability	807	21%
Total Disabilities for Ages 65 and Over	1,548	41%
Sensory disability	369	10%
Physical disability	577	15%
Mental disability	179	5%
Self-care disability	105	3%
Go-outside-home disability	318	8%

Source: US Census 2000 (HCD SLO County Housing Element Update Data Profile)

There are two major housing problems facing disabled persons: (1) the need for housing that meets particular physical needs (wheelchair accessible, etc.) and (2) monetary needs. Because of limited job opportunities for the handicapped and disabled, their incomes are often below the median income. Table 27 identifies the employment status of disabled persons in the city.

TABLE 27: PERSONS WITH A DISABILITY BY EMPLOYMENT STATUS

Employment Status	Number	Percentage
Age 16–64, Employed Persons with a Disability	164	16%
Age 16–64, Not Employed Persons with a Disability	305	29%
Persons Age 65 Plus with a Disability	577	55%
Total Persons with a Disability	1,046	100%

Source: US Census 2000 (HCD SLO County Housing Element Update Data Profile)

The disabled or handicapped residents of Morro Bay have varying housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinets, and modified fixtures and appliances. If the disability prevents the person from operating a vehicle,



then proximity to services and access to public transportation are important. Severely physically disabled persons may also require nursing or care facilities.

If the physical disability prevents the individual from working or limits income, the cost of housing and needed modification can be significant. Because physical handicaps vary, this group rarely congregates toward a single service organization and makes estimating the number of individuals and specific needs difficult.

The physical modification of housing is not generally necessary to accommodate mentally disabled persons, but they will generally require special services and monetary support. Since jobs and incomes are often limited for such individuals, affordable housing is important. Many mentally disabled persons would prefer to live independently, but because of monetary circumstances they are forced to live with other family members or with roommates. This may cause additional stress and problems. In some instances, the need for a resident assistant to help deal with crisis or challenging situations may also create special housing demands. This would suggest that there is a need for some apartment or condominium complexes which are reserved exclusively for persons requiring extra assistance in dealing with their daily routines. Many mentally handicapped persons are unable to drive, so access to public transportation is also important.

Disabled elderly often fall into one or both of the above categories. Many elderly have some minor physical handicap. For instance, climbing stairs may be difficult, especially when carrying groceries or other bulky items. Other elderly persons may have difficulty cooking, cleaning, performing daily chores, or remembering to take medication. Congregate care facilities and retirement homes help meet the needs of many of these individuals.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based



facilities. The Tri-Counties Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. Table 28 provides information about Morro Bay’s population of developmentally disabled persons; Table 29 provides information about those persons’ place of residence.

TABLE 28: DEVELOPMENTALLY DISABLED RESIDENTS BY AGE

Zip Code	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
93442	16	9	39	6	4	74

Source: HCD SLO County Housing Element Updated Data Profile 2014

TABLE 29: DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE

Zip Code	Community Care	Home Parent/Guardian	Independent Living	Other	Total
93442	3	36	24	11	74

Source: HCD SLO County Housing Element Updated Data Profile 2014

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Tri-Counties Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. **Program H-19.1** is proposed to specifically address the needs of the developmentally disabled.



Elderly

Analysis of the housing needs of the elderly is important for three reasons: (1) many elderly have fixed, limited incomes, (2) many elderly persons are “over-housed” (living alone in a three- or four-bedroom house), and (3) because some elderly have mobility and health problems, these needs can create special housing requirements.

Table 30 illustrates the population of residents aged 65 and older in Morro Bay in 2000 and 2010. Table 31 illustrates the tenure of senior households in the city. Approximately 80 percent of senior-headed households own the home they live in. The senior population numbers and the percentage they make up of the city’s overall population changed very little between 2000 and 2010.

TABLE 30: SENIOR RESIDENTS, 2000-2010

Age Group	2000		2010	
	Number	Percentage	Number	Percentage
65+	2,506	24%	2,425	24%
Total Population	10,350	100%	10,234	100%

Source: US Census 2000, 2010 (HCD SLO County Housing Element Update Data Profile)

TABLE 31: SENIOR-HEADED HOUSEHOLDS BY TENURE, 2011

Age of Householder	Number	Percentage
Owner-occupied senior household	1,231	80%
Householder 65 to 74 years	656	43%
Householder 75 to 84 years	413	27%
Householder 85 years and over	162	11%
Renter-occupied senior household	300	20%
Householder 65 to 74 years	204	13%
Householder 75 to 84 years	80	5%
Householder 85 years and over	16	1%
Total	1,531	100%

Source: ACS 2007–2011 Estimates (HCD SLO County Housing Element Update Data Profile)

To address the needs of seniors in the community, the City will implement **Program H-18.1** to utilize CDBG and other state or federal monies to assist in the development of lower-income senior rentals.



Farmworkers

The ACS 2007–2011 Five-Year Estimates identified 96 residents of Morro Bay employed in agriculture, forestry, fishing and hunting, or mining operations. Because of Morro Bay’s role as a significant commercial fishing center, this information is not surprising. This number, however, probably underestimates migrant farmworkers who move with the seasons according to the availability of work. There are still several large tracts of productive agricultural land within and near the Morro Bay city limits that periodically employ such workers. It is not clear where migrant workers live while employed in the Morro Bay area.

According to information provided by the Employment Development Department for the San Luis Obispo-Paso Robles Metropolitan Statistical Area, there were 3,600 people employed within the agriculture industry in January 2014, a decrease of 100 people since January 2013.

Large Households

Large families present special housing needs if they cannot find affordable and adequate housing units. The result may be overcrowding. As identified in Table 12 above, 113 households (approximately 2 percent of all households) in Morro Bay were occupied by five or more persons (considered a large household) of which 39 were owner-occupied households and 74 were renter-occupied households. This proportion is substantially lower than in the county as a whole and is very low when compared to other cities and counties. Thus, housing for large families does not appear to be a significant need in Morro Bay.

Female-Headed Households

Female-headed single-parent households experience numerous housing problems, including affordability (the individuals are often on public assistance), overcrowding (the individuals often cannot afford units large enough to accommodate their families), insufficient housing choices, and discrimination. The City of Morro Bay recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination for all segments of the population.

Table 32 illustrates the number of family households that are headed by a female with no husband present. Female-headed households with no husband present account for 14 percent of all households in the city. The table also reports the presence of children in female-headed households, as well as poverty indicators for female-headed households. Female-headed householders with their own children make up approximately five percent of all householders in the city (as shown in the table below) and 37 percent of the female-headed householders.



TABLE 32: FEMALE-HEADED HOUSEHOLDS

	Number	Percentage of Householders
Female-Headed Householders	398	14%
Female Heads with Own Children	147	5%
Female Heads without Children	251	9%
Total Householders	2,746	100%
Female-Headed Householders Under the Poverty Level	18	1%
Total Families Under the Poverty Level	189	7%

Source: ACS 2007–2011 Five-Year Estimates (HCD SLO County Housing Element Update Data Profile)

Homeless

According to HUD’s 2012 Continuum of Care Homeless Assistance Programs (as provided by the HCD SLO County Housing Element Update Data Profile), the County of San Luis Obispo has approximately 2,057 homeless persons (Table 33). Of these homeless persons, approximately 343 are in families with at least one child. The homeless population is mostly unsheltered, with only 8 percent of the 2,057 identified as sheltered. The Community Action Partnership of San Luis Obispo County (CAPSLO) provided 2013 estimates of the Maxine Lewis Memorial Shelter and Prado Day center population by home community. At these two shelters, approximately 54 people call Morro Bay home.

TABLE 33: HOMELESSNESS, SAN LUIS OBISPO COUNTY

	Sheltered	Unsheltered	Total
Person in household without children	100	1,614	1,714
Person in household with at least one adult and one child	56	287	343
Total Homeless Persons			2,057

Source: HUD 2012 (HCD SLO County Housing Element Update Data Profile)

TABLE 34: HOME CITY BY SHELTER POPULATION, 2013

Community	Maxine Lewis Memorial Shelter	Prado Day Center
Morro Bay	21	33
Los Osos	21	40
Other North Coast Communities	9	13

Source: CAPSLO 2014



Regional services for the homeless include Chorro Creek Ranch, which serves the South County area that includes Morro Bay and provides a range of services such as emergency shelter, counseling services, and rental assistance. The Estero Bay Alliance for Care is an all-volunteer network of organizations and individuals dedicated to enhancing the quality of life for local homeless and in-need citizens through outreach, education, and liaison with appropriate agencies and organizations. The CAPSLO emergency shelter and services center, located near the intersection of Broad Street and Orcutt Road in San Luis Obispo, provides emergency shelter, on-site information and referral services, and assistance in finding permanent housing. The People's Kitchen, the Salvation Army Homeless Outreach program, the Senior Nutrition program, which provides meals to seniors over the age of 60 up to five times a week, and other programs offered by local churches are also available. The City of San Luis Obispo is centrally located and it is appropriate that services for homeless individuals be located there. San Luis Obispo is the county seat; many governmental social services can be received there. Additional service providers include the El Camino Homeless Coalition in Atascadero, Loaves and Fishes in Paso Robles, the 5 Cities Coalition in Arroyo Grande, and Transitional Food and Shelter in the North County.

To further assist with providing homelessness services, Morro Bay's City Council has approved a temporary fee waiver for a local group serving a free weekly meal at the city's Veterans Memorial Building. The decision covers an estimated \$2,000 in city rental fees for the building through June 30, 2014.

Assisted Units

As shown in Table 35, Morro Bay contains four assisted housing developments owned by People's Self-Help Housing (PSHH) that provide 95 affordable housing units. The City has utilized various funding sources to provide affordable housing to residents, including Section 8, Section 202, Section 515, and tax credits. PSHH is currently in negotiations with the tax credit investors for both Oceanside Gardens and Sequoia Street Apartments to facilitate maintaining their role as general partner. PSHH is also currently applying to HUD for approving a plan to refinance Ocean View Manor using tax credit syndication and a renewed HUD contract, through which PSHH plans to rehabilitate and continue to operate the property as affordable. If these negotiations are successful the length of the deed restriction would be extended on this property. These three properties continue to operate as affordable, and PSHH communicated that they do not plan to experience any interruption in offering affordable rents to the tenants.

The Housing Authority of San Luis Obispo (HASLO) reported that as of March 2014, the City of Morro Bay had 79 Section 8 vouchers being used in the city. HASLO also reported that due to too much interest, the waitlist for Section 8 vouchers has been closed since 2010.



TABLE 35: INVENTORY OF ASSISTED UNITS

Projects	Total Units	Assisted Units	Type	Funding Source	Earliest Date of Conversion
Ocean View Manor	40	39	Senior	Section 202	12/1/2030
Pacific View Apartments	26	25	Family	Section 515	2/25/2041
Oceanside Garden Apartments	21	21	Senior	Tax Credits	2/26/2049
Sequoia Street Apartments	11	10	Large Family	Tax Credits	7/30/2054
Total	98	95	—	—	—

Source: HCD SLO Housing Element Update Data Profile 2014; personal communication with People’s Self-Help Housing 2014

At-Risk Units

California housing element law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a 10-year period beginning at the start of the Housing Element planning period, so June 30, 2014 through June 30, 2024.

At-risk units are subsidized low-income housing projects that may be convertible to market-rate units as they are nearing the end of their subsidized contract. Such units are deemed “at risk” of being lost as affordable housing. Currently there are not any subsidized housing units considered at risk of converting to market-rate units within 10 years of the beginning of this Housing Element planning period. However, **Program H-15.1** states that the City will maintain a list of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives and that the City will contact all property owners and ask them to provide at least two years’ notice prior to the conversion of any units for lower-income households to market-rate units.



3. ADEQUATE SITES INVENTORY

The San Luis Obispo Council of Governments (SLOCOG) is responsible for developing the Regional Housing Needs Allocation (RHNA), which assigns a share of the region's future housing need to each jurisdiction in the region. State law requires jurisdictions to demonstrate that "adequate sites" will be made available over the planning period (2014–2019) to facilitate and encourage a sufficient level of new housing production. Jurisdictions must also demonstrate that appropriate zoning and development standards, as well as services and facilities, will be in place to facilitate and encourage housing. The Housing Element must inventory land suitable for residential development, including vacant and underutilized sites, and analyzes the relationship of zoning and public facilities and services to these sites.

In complying with the adequate site requirement, jurisdictions can take credit for the number of new units built during the planning period of 2014–2019 toward the RHNA. This includes new housing units either built or issued a certificate of occupancy since January 1, 2014.

Regional Housing Needs Allocation

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling Morro Bay's share of the Regional Housing Needs Allocation, as determined by SLOCOG. The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table 36 provides the RHNA target for the planning period 2014 to 2019.

TABLE 36: MORRO BAY REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

Income Level	RHNA	Units Built Since January 2014	Remaining RHNA
Extremely Low	19	0	19
Very Low	20	0	20
Low	24	0	24
Moderate	27	0	27
Above Moderate	65	6 ¹	59
Total	155²	6	149

Source: SLOCOG 2013

Notes:

1. Single-family building permits

2. The total RHNA number of 154 in the SLOCOG Regional Housing Needs Plan is off by one unit due to a rounding error. Per HCD direction, the numbers in the income categories were totaled and the total RHNA number used for analysis in the Housing Element update is 155.



Based on the above projections, the City of Morro Bay will need to allow for 63 housing units affordable to lower-income households to comply with the City's regional allocation targets for these income levels. In addition, the City will allow for 27 housing units available to moderate-income households. A total of 155 new housing units have been allocated by HCD for the City of Morro Bay from 2014 through 2019.

As of March 2014, there have not been any housing units constructed, but six single-family units have been approved. As a result, the City will need an additional 149 housing units to meet Morro Bay's 2014–2019 RHNA. However, the City currently has the vacant land capacity to accommodate all of the RHNA need. See Table 38 for a complete list of available sites to meet the City's 2014–2019 RHNA.

Land Availability

This section provides the inventory of vacant land that is available in Morro Bay for both multi-family and single-family residential development. Table 38 provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for pending projects in Morro Bay. All sites listed in Table 38 have no known constraints related to infrastructure or environmental conditions.

Realistic Capacity

The zoning districts and General Plan land use designations are shown for each site and are used to determine the realistic unit capacity of each site. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site, and then 80 percent of that result was used as the final realistic unit number to account for site and regulatory constraints. The capacity for the 10 mixed-use sites included in the inventory was determined by taking 80 percent of the total site acreage, multiplying the acreage by the maximum density for the site, and then taking 80 percent of that number to determine the realistic unit number.

Although these Mixed Commercial/Residential (MCR) zoned sites permit commercial development, based on current trends as well as approved projects, allowing for 100 percent residential would be appropriate. However, the City took a conservative approach and used only 80 percent of the total site acreage. Currently, Morro Bay has a high vacancy rate in commercial buildings; therefore, the City is allowing for solely residential development in the MCR district. In addition, the City approved an affordable project at Main at Bonita, which proposes 23 units to be developed on 1.14 acres in the Mixed Commercial/Residential (MCR)/Multi-family Residential-Hotel-Professional (R-4) district. This project was developed with 100 percent residential units at 20 units to the acre.

Small Sites

A majority of the vacant parcels that allow up to 27 units per acre are less than a half acre in size, and it can be difficult to build multi-family, lower-income housing on smaller sites. However, recent trends show that multi-family housing development is occurring on sites of less than one-half acre.



For the high-density sites listed in Table 38, each of the site groups 4–6, 21-22, 24-25, and 28-30, contiguous. Of the total units the City assumes can be developed on high-density land (260 units), 86 units or 33 percent of the units are being accommodated on sites that have potential for lot consolidation into larger sites more feasible for development of affordable housing. To help facilitate the development of affordable housing on smaller lots, the City has included **Program H-1.2** to assist in the consolidation of small lots.

Table 37 compares the City of Morro Bay’s RHNA to the site inventory capacity. Including the credit of six building permits and the site inventory capacity, the City has a surplus of 41 units available to extremely low-, very low-, and low-income households, 48 units available to moderate-income households, and 320 units available to above moderate-income households, a total surplus of 320 units. Table 38 provides the characteristics of the available sites for the development of single-family homes and multi-family units, and Figure 3, the Land Inventory Map, shows the location of each site.

TABLE 37: COMPARISON OF REGIONAL GROWTH NEED AND RESIDENTIAL SITES

Income Group	Total RHNA	Building Permits	Remaining RHNA	Site Inventory Capacity	RHNA Surplus
Extremely Low	19	0	19	260 ¹	170
Very Low	20	0	20		
Low	24	0	24		
Moderate	27	0	27		
Above Moderate	65	6	59	383	324
Total	155	6	149	643	494

Source: SLOCOG 2013; City of Morro Bay 2014

Notes:

1 Sites allowing up to 27 dwellings per acre and those allowing up to 15 dwellings per acre have been combined to address lower- and moderate-income RHNA.



TABLE 38: LAND INVENTORY

APN	Acres	Property Address	Use Status from Aerial	Map ID #	Zoning	GP Designation	Allowed Density	Units at 80% Capacity	Infrastructure	Constraints
066-176-006	0.27	416 MAIN ST	Vacant	41	R-3	High Density	15-27	6	Yes	None
066-075-017	0.37	KERN AVE	Vacant	38	R-4	High Density	15-27	3	Yes	None
068-231-016	0.61	HWY 41	Vacant	25	R-4 (PD)	High Density	15-27	13	Yes	None
068-231-043	0.49	HWY 41	Vacant	24	R-4 (PD)	High Density	15-27	9	Yes	None
068-323-028	0.32	ROCKVIEW ST	Vacant	31	R-4 (PD)	High Density	15-27	10	Yes	None
068-323-035	0.08		Vacant	30	MCR/R-4	High Density	15-27	11	Yes	None
068-323-036	0.17		Vacant	29	MCR/R-4	High Density	15-27	11	Yes	None
068-323-034	0.73		Vacant	28	MCR/R-4	High Density	15-27	11	Yes	None
068-381-014	0.15	2930 JUNIPER AVE	Vacant	14	R-1	Low-Medium Density	4-7	1	Yes	None
068-381-008	0.15	JUNIPER AVE	Vacant	15	R-1	Low-Medium Density	4-7	1	Yes	None
068-381-015	0.15	2960 JUNIPER AVE	Vacant	13	R-1	Low-Medium Density	4-7	1	Yes	None
068-383-006	0.15	IRONWOOD AVE	Vacant	12	R-1	Low-Medium Density	4-7	1	Yes	None
068-391-001	0.16	JUNIPER AVE	Vacant	16	R-1	Low-Medium Density	4-7	1	Yes	None
068-391-002	0.15	JUNIPER AVE	Vacant	17	R-1	Low-Medium Density	4-7	1	Yes	None
066-273-001	0.23	DANA WAY	Vacant	42	R-1	Low-Medium Density	4-7	1	Yes	None



APN	Acres	Property Address	Use Status from Aerial	Map ID #	Zoning	GP Designation	Allowed Density	Units at 80% Capacity	Infrastructure	Constraints
065-113-064	0.12	MINDORO ST	Vacant	3	R-1/S.2A	Low-Medium Density	4-7	1	Yes	None
068-257-004	0.17	ELENA ST	Vacant	18	R-1/S.2	Low-Medium Density	4-7	1	Yes	None
066-134-015	0.22		Vacant	39	R-2	Low-Medium Density	8-15	1	Yes	None
065-150-015	0.49	SEQUOIA ST	Vacant	8	R-A	Low Density	0-4	1	Yes	None
065-150-008	0.51	IRONWOOD AVE	Vacant	9	R-A	Low Density	0-4	2	Yes	None
068-192-001	0.12	ALDER AVE	Vacant	10	R-A	Low Density	0-4	1	Yes	None
068-192-011	0.15	2900 ALDER AVE	Vacant	11	R-A	Low Density	0-4	1	Yes	None
068-350-061	0.52		Vacant	23	R-A (PD)	Low Density	0-4	2	Yes	None
068-401-011	16.27	LITTLE MORRO CREEK RD	Vacant	34	R-A (PD)	Low Density	0-4	53	Yes	None
068-401-007	13.49	LITTLE MORRO CREEK RD	Vacant	33	R-A (PD)	Low Density	0-4	43	Yes	None
068-401-001	17.26		Vacant	32	R-A (PD)	Low Density	0-4	55	Yes	None
068-411-007	44.07		Vacant	37	R-A (PD)	Low Density	0-4	141	Yes	None
Low Density Subtotals	97.56							383		
066-134-016	0.22		Vacant	40	R-2	Low-Medium Density	8-15	1	Yes	None
066-034-002	0.19	WEST ST	Vacant	35	R-2	Low-Medium	8-15	1	Yes	None



HOUSING ELEMENT UPDATE

APN	Acres	Property Address	Use Status from Aerial	Map ID #	Zoning	GP Designation	Allowed Density	Units at 80% Capacity	Infrastructure	Constraints
						Density				
068-321-007	0.21	SUNSET CT	Vacant	26	R-2	Low-Medium Density	8-15	1	Yes	None
Medium Density Subtotals	0.62							3		
065-149-001	9.95	3072 MAIN ST	Vacant	7	R-3 (PD)	High Density	15 to 27	215	Yes	
065-044-030	0.17		Vacant	1	MCR/R-4	High Density	15 to 27	3	Yes	
065-044-030	0.05		Vacant	2	MCR/R-4	High Density	15 to 27	1	Yes	
065-064-001	0.06	300 MINDORO ST	Vacant	4	MCR/R-4	High Density	15 to 27	1	Yes	
065-064-002	0.05	310 MINDORO ST	Vacant	5	MCR/R-4	High Density	15 to 27	1	Yes	
065-064-003	0.06	320 MINDORO ST	Vacant	6	MCR/R-4	High Density	15 to 27	1	Yes	
066-061-007	0.10	DUNES ST	Vacant	36	R-4	High Density	15 to 27	2	Yes	
068-021-007	0.52		Vacant	21	MCR/R-4	High Density	15 to 27	9	Yes	
068-021-008	0.59		Vacant	22	MCR/R-4	High Density	15 to 27	10	Yes	
068-324-019	0.64	1840 MAIN ST	Vacant	27	MCR/R-4	High Density	15 to 27	11	Yes	
068-332-045	0.10	MAIN ST	Vacant	20	MCR/R-4	High Density	15 to 27	2	Yes	
068-332-047	0.10	MAIN ST	Vacant	19	MCR/R-4	High Density	15 to 27	2	Yes	
High Density Subtotals	12.38							257		
Grand Totals	110.56							643		



FIGURE 3. LAND INVENTORY

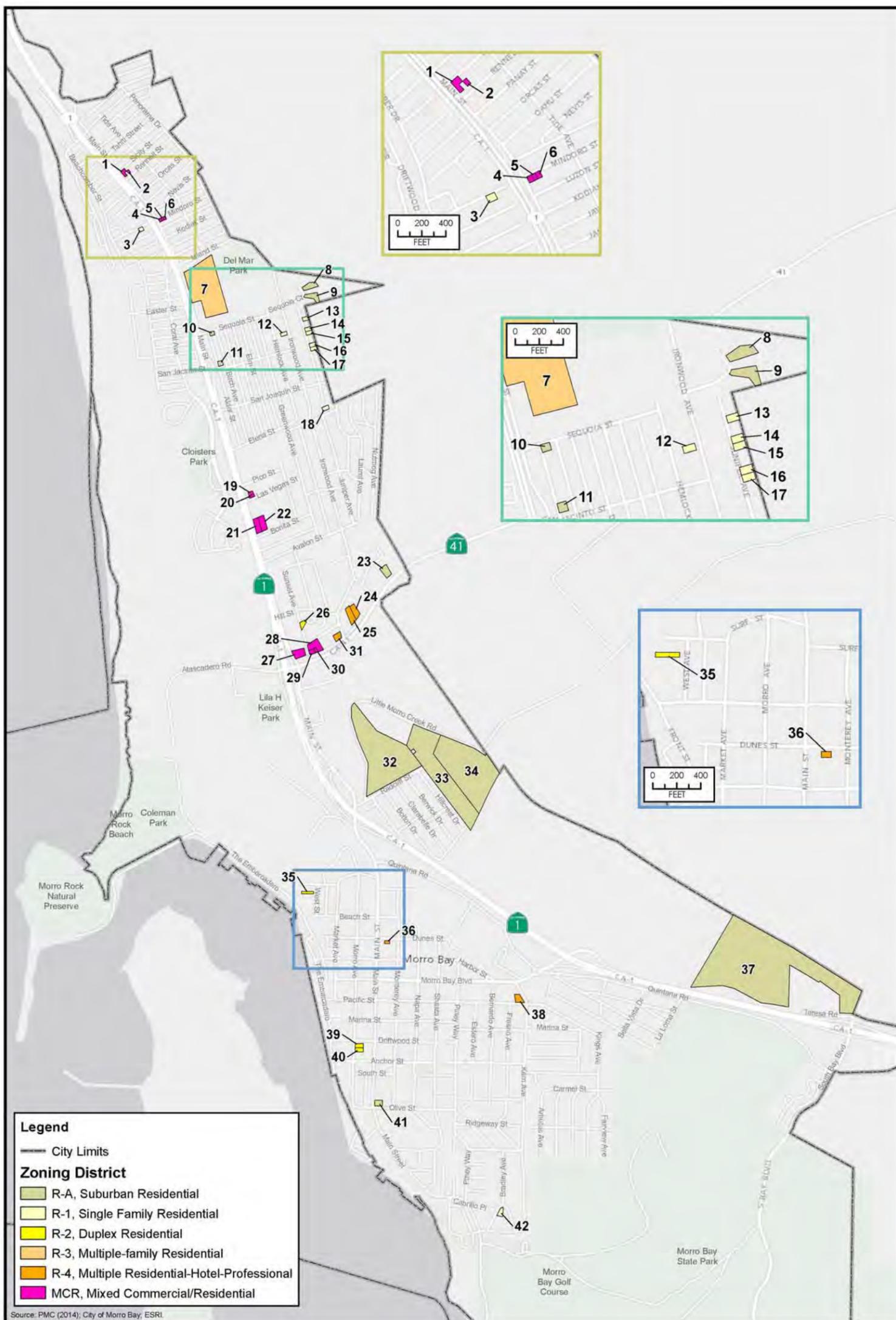


Figure 3
Land Inventory
PMC



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INFRASTRUCTURE

Water

The City's Annual Water Report, dated 2013, reports that the City relies on three sources of water: groundwater pumped from the Chorro and Morro basins, the reverse osmosis/desalinization plant, and the primary source since 1997, the State Water Project, to meet its current and future needs. The historic statewide drought of 2014 has stressed these water sources. For example, on January 31, 2014, San Luis Obispo County staff informed the State Water Project subcontractors that the allocation for 2014 is at 0 percent, and only stored water is available to meet delivery requests. The City of Morro Bay has approximately 3,073 acre-feet of water stored in San Luis Reservoir. Prolonged severe drought conditions could constrain development, although the constraint would not be specific to Morro Bay.

The water production trend has actually decreased as population increased over the past 20 years because of an aggressive water conservation program enacted by the City. In 1985, the City initiated a retrofit program that requires all new development to replace old water fixtures such as toilets and sinks with newer models that use less water. The program required that for every gallon of water needed by new development, two gallons must be saved through retrofitting. The City Council terminated the mandatory program in 2001 and replaced it with a voluntary rebate program that promotes water conservation by reimbursing owners for purchasing water-saving fixtures. The retrofit program has resulted in a decrease in the average consumption to about 117 gallons per person per day. This use rate is quite low compared to San Luis Obispo County as a whole.

The City of Morro Bay updated its Water Management Plan, which identifies resources and establishes priorities for long-term water supply, and obtained certification from the California Coastal Commission. In December 2008, the City Council reviewed the conditions of the community's long-term potable water supply and as a result approved the Water Management Plan Status Report. This report looked at "any changes in climatic, hydrological, technological, or political conditions that could affect the City's long-term water supply whether negatively or positively." It was determined that there is adequate water for the buildout of the city under the current General Plan. The City has sufficient water supply from a variety of sources to meet its buildout goals, including the State Water Project, local groundwater sources, and the City's desalinization plant. There are times, such as when State Water Project water delivery is restricted, that the City has operational difficulty meeting its short term water demands and requires water conservation and other means such as building limitations in order to bridge these temporary water shortages.

From 2003 to 2013, water production has decreased from 1,421 acre-feet to 1,271 acre-feet. The City is committed to providing affordable and sustainable water to Morro Bay, and the Water Management Plan outlined steps to be taken to ensure the acquisition of such resources. Of the 13 measures required by the plan, six represented specific projects to be completed (such as permit acquisition) and seven are ongoing tasks (such as implementation of conservation programs). Since the adoption of the plan, the six projects have been completed and the seven programs successfully implemented to fulfill the plan's goals.



To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Sewer

The City of Morro Bay jointly owns and operates the wastewater treatment plant (WWTP) with the unincorporated community of Cayucos. According to the Wastewater Treatment Plant Master Plan (2007), the WWTP is rated for an average dry weather flow of 2.06 million gallons per day (mgd), a peak seasonal dry weather flow of 2.36 mgd, and a peak hour flow of 6.6 mgd.

According to the annual daily flow average over five years, Morro Bay contributes to 75 percent of the flow, while Cayucos accounts for 25 percent. The plant has adequate capacity through the year 2021 based on population estimates outlined in the Facility Master Plan Report and therefore currently has capacity to meet the regional housing need. The plant currently treats approximately 1 million gallons per day. The City is currently proposing to relocate and upgrade its WWTP to a water reclamation facility. With this upgrade there is the potential to add additional water into the City's water supply portfolio, either in the form of offsetting use of potable water for irrigation with reclaimed water, ground water recharge or perhaps direct potable reuse of water once there has been a change in the regulatory environment and public perception.



4. CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental and (2) non-governmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

GOVERNMENTAL CONSTRAINTS

Governmental constraints include local land use controls, on- and off-site development standards, building and housing codes, permit processing times, permit processing fees, residential development fees, and delays in permit processing that can cause increases in financing cost.

Local Land Use Controls

The city's location in the coastal zone has resulted in unique land and use regulations. The California Coastal Act attempts to balance landowners' rights to develop against the public's right to enjoy the coastline. In some areas of Morro Bay, height restrictions have been enacted to protect public views and large setback requirements have been established to protect bluff areas near the beach. Generally the minimum parcel size, allowed density, setback requirements, and height limits for residential uses are not unusually strict and therefore are not considered a constraint to the development of affordable housing.

General Plan Designations

To provide for a wide range of existing land uses and to guide future development, the City has established a series of land use classifications or categories. These classifications describe the type and intensity of various land uses that make up the city's fabric and are the basis for the zoning districts established in the Municipal Code. The land use classifications represent the integration of the Land Use Element of the General Plan and the Local Coastal Program Land Use Plan.

Residential Land Uses

The City has five residential land use categories that provide for a wide range of densities. The purpose is to ensure that residential land is developed to a density suitable to its location and physical characteristics.



Density ranges are as follows:

- Limited Density: up to 2 units per acre
- Low Density: up to 4 units per acre
- Low-Medium Density: 4 to 7 units per acre
- Medium Density: 7 to 15 units per acre
- High Density: 15 to 27 units per acre

Zoning Ordinance

The Zoning Ordinance provisions allow development on a wide variety of lot sizes in the city and do not constrain the development of affordable units. Table 39 describes the zoning districts that allow residential uses in the city.

TABLE 39: ZONING DISTRICTS THAT ALLOW RESIDENTIAL USES

District		Description
AG	Agricultural	The purpose of this district is to provide for the continuation of agricultural uses in suitable areas and for supplemental commercial uses which may be necessary to support such continued agricultural activities. It is the intent of the City that it will maintain the maximum amount of prime agricultural land in agricultural production to ensure the protection of the area’s agricultural economy. This district allows one single-family house per parcel.
R-A	Suburban Residential	The purpose of this district is to permit estate lot homes and small-scale agricultural uses; to provide an area for people to have parcels of land larger than more typical single-family residential lots, where livestock, poultry, and small animals may be raised in limited number for home use or for pleasure.
R-1	Single-Family Residential	This district is intended to be applied to existing single-family residential areas of the city to provide for housing which is consistent and harmonious with existing development and to underdeveloped areas of the city in which topography, access, services, utilities, and general conditions make the area suitable and desirable for single-family home development.
R-2	Duplex Residential	This district is intended to be applied in areas of the city where moderate densities can be physically accommodated, where consistent with the surrounding area of development, and where needed utilities and services can be provided.



District		Description
R-3	Multiple-Family Residential	This district is intended to apply in the areas of the city where it is reasonable to permit varying intensities of residential development. The purpose of the R-3 district is to provide a wide range of housing types and to ensure that the R-3 district will be free of excessive traffic and other uses causing congestion, noise, confusion, and interference in the pattern of higher-density family living.
R-4	Multifamily Residential-Hotel-Professional	This district is intended to apply in those areas of the city where it is reasonable to permit a mixture of hotels and motels along with apartments, condominiums, and other similar uses. the purpose of the R-4 district is to allow higher-density apartment projects and, where appropriate, hotel, motel, community housing developments, and professional offices, ensuring that the R-4 district will be free of excessive traffic and other uses causing congestion, noise, confusion, and interference in the pattern of higher-density family living and visitor-serving uses.
CRR	Coastal Resource Residential	The purpose of this district is to provide for residential uses that are environmentally compatible with protection of coastal resources of local and statewide significance by limiting densities and intensity of residential development and restricting the range of ancillary uses. Large minimum lot sizes are required in order to minimize overall levels of activity that could adversely impact sensitive coastal resources. Clustered development is encouraged where it will result in lesser levels of impact.
C-1	Central Business District	The purpose of this district is to designate and promote the orderly development of the business district as a central retail shopping facility for the primary market area. Mixed commercial/residential uses are encouraged in the central business district.
MCR	Mixed Commercial/Residential	The purpose of this district is to allow and regulate a mix of compatible commercial uses with residential uses in districts where a strip commercial area is in close proximity to a residential neighborhood, to broaden the range of commercial market opportunities, and to provide a review procedure to protect the residential neighborhood from unsafe or unhealthy conditions.
G-O	General Office	The purpose of the this district is to accommodate public, general business, and professional offices and commercial uses which complement and support office development along with residential uses which are compatible with office and commercial uses.

Source: Morro Bay Zoning Ordinance, Accessed March 2014



Development Standards

Development standards within the city should not pose any constraints to the development of affordable housing. Minimum lot area required per unit decreases with the higher-density zoning districts and will provide opportunities for lower-income housing. Morro Bay has established special standards to accommodate for smaller lots formed before the city's incorporation. Morro Bay's Zoning Ordinance poses no extraordinary constraints on any form of residential development. The City can demonstrate that its development standards are not a constraint to the development of housing based on a few recent multi-family projects, in which four of the five projects have an affordable component to them:

- A 21-unit rental senior affordable housing project at 555 Main Street was approved by the City Council in 2010 in the C-1/R-4 (Mixed Use Commercial) district. The project will provide very low- and low-income units. The density will be 53 units per acre based on two different density bonuses granted.
- A project at 600 Morro Bay Boulevard was developed on 0.39 acres and contained 16 units (13 residential and 3 commercial units). This project was developed in the Central Business (C-1) district, which allows mixed-use or solely development. Since there was an affordable component to this project, the City was flexible with development standards. This project was built at 41 units per acre. The project included one affordable (moderate) unit.
- A project at Main at Bonita contains 23 units to be developed on 1.14 acres in the Mixed Commercial Residential (MCR)/Multi-family Residential-Hotel-Professional (R-4) district. This project also has an affordable component, showing that the developers are able to meet sufficient densities to develop affordable units. This project was developed with 100 percent residential units at 20 units to the acre.
- A project at Main and South developed in the Duplex Residential (R-2) zone was developed on 3 acres and contained 30 units. The density was 10 units per acre. Three affordable units were provided offsite on Sunset.
- A project built at 476 Rockview Street contained two units and was built on 0.11 acres in the Multi-Family Residential-Hotel-Professional (R-4) district, resulting in a density of 17.4 units per acre.

In conclusion, after evaluating the projects that have been approved/proposed in Morro Bay, the City's development standards do not pose a constraint to development or affordable development.



The greatest constraint to development in Morro Bay is the cost of land, which is market driven. The City of Morro Bay has attempted to adopt development standards that provide modest control over development as well as providing opportunities for projects to reduce standards via planned developments, compact development, or variable density projects. By providing flexibility in the development standards, the City allows greater opportunities for projects to achieve maximum density yet still provides for development projects to meet the City's overall adopted goals. The City provides incentives for projects that meet maximum densities.

The City's height limitation is primarily utilized to control the size and bulk of single-family units. As stated above, single-family units are the bulk of the residential units constructed. A trend developed in recent years where larger and taller single-family homes were proposed, which would have resulted in units that were not consistent with existing neighborhoods. To address this issue, the City adopted an emergency ordinance (Ordinance No. 543), requiring that any single-family unit proposed over 2,500 square feet in size would require a conditional use permit. However the City does not utilize the height limit in an attempt to restrict projects from achieving maximum density. Multi-family structures as well as mixed-use structures utilizing the City's planned development permitting process can request that the height standard be modified. This development standard is specifically identified in the Zoning Ordinance as being eligible to be waived.

Although the City does not see the current development standards as a constraint to the development of housing, to ensure that multi-family projects are able to meet maximum densities and generally to ensure that development standards do not constrain the development of multi-family housing, the City has included **Program H-1.3** which states that the City will continue to allow flexibility in development standards such as height, parking, and setbacks for multi-family projects.

Parking Standards

The City requires off-street parking for all new housing projects. These parking regulations do not impact the ability to construct housing. In order to reduce development costs for low-income projects, reductions in parking standards are allowed. Parking reductions may include allowing tandem parking, paying an in-lieu fee, and shared parking between commercial and residential uses. Further standards reductions are permitted for senior housing and housing for the disabled to promote these types of housing. Therefore, parking standards tend to encourage the construction of low-income and elderly housing by reducing the development costs and land area necessary to construct off-street parking.



TABLE 40: RESIDENTIAL ZONING CRITERIA

	AG	R-A	R-1	R-2	R-3	R-4	CRR	C-1	MCR	G-O
Allowed Density	1 per parcel	0-4	4-7	8-15	15-27	15-27	—	—	—	8-15
Min. Front Yard Setback	25'	20'	20'	20'	15'	15'	20'	0'	5' ⁴	20'
Min. Interior Yard Setback	25'	10%/10' *	10% of avg. (3'-5')	10% of avg. (3'-5')	5'	5'	10% of avg. 6' min	0'	5'	10% of avg. (3'-5')
Min. Exterior Yard Setback	25'	10'	20% of avg. (5'-10')	20% of avg. (5'-10')	20% of avg. (10'-15')	20% of avg. (10'-15')	10'	0'	5'	20% of avg. (5'-10')
Min. Rear Yard Setback	25'	20%/20'	10% of avg. (6'-10')	5'	5' ²	5'	10'	0'	5'	5'
On-Site Parking Requirements	—	—	2 covered spaces	1.5 covered spaces per bedroom to a maximum of 2 spaces per unit						
Minimum Site Sq. Ft.	20 acres	1 lot	1 lot	2,900 per unit	2,175 per unit	1,800 per unit	1 lot		Refer to Sub. Div. regs.	2,900 per unit
Minimum Lot Width	None									
Maximum Lot Coverage	5%	45%	45%	50%	60%	60%	30%	90%	80%	50%
Maximum Height	25'	25'	25'	25'	25'	30'	14'/25'	3'	25'	25'

Source: Morro Bay Zoning Ordinance, Accessed March 2014

Notes: Properties adjacent to bluffs and ESH zones are subject to additional height and setback requirements. The standards in this table present the most strict requirements for each category for each zone; however, some of the standards may be lower depending on certain property characteristics including lot size, building size, and proximity to other zoning designations. For a complete description of residential zoning criteria, see Title 17 (Zoning) of the Morro Bay Municipal Code.



Planned Development Overlay Zone

The purpose of the Planned Development (PD) overlay zone is to provide detailed and substantial analysis of development on parcels which, because of location, size, or public ownership, warrant special review. This overlay zone is also intended to allow the modification of or exemption from the development standards of the primary zone that would otherwise apply if such action would result in better design or other public benefit.

The requirements and procedures apply to all properties that have, in addition to a primary or base zone district, the Planned Development (PD) overlay zone, unless otherwise provided in the Zoning Ordinance.

Below are the permitted uses subject to the granting of a conditional use permit for a conceptual and/or a precise plan of development:

- Any principal or conditional use which is allowed by the primary zoning district is a permitted use.
- Community housing projects as defined in Chapter 17.49 of the Zoning Ordinance may be permitted in PD overlay residential zones. The provisions of that chapter also apply to the review of such PD overlay zone projects.

The standards for development within a PD overlay zone are those of the base zoning district, provided, however, that standards may be modified by the Planning Commission or City Council as they relate to building heights, yard requirements, and minimum lot area for dwelling units in the density range provided that any specific design criteria of the General Plan and coastal Land Use Plan, applicable to the property, is not exceeded. For those areas of the city that are covered by the Waterfront Master Plan, all new development projects requiring discretionary permits (conditional use permits, etc.) must be consistent with the design guidelines contained in Chapter 5 of the Waterfront Master Plan. Modifications of standards will only be approved upon a finding that greater than normal public benefits may be achieved by such deviations. Such benefits may include, but are not limited to, improved or innovative site and architectural design, greater public or private usable open space and provisions of housing for the elderly or low/moderate-income families, provision of extraordinary public access, and provision for protecting ESH areas, but in all cases these provisions must meet the coastal land use policies.

New development and uses may be permitted only if found to be consistent with the applicable policies of the Morro Bay General Plan and Local Coastal Program.

A concept plan must be submitted and approved pursuant to Chapter 17.40 of the Zoning Ordinance prior to submittal of any new development, new use or change in use, or subdivisions of a series of two or more commonly held contiguous parcels of land, on property within a PD overlay zone which is publicly owned, including tidelands, or in its gross or aggregate area exceeds 1 acre.



Contents of the Conceptual Plan. The concept plan is to be a general development plan and may not include construction plan drawings such as complete engineering or tentative maps. The following information must be included in the concept plan:

- **Plot Plan.** A proposed plot plan for the development, including project boundary designation, perimeter of the ownership, location and dimensions of any existing property lines and easements within the site, tentative location of buildings, roads, parking and open areas.
- **Streets.** The width and location of surrounding and adjoining streets and proposed street alignments within the site, and connections to existing streets.
- **Adjoining Properties.** The use of adjoining properties, any building within 15 feet of the property line must be precisely located.
- **Topography.** The existing and proposed changes in topography of the site, including the degree of land disturbance, the location of drainage channels or watercourses, and the direction of drainage flow.
- **Utilities.** The locations and capacities of existing utilities in the vicinity of the site and tentative extensions to the site.
- **Structures and Existing Trees.** The location of any structures and existing trees in excess of 6 inches in diameter on the site designated for retention or removal.
- **Phased Development.** The approximate timetable and priorities of any phased development;
- **Architectural Concepts.** Sketches showing architectural concepts of the proposed building, including heights, design, exterior materials of proposed buildings, other structures, fencing, and signing.
- **Open Space Plan.** Proposed open space plan including landscape concept and type of plant materials, recreation area, parking, service, and other public area used in common on the property; a description of intended improvements to the open area of the property.
- **Other Information.** The Planning Commission and City Council may require such other information as deemed necessary, which may include but not be limited to, economic analysis, habitat analysis, archaeological analysis, visual quality analysis, public access analysis, thoroughfare plans, public services and facilities plans, utilities service plans, and conceptual method of land subdivision or ownership arrangement described by a preliminary parcel or tract map, pursuant to the provisions of Title 14 of the Zoning Ordinance.



Concept Plan Approval. In addition to the review provisions of Chapter 17.60 of the Zoning Ordinance describing the processing of conditional use permits, concept plans for PD overlay zone properties must receive final approval from the City Council at a duly noticed public hearing. The Planning Commission first reviews the concept plan by conducting a public hearing. If the commission consideration is to approve the plan, it reports such findings and recommendation to the City Council. If the commission determines to deny the plan, it need not be forwarded to the council, and the commission decision is final unless appealed.

Precise Plans Required. Upon approval by the City Council of a concept plan, or where no conceptual approval is required, a precise plan of development must be submitted to the Planning Commission showing the details of property improvement and uses or activities to be conducted on the site and any subdivision proposals. Precise plans are processed in accordance with procedures for a conditional use permit as contained in Chapter 17.60 of the Zoning Ordinance.

Precise Plan Content. Plans are to be prepared containing all the general information required of concept plans, which has been further developed to a precise level of detail. Any data or calculations necessary to evaluate the precise plan proposal must accompany such plans. A precise plan is required to contain the following minimum information:

- **Total Development Plan.** The total development plan showing the precise dimensions and locations of proposed structures, buildings, streets, parking, yards, pathways, open spaces, and other public or private facilities.
- **Architectural Elevations.** Fully developed architectural elevations of all buildings, structures, signs, and fencing, showing colors and materials of construction.
- **Landscaping Plan.** A landscaping plan showing plant materials, type and size of plants at the time of planting, and method of maintenance.
- **Engineering Plans.** Engineering plans showing site grading and the amount of cut and fill, including finished grades and proposed drainage facilities.
- **Proposed Site Uses or Activities.** Listing all of proposed site uses or activities to be conducted on the site, with related floor area depicted or calculations of site area to be devoted to such uses.
- **Miscellaneous Plans.** Miscellaneous plans (as appropriate) showing any exterior lighting, roof plans, site cross sections, view sight lines, ESH mitigation plans, archaeological mitigation plans, visual quality plans, public access mitigation plans, or other features necessary to evaluate the specific proposal including the information required of community housing projects.
- **Tentative Tract or Parcel Map.** Tentative tract or parcel map, where lands involved in the proposal are to be divided or joined together.



Precise Plan Approval. The Planning Commission, in granting a conditional use permit for PD overlay zone precise plans, must make the findings required by Section 17.60.030 of the Zoning Ordinance and further find that precise plans are in substantial conformance with any conceptual plan approval granted by the City Council.

Growth Management

In 1984, the City adopted a growth management ordinance (Ordinance No. 266) to allow fair distribution of scarce water resources and protect the city's small-town character and surrounding open space. Ordinance No. 266 mandates that building permits will be limited to a number permitting an annual increase in population that would achieve the 12,200-person goal by the year 2000. No further residential building will be permitted after a population of 12,200 has been reached unless an increase has been approved by a majority vote at a regular or special election. The City has not yet reached a population of 12,200. As noted in Section 2. Housing Needs Assessment, the City's population in 2013 was 10,317. Annually, the City Council allocates a number of "water equivalency units" (WEUs), some for single-family and some for multifamily development. The annual number is the maximum number of permits (residential and commercial) that may be approved. The annual number has varied over time but has never been reached or exceeded during a single year, even during the years of greatest growth (2005-2007). The number of WEUs available per year is based on water availability. Partially in response to the current drought, the number of WEUs allocated for 2014 is 50, a relatively low number compared to overall trends since adoption of the ordinance. The City Council has the authority to roll over unused WEUs to the subsequent year. If the number of WEUs allocated annually from 2014 to 2019 is conservatively estimated as 50, which would allow the approval of a maximum of 250 residential units during the planning period, more than enough to accommodate the City's RHNA of 155 units.

Density Bonus

On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which amends the revoked Zoning Ordinance Chapter 17.50 (Affordable Housing, Density Bonuses and Incentives) and replaced it in its entirety with density bonus provisions that are consistent with current state law. Key provisions of the new density bonus regulations include:

- New construction of five or more units may receive a density bonus provided they satisfy one or more of the following criteria:
 - At least 10 percent of the units are designated for low-income households.
 - At least 5 percent of the units are designated for very low-income households.
 - At least 10 percent of the units are designated for moderate-income households, provided that all units in the development are offered to the public for purchase.



- 100 percent of the units are designated for senior citizens as defined in Section 51.3 and 51.12 of the Civil Code or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Government Code Section 798.76 or 799.5.
- Donation of land to the City consisting of at least 1 acre, or of sufficient developable acreage and zoning classification to permit construction of at least 40 units, and not less than 10 percent of the residential units in the proposed development, that are affordable to very low-income households
- The density bonus will be calculated as follows:
 - A 20 percent density bonus, increasing by an additional 1.5 percent for each additional 1 percent increase in low-income units above the initial 10 percent threshold.
 - A 20 percent density bonus, increasing by an additional 2.5 percent for each additional 1 percent increase in very low-income units above the initial 5 percent threshold.
 - A 20 percent density bonus for senior citizen housing developments.
 - A 5 percent density bonus, increasing by an additional 1 percent for each additional 1 percent increase in moderate-income units above the initial 10 percent threshold.
 - When an applicant proposes to construct a housing development that is eligible for a density bonus and includes a child-care facility that will be located on the premises of, or adjacent to, the housing development, the City will grant either an additional density bonus that is an amount of square feet of residential space that is equal to or greater than the square footage of the child-care facility or an additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child-care facility.
 - The maximum density bonus is 35 percent when a project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units. All density bonus calculations resulting in fractional units are rounded up to the next whole number of housing units.
- Upon request of a developer eligible to receive a density bonus, the City will grant the following parking standards, inclusive of handicapped and guest parking, for the entire project:
 - Zero- to one-bedroom units – 1 on-site parking space per unit
 - Two-bedroom units or more – 2 on-site parking spaces per unit



- The City may also provide other incentives for the development of affordable housing including reduced site development standards, deferred or waived fees, direct financial aid, and other regulatory developer incentives.
- Where affordable housing units have been provided per the requirements of Chapter 17.50, the developer must ensure both the continued availability of affordable units for a minimum of 30 years and project phasing, including timing of completion, and rental or sale of affordable housing units is required to occur concurrently with nonrestricted units.

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Table 41 summarizes those housing types.

**TABLE 41: HOUSING TYPES PERMITTED BY ZONE**

Housing Types Permitted	Zone Districts								
	AG	RA	R-1	R-2	R-3	R-4	CCR	C-1	MCR
Single-Family Dwellings	P	P	P	P	P	P	P		MUP
Duplexes				P	P	P			MUP
Multi-Family Dwellings				CUP	P	P			MUP
Second Units/Granny Flats	P	P	P	P	P	P			
Manufactured Homes	P	P	P	P					MUP
Elderly Housing Units								P ¹	
Community Housing Project			CUP	CUP	CUP	CUP			
Mobile Home Parks				CUP	CUP	CUP			
Rooming and Boarding House					CUP	CUP			
Residential Care Facilities ²			P	P	P	P			
Employee Housing (6 or fewer)			P	P			P	P	P
Employee Housing (36 or fewer)	P	P							
Transitional and Supportive Housing	P	P	P	P	P	P			P
Emergency Shelters								P	
Single-Room Occupancy Units								P	P

Source: Morro Bay Zoning Ordinance, Accessed March 2014

P – Permitted by right

CUP – Conditional use permit required

MUP – Minor use permit required

Notes:

1. Permitted only when affordable to low- and/or moderate-income families.

2. Residential care facilities serving 6 or fewer persons are permitted in all residential districts by right, larger group homes of more than 6 and up to 12 persons requires a minor use permit, and facilities serving more than 12 persons require a conditional use permit.

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

Legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City’s Zoning Ordinance currently allows emergency shelters pursuant to a conditional use permit. The City must identify a



zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter.

On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which amends the Zoning Ordinance to allow emergency shelters by right in the Central Business (C-1) district. The C-1 district is close to services (shopping and public services) and transit stops. Within this zone, the City has identified 3 acres on two parcels of land located next to each other that will allow adequate capacity for the provision of an emergency shelter.

Supportive and Transitional Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focuses on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Health and Safety Code Section 50675.2 as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Pursuant to Senate Bill (SB) 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which amends the Zoning Ordinance to add the current definition of transitional housing and supportive housing, as stated in this document, and lists these as permitted uses in all zoning districts allowing residential uses.

Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which amends the Zoning Ordinance to explicitly define and allow single-room occupancy units in the Central



Business (C-1) and Mixed Commercial/Residential (MCR) districts. In addition, **Program H-3.1** states that the City will continue to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing for extremely low-income households.

Housing for Farmworkers

On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which amends the Zoning Ordinance to remove constraints to housing for farmworkers. The Zoning Ordinance now defines “employee housing” as housing that includes but is not limited to farmworker housing. Employee housing for six or fewer workers will be deemed to be a single-family structure with a residential land use and will be treated the same as a single-family dwelling of the same type in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses will include agricultural employees who do not work on the property where the employee housing is located, and may consist of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing is considered to be an activity that in no way differs from an agricultural use. Ordinance No. 584 also amended Chapter 17.24 of the Zoning Ordinance to allow employee housing with a maximum of 36 beds in a group quarters or 12 units or spaces in the Agricultural (AG) and Suburban Residential (R-A) districts.

Housing for Persons with Disabilities

Housing for Disabled Persons

Housing element law requires localities to include the following in the preparation and adoption of the housing element: (1) an analysis of potential and actual constraints on housing for persons with disabilities; (2) demonstration of efforts to remove governmental constraints; and (3) inclusion of various programs or a means of reasonable accommodations for housing designed for persons with disabilities. As part of the Housing Element process, the City analyzed its Land Use and Zoning Ordinance, permitting process (conditional use permit process and variance), development standards, and building codes to identify potential constraints for the development of housing. Where impediments are found, the Objectives, Policies, and Programs section of the Housing Element proposes specific actions and implementation schedules to remove such impediments. The following section summarizes findings from the constraint analysis and proposed programs.

Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. The Zoning Ordinance allows a range of housing types and prices for special needs groups, and allows foster homes and rest homes pursuant to a conditional use permit. The Zoning Ordinance does not have geographical



spacing/siting requirements for nursing homes, shelters, or foster care homes. Although these classifications allow special needs housing, the City currently provides housing opportunity for disabled persons. The City complies with state laws under the Community Care Facilities Act. Residential care facilities serving 6 or fewer persons are permitted in all residential districts by right, larger group homes of more than 6 and up to 12 persons require a minor use permit, and facilities serving more than 12 persons require a conditional use permit. To further comply with SB 520, the City defines family as one or more persons occupying premises and living as a single housekeeping unit who not need be related by blood as distinguished from a group occupying a hotel, club, or fraternity or sorority house.

Building Codes and Development Standards

The City enforces Title 24 of the California Code of Regulations, which are regulations on access and adaptability of buildings to accommodate persons with disabilities. The City inspects plans to ensure compliance with Americans with Disabilities Act (ADA) standards. The City's building code requires new residential construction to comply with the ADA, which requires design standards for "qualified" buildings consisting of three or more units. These requirements include the incorporation of (1) adaptive design features for the interior of the unit; (2) accessible public use and common use portions; and (3) sufficiently wider doors to allow wheelchair access. Currently, Morro Bay uses the 2010 edition of the California Building Code (updated every three years). The City has not adopted unique restrictions for disabled housing, such as minimum distances between housing for persons with disabilities, or other regulations that could constrain the development, maintenance, or alteration of housing for disabled persons. The City does not require new housing projects to incorporate universal design standards, which are beyond the standards required by state and federal law. In addition, the Zoning Ordinance does not have occupancy limitations, which are preempted by state law. The Zoning Ordinance also does not define a family in a way that would limit the number of persons per household or limit the relationship of the household members. The Zoning Ordinance does not specify the types of development standards for special needs housing or unique performance standards. However, convalescent homes and senior housing are allowed a reduced parking requirement of only one space for every three beds plus employee parking and half a space for seniors, respectively.

Permitting Procedures

To rehabilitate housing for disabled access, requests for modifications (e.g., ramps up to 30 inches in height) do not require a building permit and are processed over the counter. However, Section 17.48.120 of the Morro Bay Municipal Code states that open, uncovered, raised porches, landing places, or outside stairways may project not closer than 3 feet to any side or rear lot line, and not exceeding 5 feet into any required front or street yard. City staff and the City Council have administratively allowed ramps to allow persons with disabilities access to housing. The City accommodates such requests by expediting the processing time for issuing a permit so a private homeowner can build a ramp. Many requests are reasonable and can be handled administratively over the counter; the City may wish to modify this code to exempt housing for persons with disabilities. The City utilizes a standard conditional use permit process (approval by the Planning



Commission) to ensure that facilities are sited and operated in a manner compatible with surrounding land uses.

Building and Housing Codes

The Morro Bay Building Code is based on the California Building Code (CBC), which determines the minimum residential construction requirements for all of California. The CBC ensures safe housing and is not considered a significant constraint to housing production.

Like most cities, Morro Bay responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the seriousness of the problem is assessed. The more serious the violation, the more urgent the City's action. The City encourages voluntary compliance through letters and phone calls and/or site visits. If compliance cannot be attained in this manner, the City may take more aggressive action through the legal process.

The City's philosophy has been to mitigate serious health or safety problems, but to allow the property owners reasonable time and flexibility to comply. The City seeks to balance the need to ensure safe housing against the potential loss of affordable housing that might result from overly strict enforcement. There is no indication that code enforcement actions have unnecessarily restricted the use of older buildings or inhibited rehabilitation.

Permit Processing Times

While permit processing times in Morro Bay do not appear excessive, this element does include a policy stating the City's intent to expedite the processing of all development proposals that include affordable housing. **Program H-6.5** states that the City will continue to expedite the permit processing procedure as an additional incentive for the development of affordable housing.

Assuming a full planning staff of two planners, coastal development permits and use permits would take between 2 to 3 months for both single- and multi-family projects, including notice periods for coastal development permits. One method to reduce this time significantly is to combine the 10-day notice of intent to issue a permit with the 10-day appeal period. Environmental review or CEQA review can add months to the timeframe. This part of the process is out of the City's control. Also, because of the City's coastal location, there are many sites within proximity to environmentally sensitive habitat that will require CEQA review that can add additional time to the process outside of the City's control.

2014 processing times were not excessive and don't significantly impact the cost of construction or the ability to build. Table 42 provides a summary of typical processing times by household type.



TABLE 42: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE

	Single-Family Unit	Multi-Family Unit	Subdivision
Typical Approval Requirements	Coastal Development Permit	Coastal Development Permit	Tentative and Parcel Map (division of a property into four or fewer parcels)
		Use Permit	Tentative and Final Map (division of property into five or more parcels)
	Building Permit	Building Permit	
Total Est. Time	2-3 months	4-5 months	8-18 months

Source: City of Morro Bay, 2014

Development Review

The following is a description of the development review process for single- and multi-family developments in Morro Bay. Because the entire city is within the coastal zone, no proposals for construction of a new single-family or multi-family unit can be ministerial.

First it must be determined whether the project is within the City’s or the Coastal Commission’s jurisdiction and whether it is within the California Coastal Commission appeal jurisdiction.

New Residences

East of Main Street

Administrative coastal permits will be required for construction of all new single- or multi-family residences until the City obtains the approval of the Coastal Commission to exempt the area east of Main Street to the Local Coastal Program Urban/Rural Boundary except those areas within a Coastal Commission appeal jurisdiction, an ESH overlay zone, or on properties of 10 percent of greater slopes from the requirement of obtaining a coastal development permit for the purpose of construction of new, one-story single-family residences and two-story residences when the second floor is less than 40 percent of the lot area. The Public Services Director is authorized to take whatever steps are necessary to obtain Coastal Commission approval.

West of Main Street

- Outside appeal jurisdiction

Administrative coastal permits are required for properties located west of Main Street and not within the appeal jurisdiction or ESH zone.

- Within appeal jurisdiction



Regular coastal permits are required for properties located west of Main Street and within the appeal jurisdiction or ESH zone.

Administrative Coastal Development Permits

Developments and/or uses requiring an administrative coastal development permit

The Public Services Director may process as an administrative permit any coastal development permit application specifically for the following developments and/or uses and provided that the development and/or use is not located in the coastal development permit appeal area.

- Improvements to any existing structure including minor additions to existing commercial, industrial, or multi-family structures that do not result in an intensification of use or require a conditional use permit, or add any additional units or create any environmental impacts and which do not require a subdivision map.
- Any single-family dwelling.
- Development of four dwelling units or less on a residential lot that is not located within the coastal appeal jurisdiction and/or ESH overlay zone and that does not require demolition of more than two units or a conditional use permit.

Outside the Coastal Appeal Jurisdiction

A final decision on an application for a coastal development permit for projects outside the coastal development permit appeal area becomes effective after the City's 10-day appeal period has expired unless an appeal of the Public Services Director and/or Planning Commission's decision is filed, or the notice of final action is inadequate as described under Section 17.58.080.B of the Zoning Ordinance.

Within The Coastal Appeal Jurisdiction

A final decision on an application for a coastal development permit for projects in the coastal development permit appeal area is effective after the appeal period of 10 working days to the Coastal Commission has expired unless either of the following occur:

- An appeal is filed; or
- Notice of final City action does not meet the requirements set forth in Section 17.58.080.B of the Zoning Ordinance.

The effective date of the City's action may be suspended if either of the above circumstances occurs.



City Permits for Development within the Coastal Commission Permit Jurisdiction

The City will not issue a building permit where a coastal development permit from the Coastal Commission is required until:

- The applicant has provided the City with a copy of the approved coastal development permit and, if applicable, signed plans by the Coastal Commission; and
- The applicant ensures the building plans that the City intends to approve are consistent with the plans signed off by the Coastal Commission staff or reflect any plan changes described in written form; or
- The applicant provides the City with written verification from the Coastal Commission that a coastal development permit is not required.

In addition to these requirements, a conditional use permit is required for any addition that adds more than 25 percent to an existing nonconforming single-family home, or where the site is located within a PD overlay area or where a property is subject to bluff development standards.

Residential Development Fees

The City collects various fees from applicants to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, public works and plan check services, and building permits. In addition to these service fees associated with development processing, the City and the regional transportation agency charge several impact fees to offset the future impact of development on regional traffic and circulation, parks, and libraries. For a detailed list of all fees, see **Appendix A**. The City's Green Building Incentive Program provides eligible projects with building and plan check fee rebates (see the Energy Conservation Opportunities section of the Housing Element).

As a means of assessing the cost that fees contribute to development in Morro Bay, the City has calculated the total fees associated with development of a single-family and multi-family development. As indicated in Table 43, development fees for a 1,500-square-foot residential project run approximately \$25,000 per unit, and development fees for a multi-family project are approximately \$29,000 per unit for the same unit square footage. The fees for a single-family unit make up about five percent of the total construction costs, and for a multifamily unit fees constitute eight percent of total construction costs. These fees are consistent with other cities in San Luis Obispo County and do not represent a significant financial constraint to new housing development.



TABLE 43: PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL RESIDENTIAL DEVELOPMENT

Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	\$25,466 ¹	\$29,543 ²
Typical estimated cost of development per unit	\$469,695 ³	\$393,143 ³
Estimated proportion of fee cost to overall development cost per unit	5%	8%

Source: City of Morro Bay 2014; City of Grover Beach Development Permit, 2013

Notes:

¹ Cost is for a 1,500-square-foot house with a two-car garage

² Cost is for a 1,500-square-foot unit

³ Cost for vacant lot included in these numbers and assumed as \$300,000 based on search of listings on Trulia.com for Morro Bay on March 27, 2014.

Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements, as these services are required to ensure that development is constructed according to established codes and standards.

The City requires that curbs, gutters, and sidewalks be placed along the frontage of every multi-family lot (R-3 or above) on which new construction or significant alteration is done. These improvements may be required for single-family lots under specific circumstances. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Morro Bay. The City does not impose any unusual requirements as conditions of approval for new development. City regulations are intended to generally encourage high-quality private development and new construction. Traffic fees are calculated by square footage: single-family (including garage square footage) is \$1.86 per square foot and multi-family (does not include garage square footage) is \$2.90 per square foot.



Inclusionary Housing Program

On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which revoked Chapter 17.50 (Affordable Housing, Density Bonuses and Incentives) of the Municipal Code and replaced it in its entirety with inclusionary housing provisions that are consistent with current state law. Provisions in the new section include:

- All new residential developments of five or more for-sale units must provide a minimum of one inclusionary unit or 10 percent of the total number of units, whichever is greater, to be affordable to families with incomes in the very low-, low-, or moderate-income ranges, depending on the needs of the City at the time of approval.
- The City requires the developer to provide affordable housing on-site where feasible. If the City determines that this is not feasible based on a detailed economic analysis prepared by a City-contracted consultant at the cost of the applicant, the City requires the developer to provide such housing at another location in Morro Bay. If the City determines that it is not feasible for the developer to provide such affordable housing off-site, the developer is required to pay a fee in lieu of providing such housing
- Fees accepted for affordable housing are used by the City to construct or assist in the construction of housing for rent or sale to very low-, low-, and moderate-income families or to purchase land for the purpose of affordable housing or to assist very low-, low-, and moderate-income families to afford adequate housing or for other measures to provide housing for low- and moderate-income families.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints consist of land costs, the environment, vacancy rates, construction costs, and availability of financing.

Land Costs

Land costs vary substantially based on a number of factors. The main determinants to land value are location and zoning, though the size of a parcel will also affect price. Land that is conveniently located in a desirable area zoned for residential uses will likely be more valuable and more expensive than a remote piece of land zoned for agricultural uses.

Based on DataQuick, the median home sale price in Morro Bay was approximately \$429,500 in 2013. Of this cost, more than half could be attributed to the land cost. Land costs present a significant constraint to the production of affordable housing in the city.



The price of land in Morro Bay varies considerably depending on a number of factors, including location and availability of City services. The city's location adjacent to the ocean makes Morro Bay an extremely desirable place to live. This creates a large demand for land which, when coupled with voter-imposed growth controls, can significantly increase the cost of developable land.

In 2014, according to a land cost survey done by PMC, undeveloped residential lots ranged from \$249,000 to \$1,750,000. There were a total of 15 vacant lots for sale as of March 2014.

Construction Costs

Construction costs are those incurred in actually constructing a dwelling unit. As with other land development costs, construction costs vary. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and the difficulty of building on the site. In Morro Bay, expansive soils may necessitate more extensive footings for houses, which can increase construction costs. Multiple-family residences such as apartments can generally be constructed for slightly less than single-family residences. According to Building-cost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately \$105 per square foot for average quality construction.

The estimated total construction cost of a 1,500-square-foot home with four walls, an attached garage, central heating and air, and average building materials was \$169,695.

The only recent multi-family units constructed in the city have been high-end units and therefore may not reflect the true cost of developing units for lower-income residents. However, units were constructed in Grover Beach in 2013 that better reflect that cost. Although Grover Beach land costs may be different from those in Morro Bay, given the proximity of the cities, construction costs are comparable. The four-unit building constructed in Grover Beach has a building value of \$372,573, or \$93,143 per unit.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Morro Bay. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the



fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Table 44 illustrates interest rates as of March 2014. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE 44: INTEREST RATES

	Interest	APR
Conforming		
30-year fixed	4.500%	4.586%
15-year fixed	3.625%	3.772%
5-year adjustable rate	3.250%	3.968%

Source: www.wellsfargo.com, March 2014

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.



5. ENERGY CONSERVATION OPPORTUNITIES

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. The factors affecting energy use, conservation programs currently available in Morro Bay, and examples of effective programs used by other jurisdictions are discussed.

Factors Affecting Energy Use

The factors that affect residential energy use must be understood in order to identify opportunities for conservation. One such factor is the size of the population. At any given time, the larger the population, the more electricity is consumed. But over time, new conservation mandates and technological advances decrease the per capita consumption of energy. This means that the total energy use increases at a slower rate than population. The price of energy also has a significant effect; the more expensive it becomes, the more incentive people have to conserve.

The local climate has a large effect on residential energy use. In general, Morro Bay has a mild climate typical of many coastal communities. Summers are warm with early morning fog, and winters are only moderately cold. Prolonged periods of cold weather cause increased energy use for space and water heating. This situation is particularly true if homes are not well insulated.

The efficiency of household appliances also affects energy use. Older appliances may not operate as efficiently as when they were new, and many older appliances were built when energy conservation was not considered important. Significant energy-efficient design advances have been made in refrigerators, stoves, and furnaces.

Existing Conservation Programs

The following energy conservation programs are implemented in Morro Bay:

- The California State Building Standards Code (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weatherstripping on doors and windows, closeable doors on fireplaces, no continuous burning gas pilot lights, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy-efficient appliances, etc. All new construction in Morro Bay must comply with Title 24.
- The California Energy Commission (CEC) has developed a set of energy efficiency guidelines for local planning agencies. As part of those guidelines, the CEC addresses building efficiency beyond the Title 24 standards. The City of Morro Bay may wish to include these guidelines in its building code.
- The City “Green Building Incentive Program” provides incentives for green and energy-conserving projects. The City has a green building kiosk at the public services counter, maintained by SLO Green Build, that provides educational materials relating to green building



and energy conservation. The City encourages residents to participate in energy efficiency retrofit programs by providing information, maintained by San Luis Obispo County Energy Watch, containing rebates and incentives relating to energy efficiency retrofits, at the public services counter.

- On January 14, 2014, the Morro Bay City Council adopted the City's Climate Action Plan. The Climate Action Plan identifies strategies to reduce GHG emissions and focuses, in part, on reducing energy use from the built environment. The Climate Action Plan includes measures to encourage energy efficiency outreach and incentive programs, energy audit and retrofit programs, income-qualified energy efficient weatherization, incentives for exceeding Title 24 building energy efficiency standards, small scale on-site solar photovoltaic, and income-qualified solar photovoltaic.
- Income-qualified Morro Bay homeowners are also eligible for no-cost solar installations through the nonprofit group Grid Alternatives.

Examples of Programs from Other Jurisdictions

Land use planning and zoning practices can conserve energy. For example, if the general plan and zoning ordinance encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care of their daily shopping and service needs. Keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile rather than walking or cycling. Changing the land use pattern can also change energy use patterns. The intent of land use planning measures is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving shorter distances.

One example of a land use planning technique for energy conservation is to encourage infill (development on vacant or underused lots) and compact, contiguous development. Morro Bay has a few existing vacant lots for development. As property is annexed to the city to meet the demand for housing, the city boundaries should expand concentrically rather than allowing dispersed development in outlying areas. Mixed-use development should be allowed, particularly in the core areas and along collector roads.

Compact development results in the secondary energy savings of embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, such as sewer pipes, electrical lines, and paving materials. Minimizing the length of necessary water, sewer, and electricity lines consumes less of those products and decreases the total energy consumption.

Compact development also means there can be more convenient and accessible public transit. Efficient intracity transit service requires a minimum of 12 housing units per acre (Calthorpe 1990). The Regional Transit Authority (RTA) provides daily fixed-route service from the Morro Bay area



into Los Osos and San Luis Obispo, where transit riders can connect with other countywide transit services. The City also provides a dial-a-ride service within the city limits.

Efficiency in Individual Homes

A variety of public and quasi-public programs could be made available in Morro Bay to assist homeowners and renters in retrofitting to improve energy efficiency. The City currently provides the following programs:

- Home Investment Partnership Program, which includes energy and water efficiency upgrades as eligible activities.
- Toilet Retrofit Program Rebates
- Water Efficient Washing Machine Rebate Program

The City should encourage energy efficiency in residential construction by offering incentives and negotiating with developers to emphasize energy-efficient construction practices. Developers and consumers often discard long-term savings potential in favor of immediate cost savings. The City currently provides the following incentives:

- Green Building Incentive Program, which provides eligible projects with building and plan check fee rebates for achieving third-party green building certification, exceeding 20 percent of Title 24 requirements, renewable energy systems, and green roofs.

Energy-efficient, new residential construction can cut energy consumption in the home by up to 50 percent. Energy-efficient home construction and retrofits should contain some or all of the following:

- Double-pane windows (two panes of glass enclose a vacuum-tight space that does not allow heat and cold to transfer as quickly as it does in a window with a single pane of glass)
- Attic insulation greater than R-19 (soft, fiberglass insulation is given an “R” rating based on its capacity to insulate an area; a higher R value indicates greater insulation capability)
- Rigid attic insulation (generally a compressed Styrofoam insulation with an R-30 value)
- Additional wall insulation (older homes may not have insulated walls)
- Fluorescent indoor lighting (a standard, incandescent light bulb uses more energy)
- Dimmer switches and task lighting (dimmer switches allow lower lighting levels and less electricity use, while task lighting directs light to necessary areas without wastefully lighting a larger area)



- Halogen outdoor lighting (halogen, like fluorescent, is more efficient than incandescent light)
- Lighting motion detectors that turn on lights only when they detect a person in the room or area
- Shade trees along southern and western exposures, and glazing to reduce the heat from windows on hot summer days
- Solar screens that reduce the amount of heat from solar radiation coming through windows
- Evaporative cooler, which uses less energy than air conditioner
- Microwave oven, which uses less energy than an electric or gas oven
- Gas (rather than electric or propane) water heater and range/oven
- Weatherized windows and doors that do not have cracks to cause drafts
- Pools and/or hot tubs with integrated cleaning and heating systems (including pool covers, active solar heating, and efficient filters, pumps, and motors)
- Energy use automatic timers that provide energy use only when it is necessary
- Drip irrigation system that conserves water and reduces the energy needed for pumping water
- Drought-tolerant landscaping
- Active solar elements and passive solar design
- Energy-efficient appliances (in new construction and replacing older appliances in existing homes)
- Storm windows to cut back on heat loss through windows during the winter
- Reflective film on south-facing windows to minimize heat gain during the summer
- Individual meters for gas, electricity, and water (to encourage conservation) in multi-family units

The City can also employ policies that encourage solar energy technology in both retrofits and new construction. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat—the relatively common roof plate collector system used in solar water and space heaters. Collectors can contain water or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.



Conversely, passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening.

The best method to encourage use of active solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use. Programs H-22.1 through H-22.6 are proposed to address energy conservation and efficiency in the City.



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6. REVIEW OF PREVIOUS HOUSING ELEMENT

In an effort to ensure the policies and implementation programs included in the Housing Element are relevant to addressing the current problems of Morro Bay, an evaluation of achievements under the previous Housing Element was undertaken. This evaluation provided the basis for recommended modifications and the establishment of new objectives in the Housing Element.

TABLE 45: REVIEW OF 2009 HOUSING ELEMENT

2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
1. Housing Supply		
Policy H-1 (Fair Share)		
Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.		
<p>Program H-1.1 The City shall continue to implement the housing element policies, programs and procedures to achieve its fair share of the regional housing allocation, including the number of units for each income classification, given its resource constraints and the voter-approved limits of Ordinance 197 and Ordinance 266 as amended. Responsible Agency/Department: Public Services Department Time Frame: Annually Funding: General Fund</p>	<p>Program H-1.1 is implemented through normal practices and procedures. There is no need to continue the program.</p>	<p>Delete</p>
<p>Program H-1.2 The City will give the highest priority for residential development to affordable housing projects. Said projects shall automatically be allowed first priority for the allocation of new residential growth in each year. Said priority for affordable units shall also include the allocation of water and other resources as consistent with the Local Coastal Plan. Responsible Agency/Department: Public Services Department Time Frame: Annually Funding: General Fund</p>	<p>A project to develop low-income senior housing has been approved at 555 Main Street. The project is 100 percent affordable and consists of primarily one-bedroom units and will provide 21 units of very low- and low-income senior rentals. Another project at 600 Morro Bay Boulevard provided one moderate-income unit. This program has been effective and will be continued.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-1.3</p> <p>To ensure that there is a sufficient supply of multifamily zoned land to meet the City’s regional housing needs allocation (RHNA), the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none">• allow affordable projects to exceed the maximum height limits,• lessen set-backs, and/or• reduce parking requirements. <p>The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p> <p>Responsible Agency/Department: Public Services Department</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Division. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p> <p>Funding: General Fund</p>	<p>The City has not processed any affordable housing projects that used lot consolidation incentives identified in this program. However, the City has met with developers who have inquired on a lot-by-lot basis about the lot consolidation incentives offered by the City.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-1.4 To ensure that affordable multifamily projects meet maximum densities the City will establish procedures with objective standards to promote flexibility in development standards to provide flexibility in development standards (height, parking, and set backs) and promote the use of density bonuses to increase densities. The City will bi-annually review the multifamily development standards in the Zoning Ordinance and revise as necessary to ensure that they don't act as a constraint to the development of affordable housing in the City. The City will give priority to projects that provide extremely low-, very low- and low-income housing.</p> <p>Responsible Agency/Department: Public Services Department</p> <p>Time Frame: Work with developers on a case by case basis to provide flexibility in development standards and promote density bonuses to increase densities as projects are processed through the Planning Division and Bi-annually review the multifamily development standards in the Zoning Ordinance. The City will establish procedures by December 2010</p> <p>Funding: General Fund</p>	<p>The City has flexible development standards in its Planned Development (PD) overlay, which applies to certain zones. The City has not reviewed multi-family development standards in the Zoning Ordinance. The City recently completed updates to Section 17.50 of the Municipal Code that codified the City's density bonus ordinance in compliance with Government Code Section 65915 et seq. The ordinance amending Section 17.50 was approved by the City Council on March 11, 2014, and Coastal Commission approval is pending. The City has not yet promoted the density bonus ordinance. The City has not seen a lot of interest in the options offered by this program. However, some of these programs are required by state law (density bonus) and the other options provided flexibility and options should developers be interested. This program will be continued.</p>	<p>Modify to clean up wording of program and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-2 (Water Resources) The City shall continue to peruse additional water resources identified in our Water Management Plan.</p>		
<p>Program H-2.1 The City will, to the extent feasible, allocate said water resources to allow maximum growth to full buildout consistent with limitations contained in the Certified Local Coastal Plan, General Plan and Ordinance 266 as amended. At least annually, the Public Services Department will provide an update to the City Council on available water supplies, projected demand under the General Plan and the status of projects to ensure adequate supply to meet the needs of the community in accordance with the Water Management Plan, the General Plan and this element. Responsible Agency/Department: Public Services Department Time Frame: Annually Funding: Water Fund</p>	<p>The City’s annual water report is provided to the City Council annually. This year it was provided to the City Council on March 7, 2014.</p>	<p>Continue</p>
<p>Policy H-3 (Funding) The City shall, to the extent feasible, solicit housing assistance funds from the state and federal governments in conjunction with nonprofit and for-profit developers to be used in the construction of new and rehabilitation of existing secondary units and very low- and low-income housing units.</p>		
<p>Program H-3.1 The City shall continue to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing for extremely low- income households. Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: CDBG, HOME, others</p>	<p>The City’s single-family rehabilitation program has not been active since 2010 due to limited City staff resources and lack of interest in the program due to conditions in the national housing economy such as limited home equity. However, some funds continue to accumulate at the City when older rehabilitation loans are paid off. These funds could be used for future single-family</p>	<p>Modify to eliminate discussion of regular allocation and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
	<p>rehabilitation projects or other eligible activities guided by the City’s Program Income Reuse Plan. The City has not secured funds for rehabilitation since 2010, but does refer people to the County for services. Also, CAPSLO has some programs for relatively minor homes repairs, including water heater efficiency upgrades. The City is currently an entitlement jurisdiction for HUD, HOME, and CDBG funding rather than its previous status as an HCD “small city.” The City has secured CDBG entitlement funding since 2012 as well as an award of County HOME funds to construct the 21-unit low- and very low-income senior housing rental project at 555 Main Street.</p>	
<p>Policy H-4 (Methods) The City shall continue to explore alternative methods for increasing its affordable housing stock with the goal of providing adequate extremely low-, very low-, low-, senior and ADA accessible housing.</p>		
<p>Program H-4.1 The City will contact HCD, housing advocates, affordable housing providers and other appropriate information resources on an annual basis in order to stay current with the latest options for providing affordable housing. Responsible Agency/Department: Planning Division Time Frame: Annually Funding: General Fund</p>	<p>The City informally contacts HCD, housing advocates, and affordable housing providers as the occasion arises (at least once annually).</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-4.2</p> <p>Most recent housing developments in Morro Bay have not been constructed to the maximum densities allowed by zoning. Market conditions, bank financing and insurance requirements have favored the construction of single-family detached houses. To increase housing supply and obtain densities closer to those envisioned by zoning policies, the City will do the following:</p> <p>Implement Section 17.21.70 of the City Zoning Code (Additional Incentives) that offers incentives for developing greater than the minimum densities in the multiple-family zones. The City is sensitive to the loss of multi-family-zoned land to less intensive uses, particularly given the limited number of vacant multi-family sites remaining in Morro Bay and their potential contribution toward meeting the City’s housing needs.</p> <p>Currently the City’s Zoning Code allows for the development of single-family homes in the high density zoning districts (R-3 and R-4). The City will consider amending the Zoning Code to prohibit single-family homes in the R-3 and R-4 zoning districts so that these remaining sites can be used to accommodate multi-family housing.</p> <p>Responsible Agency/Department: City Council/Planning Division Time Frame: Consider amending Zoning Code by August 2010 Funding: General Fund</p>	<p>The City implements Section 17.21.70 of the Zoning Ordinance through normal standards and procedures. The amendment to the Zoning Ordinance to prohibit single-family homes in the R-3 and R-4 zoning districts was approved by the City Council on March 11, 2014. The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Modify to remove amendments to R-3 and R-4 allowed uses and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-5 (Minimize Cost) The City shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing, while still attaining other important City objectives.</p>		
<p>Program H-5.1 The City will review development-related processes and procedures and report on ways to eliminate unnecessary delays or other costs that affect the production of housing. Said report shall be submitted to the Planning Commission who shall forward a recommendation to the City Council. Responsible Agency/Department: Public Services Department, Planning Commission Time Frame: Starting 2010, every three years Funding: General Fund</p>	<p>A subcommittee reviewed the development process in 2012 to help identify and determine reasons for delays in the development process and submitted a report to the Planning Commission and City Council. The committee recommended that forms and handouts be redone in an attempt to more clearly explain the process. A report was made as part of Planning Commission minutes from their meeting on June 6, 2012.</p>	<p>Delete</p>
<p>Program H-5.2 The City will review its user charges for public services and facilities to ensure that the charges are consistent with the costs of improvements and maintenance. Responsible Agency/Department: Public Services Department/ Finance Department Time Frame: Starting 2010, every three years Funding: General Fund</p>	<p>The City has not reviewed its user charges for public services and facilities since adoption of the 2009 Housing Element. This program will be continued.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-6 (General Affordability) The City will continue to require a percentage of new housing units built in the City be affordable to very low-, low- and moderate-income households.</p>		
<p>Program H-6.1 The City will continue to require that all new residential development projects of 5 or more for-sale units to provide a minimum of one unit or 10 percent of the total number of units, whichever is greater, to be affordable to families with incomes in the very low-, low- or moderate-income ranges, depending on the needs of the City at the time of approval.</p> <p>In cases where the City is requested to amend the General Plan and/or zoning to increase the allowed density on a particular private property, where 5 or more units are allowed, at least 10 percent of the units developed on such property shall be affordable to very low- and low- and moderate-income households.</p> <p>The lower-income units may be either for rent or for sale, but shall remain affordable for at least 30 years or such other term approved by the City, consistent with state law. Lower-income units shall be made available concurrently with market-rate units.</p> <p>In accordance with Government Section 65590, the City shall require the developer to provide affordable housing on-site where feasible. If the City determines that this is not feasible based on a detailed economic analysis prepared by a City-contracted consultant at the cost of the applicant, the City shall require the developer to provide such housing at another location in Morro Bay. If the City determines that it is not feasible for the developer to provide such affordable housing off-site, the developer shall pay a fee in lieu of providing such housing.</p> <p>Sites on which fewer than 5 units are allowed after the General Plan amendment or rezone shall be exempted. In some cases the City may require the payment of a fee in lieu of actual construction of lower-income housing. Paying an in-lieu fee requires City Council</p>	<p>The City has amended Section 17.50 of the Municipal Code to require that all projects with five or more for-sale units provide affordable units or pay into the City’s in-lieu fee fund. The updates to Section 17.50 also codified the City’s density bonus ordinance in compliance with Government Code Section 65915 et seq. The ordinance amending Section 17.50 was approved by the City Council on March 11, 2014, and Coastal Commission approval is pending. This program has been successfully implemented.</p>	<p>Modify to reflect amendments to the ordinance and continue to implement ordinance.</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element																								
<p>approval, and to date, no one has paid the fee in-lieu of building affordable units.</p> <p>When the provisions for the required affordable housing are not being met on-site or off-site, the applicant may contribute in-lieu fees. Fees shall be established on a project basis using the following method (Program 6.2 will determine if the current fees are appropriate).</p> <p>(Construction Cost X % of Fee based on Project Size)</p> <table border="1" data-bbox="296 623 961 1235"> <thead> <tr> <th>Project Size</th> <th>% of each 1 unit cost or fraction there of</th> </tr> </thead> <tbody> <tr><td>8 Units</td><td>10%</td></tr> <tr><td>9 Units</td><td>15%</td></tr> <tr><td>10 Units</td><td>20%</td></tr> <tr><td>11 Units</td><td>30%</td></tr> <tr><td>12 Units</td><td>40%</td></tr> <tr><td>13 Units</td><td>50%</td></tr> <tr><td>14 Units</td><td>60%</td></tr> <tr><td>15 Units</td><td>70%</td></tr> <tr><td>16 Units</td><td>80%</td></tr> <tr><td>17 Units</td><td>90%</td></tr> <tr><td>18 Units</td><td>100%</td></tr> </tbody> </table> <p>Possible incentives that may be included but are not limited to the following:</p> <ul style="list-style-type: none"> Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds); Mortgage-subsidy or down payment assistance programs to assist 	Project Size	% of each 1 unit cost or fraction there of	8 Units	10%	9 Units	15%	10 Units	20%	11 Units	30%	12 Units	40%	13 Units	50%	14 Units	60%	15 Units	70%	16 Units	80%	17 Units	90%	18 Units	100%		
Project Size	% of each 1 unit cost or fraction there of																									
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2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>first time homebuyers and other qualifying households, when such funds are available; Expedited/streamlined application processing and development review; Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and Density Bonuses. Responsible Agency/Department: City Council/Planning Division Time Frame: Ongoing, as projects are processed through the Planning Department Funding: General Fund</p>		
<p>Program H-6.2 As an alternative to building inclusionary units, the City shall allow a development to pay an in-lieu fee. Currently the fee amount is determined with the following method: (Construction Cost X % of Fee based on Project Size, see fee table in program H-6.1). The City will do an analysis on the current method to determine if the current fees are appropriate. If they are found to not be appropriate the City will conduct a nexus study. Once established, the in-lieu fees will be collected and held in an affordable housing trust fund Responsible Agency/Department: Public Services Department/ Finance Department Time Frame: Determine if fees are appropriate by June 2011 Funding: General Fund</p>	<p>The City amended Section 17.50 of the Municipal Code as described under review of the previous program. The in-lieu fee calculation has not changed in the updated Section 17.50. The City plans to conduct the analysis of the calculation. This program will be continued.</p>	<p>Modify to incorporate Program H-6.3 and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-6.3 To ensure the City’s Inclusionary Program (Program H-6.1) does not adversely impact market rate housing the City will conduct a study to determine if the Inclusionary Program is a constraint. If the study determines the Inclusionary Housing Program does pose a constraint to the development of housing, the City will revise the program to ensure it is not a constraint to development. Responsible Agency/Department: Public Services Department/ Finance Department Time Frame: Conduct a study by June 2011 Funding: General Fund</p>	<p>The City has not conducted a study to determine whether the Inclusionary Program is a constraint. This program will be implemented when the City conducts the analysis of the in-lieu fee calculation.</p>	<p>Combine into Program H-6.2 and delete</p>
<p>Program H-6.4 The City will require affordable housing developments to be designed consistent with the surrounding neighborhood, in order to enhance the sense of belonging to the community. Forms, materials and proportions should be utilized which are compatible with the character of the surroundings. Responsible Agency/Department: City Council/Planning Division Time Frame: August 2010 Funding: General Fund</p>	<p>All affordable projects that were approved were required to be consistent with the surrounding neighborhood, including affordable projects.</p>	<p>Continue</p>
<p>Program H-6.5 The City shall codify neighborhood preservation guidelines for affordable units in section 17.28.200 of the Morro Bay Municipal Code when the zoning ordinance is amended. Responsible Agency/Department: City Council/Planning Division Time Frame: August 2010 Funding: General Fund</p>	<p>The City has not codified neighborhood preservation guidelines in Section 17.28.200. This program will be continued.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-6.6</p> <p>The City may, on a case-by-case basis, allow for modifications/incentives to development standards, such as common access driveways, building height restrictions, parking, distance between buildings, setbacks, lot coverage, screening, varying lot sizes, open space requirements, fast-track permitting, transfer of development credits, fee assistance and any other modifications/incentives or combination of modifications/incentives, which are jointly agreed upon by the applicant and the decision-maker, as an incentive for constructing specific affordable housing projects. This is not intended to be an exhaustive list of modifications/incentives available to the applicant and/or decision-maker. The City shall prepare public outreach including adding information to the City’s website to inform the public of a variety of types of modifications or incentives offered.</p> <p>Responsible Agency/Department: Public Services Department</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department</p> <p>Funding: General Fund</p>	<p>A density bonus was granted for the 555 Main Street project increasing the number of units from the number allowed by right on the parcel to 21. Outreach on modifications and incentives has not happened. This program will be continued.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-7 (Housing Trust Fund) The City will develop a Housing Trust Fund to be used for the development of affordable housing projects.</p>		
<p>Program H-7.1 The City will modify its affordable housing fund to accept all housing assistance fees. This fund will be used to assist nonprofit and for-profit developers to construct lower-income housing, purchase land, write down land or financing costs, rehabilitate or preserve existing units, prepare other implementation measures consistent with this element and/or monitor housing policies and programs on an ongoing basis. Assuming that the current market conditions will continue to exist during the 5-year Housing Element timeframe, the City estimates that they will assist 5 to 10 units. Responsible Agency/Department: Public Services Department/ Finance Department Time Frame: Modify by 2012 Funding: General Fund</p>	<p>The fund has not been modified. The fund as it exists was used in 2011 to provide a 0 percent residual receipts loan to the affordable housing developer of the 555 Main Street project (21 units of affordable senior housing). This program will be continued.</p>	<p>Modify number of units expected to be assisted to reflect current market conditions and continue</p>
<p>Policy H-8 (Density Bonus) The City shall grant density bonuses to encourage the development of affordable housing.</p>		
<p>Program H-8.1 The City shall grant a density bonus and incentives to developers of residential projects of five or more units who agree to provide very low- or low-income or senior housing units on-site pursuant to Government Code 65915. The City shall prepare public outreach including adding information to the City’s website to inform the public of the density bonus incentive. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, 2009–2014 Funding: General Fund</p>	<p>The City has codified its density bonus procedures in Section 17.50 of the Municipal Code in compliance with Government Code 65915 et seq. The ordinance amending Section 17.50 was approved by the City Council on March 11, 2014. The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. The City has not yet prepared public outreach information.</p>	<p>Combine into Program H-6.6 and delete.</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-9 (Variable Density) In order to encourage development of small units, development of a greater number of residential units than otherwise allowed under the existing land use and/or zoning designation may be permitted, provided that (1) at least 65 percent of the units are developed as studio or one-bedroom units; (2) the population density at full buildout of the project does not exceed the population density that corresponds with the existing land use designation and/or zoning or 1 person for every 500 square feet, whichever is less; and (3) the proposed project complies with all applicable zoning regulations, except as modified by the decision-maker through discretionary review.</p>		
<p>Program H-9.1 The City shall continue to allow variable density on all multi-family zoned property. The City shall prepare public outreach including adding information to the City’s website to inform the public of the variable density incentive. Responsible Agency/Department: City Council/Planning Division Time Frame: Ongoing, 2009–2014 Funding: General Fund</p>	<p>The City implements Program H-9.1 through standard practices and procedures and the Zoning Ordinance is available on the City’s website. The City has not prepared public outreach materials. The program will be continued.</p>	<p>Combine into Program H-6.6 and delete.</p>
<p>Policy H-10 (Mixed Types) The City will encourage the mixing of affordable housing throughout the community rather than concentrating affordable units in a few locations.</p>		
<p>Program H-10.1 The City will allow the conversion of older motels to residential use, subject to discretionary review, outside the C-VS and WF zones. Criteria for approving residential uses shall be stated in the Zoning Ordinance. Said conversions will also receive a priority in the unit allocation list. Responsible Agency/Department: City Council/Planning Division Time Frame: Ongoing, 2009–2014 Funding: General Fund</p>	<p>The City has not yet codified approval criteria for converting older motels to residential use in the Zoning Ordinance. Since 2009, no older motels have converted to residential use outside the C-VS and WF zones.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><u>Program H-10.2</u> The City will continue to allow manufactured housing (modular and mobile homes) to be sited in residential zones consistent with state and local laws. Responsible Agency/Department: Planning Division Time Frame: Ongoing, as projects are processed through the Planning Department Funding: General Fund</p>	<p>The City continues to allow manufactured housing consistent with state and local laws. (See Section 17.48.350 of the Zoning Ordinance.) This program does not need to be continued.</p>	<p>Delete.</p>
<p><u>Policy H-11 (Mixed-Use)</u> The City shall continue to promote a policy of mixed uses by allowing housing in conjunction with compatible commercial uses in appropriate mixed-use designations located throughout the City. The allowance of these mixed-use designations shall require additional findings to ensure new projects do not change the character of the neighborhood.</p>		
<p><u>Program H-11.1</u> The City shall develop criteria for determining the appropriate compatible mix of residential and commercial development to ensure neighborhood consistency. Responsible Agency/Department: Public Services Department Time Frame: June 2012 Funding: General Fund</p>	<p>The City has not developed official criteria for determining the appropriate compatible mix of residential and commercial development. When residential and commercial are developed together on a site as part of a mixed-use development, there is no set ratio of residential to commercial that is required. Because the Zoning Ordinance calls for residential to occur in the rear or above the commercial uses, a 50:50 ratio is sometimes used as a rule of thumb during project review. The City will continue to consider codifying criteria for determining the appropriate compatible mix.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-12 (Fast-Track Permitting) The City shall give high priority for permit processing to lower-income residential projects.</p>		
<p>Program H-12.1 The City will continue to expedite the permit processing procedure as an additional incentive for the development of affordable housing. Responsible Agency/Department: Planning Division Time Frame: Ongoing, as projects are processed through the Planning Department Funding: General Fund</p>	<p>Permit processing was expedited for the project at 555 Main Street. When that applicant went to City Council in 2011 to modify their permit from mixed use to 100 percent affordable, the City expedited the process to allow the developer to obtain entitlement approvals because the developer needed them secured in order to apply for state and federal affordable housing grants. This program is addressed by Program H-6.6 and will not be continued.</p>	<p>Delete.</p>
<p>Policy H-13 (Secondary Unit) Allow for the development of secondary housing units as an affordable housing option throughout the City.</p>		
<p>Program H-13.1 To comply with AB 1866 the City will continue to permit secondary dwelling units ministerially (by right) in all residential zones. A coastal Development Permit, which requires public notice and Planning Commission Approval is required for new secondary units and additions (of more than 10 percent of the main structure’s original square footage) with the Coastal Appeal Jurisdiction, and new secondary units outside the Coastal Appeal jurisdiction. Responsible Agency/Department: Planning Department Time Frame: Ongoing, as projects are processed through the Planning Department Funding: General Fund</p>	<p>Seven total second units have been permitted since 2009. Five of those were permitted ministerially and two were permitted with a conditional use permit.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
2. Conservation and Rehabilitation		
Policy H-14 (Section 8 Subsidies) The City shall continue to maintain Section 8 rent subsidies.		
Program H-14.1 The City will coordinate its efforts with the appropriate agencies to continue receiving Section 8 subsidy monies. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, 2009–2014 Funding: General Plan	Currently there are 79 Housing Choice Vouchers in use in the city. The Housing Authority’s waitlist for vouchers is currently closed. The City coordinates with the Housing Authority on income verification for affordable projects.	Continue
Policy H-15 (CDBG Grants) The City shall continue to apply for grants for the purpose of rehabilitating low-cost owner-occupied and rental housing.		
Program H-15.1 The City will apply for grant funds to enable rehabilitation of housing for lower-income households. Responsible Agency/Department: Planning Division Time Frame: Annually, 2009–2014 Funding: CDBG, HOME, other funding sources to be determined	The City’s single-family rehabilitation program has not been active since 2010 due to limited City staff resources. However, some funds continue to accumulate at the City when older rehabilitation loans are paid off. These funds could be used for future single-family rehabilitation projects or other eligible activities guided by the City’s Program Income Reuse Plan. The City is currently an entitlement jurisdiction for HUD, HOME, and CDBG funding rather than its previous status as an HCD “small city.” The City has secured CDBG entitlement funding since 2012. This program is redundant with Program H-3.1 and will be removed.	Delete



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-16 (Special needs groups) Provide financial assistance for rehabilitation of homes for elderly, disabled and disadvantaged persons.</p>		
<p>Program H-16.1 The City shall encourage local private organizations to assist elderly, disabled and disadvantaged persons in the repair and rehabilitation of their housing. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, 2009–2014 Funding: CDBG, HOME, other funding sources to be determined</p>	<p>The City has referred individuals to CAPSLO for funding options for repair and rehabilitation of their housing.</p>	<p>Continue</p>
<p>Policy H-17 (Minimizing Impact) The City shall ensure that public projects are planned to minimize their impact on the quality and stability of residential neighborhoods.</p>		
<p>Program H-17.1 To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households. In addition, the City will continue to maintain streets, parks and other public facilities and services essential to the quality of residential neighborhoods. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, forward Housing Element immediately after adoption Funding: General Fund</p>	<p>The City continues to provide the adopted Housing Element to water and wastewater providers and maintains infrastructure per state law. This program is implemented as a matter of standard City procedure and will not be continued.</p>	<p>Delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><u>Program H-17.2</u> The City is considering adopting neighborhood compatibility standards for new developments in existing neighborhoods. The City will consider developing a standard set of criteria to use in determining whether proposed projects are compatible with the existing neighborhoods in which they are proposed, the purpose of which is to give project proponents clear direction for project design and to provide staff and the Planning Commission with clear guidelines for decision-making. These criteria could include a pre-application process to provide clear direction for the project. Responsible Agency/Department: Public Services Department Time Frame: The City will consider developing standards by June 2012 Funding: General Fund</p>	<p>The City has not yet adopted neighborhood compatibility standards for new development in existing neighborhoods. At the Planning Commission meeting on March 19, 2014, the commissioners will be started the discussion of adopting FAR/neighborhood compatibility standards in order to give applications clear direction. This program will be continued.</p>	<p>Continue</p>
<p><u>Policy H-18 (Mobile Home Park Upkeep)</u> Maintain the City’s mobile home parks.</p>		
<p><u>Program H-18.1</u> The City shall promote the continued upkeep of existing economically viable mobile home parks. Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund</p>	<p>The City does not have jurisdiction over upkeep of mobile home parks. The City keeps owners of mobile home parks informed of HCD’s oversight of upkeep of mobile home parks. This program will be continued.</p>	<p>Modify to specify that the City will keep owners informed of opportunities through HCD to maintain mobile home parks through energy retrofits, housing rehabilitation, and weatherization programs and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-18.2 The City shall continue to include mobile home units in active owner-occupied rehabilitation programs, conserving existing mobile home units. Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: CDBG, HOME, other funding sources to be determined</p>	<p>The City’s single-family rehabilitation program has not been active since 2010 due to limited City staff resources. However, some funds continue to accumulate at the City when older rehabilitation loans are paid off. These funds could be used for future single-family rehabilitation projects or other eligible activities guided by the City’s Program Income Reuse Plan. Mobile homes will be addressed by Program H-3.1 and this program will be removed.</p>	<p>Delete</p>
<p>Program H-18.3 The City will when feasible apply for a grant to conduct a feasibility study to determine the possibility of a mobile home park conversion program. The study will include an inventorying of the number of units that are RVs, trailers or mobile homes on a chassis (not on permanent foundation), the condition of the units and the identification if there are opportunities to replace with new permanent affordable housing units. Responsible Agency/Department: Public Services Department Time Frame: As funding sources become available the City will consider applying for funds by October 2011 Funding: CDBG, HOME, other funding sources to be determined</p>	<p>The City has not applied for or received grant funding to conduct a feasibility study to determine the possibility of a mobile home park conversion program.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014-2019 Housing Element
3. Protect and conserve existing affordable housing stock in Morro Bay.		
<p>Policy H-19 (At Risk) The City will cooperate with other governmental, for-profit, and nonprofit entities to ensure that no lower-income residents are adversely impacted by the conversion of existing affordable housing projects to market-rate rents.</p>		
<p>Program H-19.1 The City shall maintain a list of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include at least: the number of units, the type of government program, and the date on which the units may convert to market-rate dwellings. The City will require all property owners to provide at least 2 years notice prior to the conversion of any units for lower-income households to market-rate units in any of the following circumstances:</p> <ul style="list-style-type: none"> • the units were constructed with the aid of government funding • the units were required by the City’s Affordable Housing Program • the project was granted a density bonus • the project received other incentives <p>Such notice shall be given at least to the following:</p> <ul style="list-style-type: none"> • The City • HCD • Housing Authority of the City of San Luis Obispo • Residents of at-risk units • Any others deemed appropriate <p>Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund</p>	<p>The City tracks the subsidized units in the city. No subsidized units have converted to market rate during the planning period. There are no units at-risk of conversion to market-rate within 10 years of the beginning of the 2014-2019 planning period.</p>	<p>Continue.</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-20 (Conversion to condominiums) The City shall continue to protect existing lower-income apartment units from loss through conversion to condominiums.</p>		
<p>Program H-20.1 The City will continue to comply with Government Code Section 65590 et seq. that sets forth the requirements for conversions, demolition and replacement housing in the Coastal Zone. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, 2009–2014 Funding: General Fund</p>	<p>No low-income apartments have converted to condominiums or been demolished in the coastal zone since 2009.</p>	<p>Continue</p>
<p>Policy H-21 (Demolished Units) The City shall require the replacement of very low-, low- and moderate-income housing that is demolished with similar affordable housing.</p>		
<p>Program H-21.1 The City shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should provide relocation assistance. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, 2009–2014 Funding: General Fund</p>	<p>The City has not demolished any unsafe affordable housing units since 2009.</p>	<p>Continue</p>
<p>4. Special Needs</p>		
<p>Policy H-22 (Senior Housing) Provide more senior housing opportunities throughout the City.</p>		
<p>Program H-22.1 The City shall utilize CDBG and other state or federal monies to assist in the development of lower-income senior rentals. Responsible Agency/Department: Public Services Department Time Frame: Apply for funding as Notices of Funding Availability (NOFA) are released. Funding: CDBG/federal monies</p>	<p>The City provided HOME funds and City in-lieu fee funds to the low-income senior rental project at 555 Main Street. When constructed, the project will provide 21 units of very low- and low-income senior rental housing.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><u>Program H-22.2</u> The City shall continue to permit larger group housing for seniors (such as "life care" or similar combinations of residences with various levels of nursing care) in appropriate locations, subject to discretionary review. Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: CDBG/federal monies</p>	<p>The City has not permitted any larger group housing for seniors since 2009. Implementation of this program is no longer feasible due to limited City staff resources. This program will not be continued.</p>	<p>Delete</p>
<p>Policy H-23 (Promote special housing needs) The City shall promote the development of special housing needs, such as transitional housing, housing for seniors, housing for persons with physical, developmental or mental disabilities, farmworker housing and housing for extremely low-income persons.</p>		
<p><u>Program H-23.1</u> Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure. Responsible Agency/Department: Public Services Department Time Frame: Amend the Zoning Code by June 2010 Funding: Affordable Housing Fund</p>	<p>The City Council approved Ordinance 584 amending the Zoning Ordinance on March 11, 2014, to explicitly allow supportive and transitional housing types in all zones allowing residential uses. Transitional and supportive housing are allowed in the same way other residential uses are allowed in all of these zones. Definitions of transitional and supportive housing were also codified, pursuant to SB 2. The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><u>Program H-23.2</u> The City shall allow farmworker housing in the Agricultural and Multi-family Zones as prescribed by state law. Farmworker housing for 12 or fewer workers shall not require a conditional use permit but shall be required to obtain a Coastal Development Permit consistent with the Local Coastal Plan. Farmworker housing in the Agricultural Zone for 6 or fewer workers shall be deemed to be a single-family structure. Responsible Agency/Department: Public Services Department Time Frame: Amend the Zoning Code by June 2010 Funding: General Fund</p>	<p>The City Council approved an ordinance amending the Zoning Ordinance on March 11, 2014, to allow employee housing (including farmworker housing) as required by the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Delete</p>
<p><u>Program H-23.3</u> As required by both the Federal Fair Housing Act and the California Fair Employment and Housing Act, the City will establish a reasonable accommodation procedure to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. The City will include a reasonable accommodation procedure in its upcoming Zoning Ordinance update which will allow housing retrofits for disabled persons without discretionary review. Responsible Agency/Department: Public Services Department Time Frame: Implement a reasonable accommodations procedure by August 2010 Funding: General Fund</p>	<p>The City Council approved an ordinance amending the Zoning Ordinance on March 11, 2014, to establish a reasonable accommodation procedure in Section 17.48.400 of the Municipal Code consistent with state law. The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-23.4 Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires the City to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs). To ensure zoning flexibility that allows for the development of SROs, the City will update its Zoning Ordinance to explicitly allow for SROs in the Central Business (C-1) and mixed commercial residential (MCR) districts. In addition, to help meet the needs of extremely low- income households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of SROs.</p> <p>Responsible Agency/Department: Public Services Department Time Frame: Amend the Zoning Code by June 2010 Funding: Biannually and as NOFAs are released</p>	<p>The City Council approved an ordinance amending the Zoning Ordinance on March 11, 2014, to allow SROs by right in the C-1 district and with a minor use permit in the MCR district. Performance standards for SROs were codified in Section 17.48.370 of the Municipal Code. The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Delete</p>
<p>Policy H-24 (Support family housing) The City shall support family housing that addresses resident needs for childcare, youth services, recreation opportunities and access to transit.</p>		
<p>Program H-24.1 As part of the process of assessing a proposed residential development, evaluate the potential to incorporate other uses within the project or in conjunction with the project, including, but not limited to, project-serving retail, job centers or services such as child care.</p> <p>Responsible Agency/Department: Public Services Department Time Frame: As projects are processed through the Planning Department Funding: Affordable Housing Fund</p>	<p>The City has evaluated proposed residential developments for the potential to incorporate other uses within the project or in conjunction with the project. However, most new applications have been for single-family homes. As projects come in, the potential has been evaluated through an informal process.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
5. The Homeless		
<p>Policy H-25 (Regional Homeless Shelters) The City shall participate in the operations and maintenance of the regional homeless shelter facility. The City will continue to provide information about housing opportunities and services for homeless persons through the Police Department as well as at City Hall.</p>		
<p>Program H-25.1 The City shall cooperate with the other cities, the County and other agencies in the development of programs aimed at providing homeless shelters and related services, including medical service for walk-in cases Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund</p>	<p>In 2012, the City provided \$8,600 in CDBG funds to CAPSLO for homeless services (Prado Day Center and Maxine Lewis Memorial Shelter) to support their clients who are Morro Bay homeless. CAPSLO has submitted performance reports quantifying the Morro Bay residents helped versus countywide homeless helped.</p>	<p>Modify to incorporate Program H-25.2 and continue</p>
<p>Program H-25.2 Continue to implement the regional plan to end homelessness entitled “Housing For All: A Plan to End Homelessness”. Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund</p>	<p>Councilmember Christine Johnson is on the Homeless Services Oversight Council (HSOC), and the City funded CAPSLO in 2012 with CDBG funding for homeless services at the Maxine Lewis Shelter and Prado Day Center.</p>	<p>Combine into Program H-25.1 and delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-26 (Emergency/Homeless Shelters) The City shall allow emergency/homeless shelters in appropriate zoning districts such as multi-family, light commercial and mixed-use zones.</p>		
<p>Program H-26.1 Pursuant to Senate Bill 2, the City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in a newly created overlay zone in the City’s Central business (C-1) district without a conditional use permit or other discretionary review. The C-1 overlay zoning district is close to transit corridors and services. The City will create this overlay zone with specific development standards for emergency shelters. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a) (4). These standards may include such items as: Lighting On-site management Maximum number of beds or persons to be served nightly by the facility Off-street parking based on demonstrated need Security during hours that the emergency shelter is in operation Responsible Agency/Department: Public Services Department Time Frame: The City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in a C-1 overlay zone by August 2010. Funding: General Fund</p>	<p>The City Council approved an ordinance amending the Zoning Ordinance on March 11, 2014, to explicitly allow emergency shelters by right in the city’s Central Business (C-1) district and to provide specific development and managerial standards for emergency shelters (see Municipal Code Section 17.48.360). The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
6. Energy Conservation		
<p>Policy H-27 (Energy efficiency requirements) All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofiting of existing units shall be encouraged.</p>		
<p>Program H-27.1 The City will continue to implement Title 24 of the California Code of Regulations on all new development. The City will also continue to encourage the use of additional innovative energy conservation techniques such as active and passive solar systems, orientation and project layout in an endeavor to further reduce dependence upon outside energy sources. The City will make handouts and literature available to the public outlining measures that they can take to reduce energy use.</p> <p>Responsible Agency/Department: Building Division Time Frame: Ongoing Funding: Plan check fees</p>	<p>The City implements Title 24 through standard practices and procedures. The City's Buildings and Construction Ordinance is updated on a triennial basis in coordination with the California Building Standards Code; consistency with State-mandated green building standards is ensured at that time. The City "Green Building Incentive Program" provides incentives for green/energy-conserving projects. The City has a green building kiosk at the public services counter, maintained by SLO Green Build, that provides educational materials relating to green building and energy conservation. The City provides express permit processing for photovoltaic (PV) rooftop solar projects.</p>	<p>Modify to incorporate Program H-27.3 and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><u>Program H-27.2</u> The City will work with PG&E and Southern California Gas Company to encourage existing residents to participate in energy efficiency retrofit programs. The City will consider sponsoring an energy awareness program in conjunction with PG&E and Southern California Gas Company to educate residents about the benefits of various retrofit programs.</p> <p>Responsible Agency/Department: Public Services Department Time Frame: Ongoing, as projects are processed through the Planning Department Funding: General Fund/PG&E</p>	<p>The City encourages residents to participate in energy efficiency retrofit programs by providing information, maintained by San Luis Obispo County Energy Watch, containing rebates and incentives relating to energy efficiency retrofits, at the public services counter.</p>	<p>Modify to incorporate Program H-27.4 and continue</p>
<p><u>Program H-27.3</u> The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.</p> <p>Responsible Agency/Department: Public Services Department Time Frame: Annually Funding: General Fund</p>	<p>The City's Buildings and Construction Ordinance is updated on a triennial basis in coordination with the California Building Standards Code; consistency with State-mandated green building standards is ensured at that time. This program will be incorporated into Program H-27.1.</p>	<p>Incorporate into Program H-27.1 and delete</p>
<p><u>Program H-27.4</u> The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).</p> <p>Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund</p>	<p>See response on status/effectiveness under Program H-27.2. This program will be combined into Program H-27.2.</p>	<p>Combine into Program H-27.2 and delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-28 (Energy-Efficient Land Use) New land use patterns shall encourage energy efficiency, to the extent feasible.</p>		
<p>Program H-28.1 The City will continue to implement the subdivision ordinance that requires new subdivisions to incorporate design features that reduce vehicle dependence and encourage pedestrian and bicycle circulation through the development of transit stops and bicycle and pedestrian routes, where feasible and appropriate. Responsible Agency/Department: Public Services Department Time Frame: As projects are processed through the Planning Department Funding: General Fund</p>	<p>The approvals for the subdivision at 2400 Main at Bonita included a requirement for bicycle racks. The approvals for the developments at 555 Main also propose bicycle racks.</p>	<p>Continue</p>
<p>7. Equal Opportunity</p>		
<p>Policy H-29 (Equal Access to Housing) The City declares that all persons, regardless of race, creed, age or sex, shall have equal access to sound and affordable housing.</p>		
<p>Program H-29.1 The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance, display posters in the City library, City Hall, and Public Services Department and post information on the City’s website. Responsible Agency/Department: All City departments that receive complaints Time Frame: Ongoing Funding: General Fund</p>	<p>The City refers persons with fair housing complaints to CRLA. The City does not document when referrals to CRLA are made. The City also designates April as Fair Housing Month every year.</p>	<p>Combine into Program H-30.1 and delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-30 (State Fair Employment and Housing) The City will promote the enforcement of the policies of the State Fair Employment and Housing Commission.</p>		
<p>Program H-30.1 The City will continue to provide information from the Department of Equal Housing and Employment regarding housing and tenant rights at City Hall and other prominent locations in the City, including the Public Services Department. Responsible Agency/Department: Planning Department Time Frame: Ongoing Funding: General Fund</p>	<p>Information from the Department of Equal Housing and Employment regarding housing and tenant rights is displayed at City Hall, the Public Services Department, and other prominent locations in the city.</p>	<p>Modify to incorporate Program H-29.1 and continue</p>
<p>8. Public Participation</p>		
<p>Policy H-31 (Public Participation) The City shall encourage the participation of all citizens of Morro Bay in the development of housing policies for the City.</p>		
<p>Program H-31.1 Prior to any public hearing where the City is considering amending or updating the housing element, the City will directly notify People's Self Help Housing Corporation, the Housing Authority of the City of San Luis Obispo, California Rural Legal Assistance and local churches, as well as post notices on the City's website and at significant public locations . Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund</p>	<p>The City included the entities identified in Program H-31.1 and posted notices to the City's website and at significant public locations during the 2014 Housing Element update process.</p>	<p>Continue</p>
<p>Program H-31.2 The City will advocate for affordable housing by educating the Planning Commission, the City Council and the public on the benefits of affordable housing. Responsible Agency/Department: Public Services Department, City Manager, Community Groups Time Frame: Ongoing Funding: CDBG/General Fund</p>	<p>The City advocated for affordable housing through educational presentations to the Planning Commission, City Council, and the public during the 2014 Housing Element update process.</p>	<p>Continue</p>



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7. OBJECTIVES, POLICIES, AND PROGRAMS

State law requires that the Housing Element contain a “statement of the community’s goals, quantified objectives and policies relative to the maintenance, improvement and development of housing.” This chapter describes the proposed goals, objectives, policies, and implementation programs of the Housing Element for the City of Morro Bay.

Dates shown in the “Time frame” indicate the scheduled implementation of the program, which will be in effect from that time through the duration of the planning period. For the Housing Element, the term “second unit” is interchangeable with “granny unit” and “accessory unit.” The term “lower-income groups” is interchangeable with the extremely low-, very low-, low-, and moderate-income categories.

1. Housing Supply

Objective: Provide a continuing supply of affordable housing to meet the needs of existing and future Morro Bay residents in all income categories.

Policy H-1 (Fair Share)

Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.

Program H-1.1

The City will give the highest priority for residential development to affordable housing projects. These projects will automatically be allowed first priority for the allocation of new residential growth in each year. The priority for affordable units will also include the allocation of water and other resources as consistent with the Local Coastal Plan.

Responsible Agency/Department: *Public Services Department*

Time Frame: *Annually*

Funding: *General Fund*

Program H-1.2

To ensure there is a sufficient supply of multi-family zoned land to meet the City’s Regional Housing Needs Allocation (RHNA), the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:



- Allow affordable projects to exceed the maximum height limits,
- Decrease setbacks, and/or
- Reduce parking requirements.

The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Ongoing, as projects are processed through the Planning Division. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.**

Funding: **General Fund**

Program H-1.3

To ensure affordable multi-family projects meet maximum densities, the City will continue to implement procedures with objective standards to promote flexibility in development standards (height, parking, and setbacks) and promote the use of density bonuses to increase densities. The City will biannually review the multi-family development standards in the Zoning Ordinance and revise as necessary to ensure they don't act as a constraint to the development of affordable housing in the city. The City will give priority to projects that provide extremely low-, very low-, and low-income housing.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Work with developers on a case-by-case basis to provide flexibility in development standards and promote density bonuses to increase densities as projects are processed through the Planning Division and Bi-annually review the multifamily development standards in the Zoning Ordinance.**

Funding: **General Fund**

Program H-1.4

In order to create a vibrant, pedestrian- and bicycle-friendly small urban atmosphere in the downtown area and ensure optimal access to services and public transportation, the City will encourage the development of new high-density housing in and adjacent to the downtown commercial district. To facilitate this goal, the City will inventory vacant and underutilized lots in and adjacent to the downtown



business district, identify sites or areas where re-zoning to high-density residential or mixed use categories might be desirable and modify the City's zoning map as appropriate.

Responsible Agency/Department: *City Council, Public Services Department*
Time Frame: *Conduct inventory by July 2018. If decision is made to revise Zoning Ordinance, revise by December 2018.*
Funding: *General Fund*

Program H-1.5

The City will consider establishing minimum residential density requirements for the R-3, R-4, and MCR zoning districts.

Responsible Agency/Department: *City Council, Public Services Department*
Time Frame: *Prepare recommendation on whether to revise zoning by July 2018. If decision is made to require minimum densities, revise Zoning Ordinance by December 2018.*
Funding: *General Fund*

Program H-1.6

The City will explore the option of expanding the number of liveaboard slips to increase the variety of housing types offered in Morro Bay.

Responsible Agency/Department: *Public Services Division, Harbor Department*
Time Frame: *Investigate feasibility of expanding liveaboard by December 2015*
Funding: *General Fund*

Policy H-2 (Water Resources)

Continue to pursue additional water resources identified in the Water Management Plan.

Program H-2.1

The City will, to the extent feasible, allocate water resources to allow maximum growth to full buildout consistent with limitations contained in the certified Local Coastal Plan, General Plan, and Ordinance 266 as amended. At least annually, the Public Services Department will provide an update to the City Council on available water supplies, projected demand under the General Plan, and the status of projects to ensure adequate supply to meet the needs of the community in accordance with the Water Management Plan, the General Plan, and this element.



Responsible Agency/Department: **Public Services Department**
Time Frame: **Annually**
Funding: **Water Fund**

Policy H-3 (Funding)

To the extent feasible, solicit housing assistance funds from the state and federal governments in conjunction with nonprofit and for-profit developers to be used in the construction of new and rehabilitation of existing secondary units and very low- and low-income housing units.

Program H-3.1

The City will continue to work with the private sector, nonprofit agencies and to secure funds and be supportive of others pursuing funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households (including mobile homes). As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing for extremely low-income households.

In addition, in light of budget constraints and reduced staffing levels, it is unlikely that the City will pursue grant funds for affordable housing acquisition or new construction projects. Housing grant funds will be pursued for energy efficiency audits and retrofits and infrastructure repairs. Pursuit of funds for rehabilitation will occur when it is determined there is a sufficient level of interest in this type of program.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Apply for funding annually**
Funding: **CDBG, HOME, others**

Policy H-4 (Methods)

Continue to explore alternative methods for increasing its affordable housing stock with the goal of providing adequate extremely low-, very low-, and low-income, senior, and ADA accessible housing.

Program H-4.1

The City will contact HCD, housing advocates, affordable housing providers, and other appropriate information resources on an annual basis in order to stay current with the latest options for providing affordable housing.

Responsible Agency/Department: **Planning Division**
Time Frame: **Annually**
Funding: **General Fund**



Program H-4.2

Most recent housing developments in Morro Bay have not been constructed to the maximum densities allowed by zoning. Market conditions, bank financing, and insurance requirements have favored the construction of single-family detached houses. To increase housing supply and obtain densities closer to those envisioned by zoning policies, the City will do the following:

- Implement Section 17.21.70 of the City Zoning Code (Additional Incentives) that offers incentives for developing greater than the minimum densities in the multiple-family zones. The City is sensitive to the loss of multi-family-zoned land to less intensive uses, particularly given the limited number of vacant multi-family sites remaining in Morro Bay and their potential contribution toward meeting the City's housing needs.

Responsible Agency/Department: *City Council, Planning Division*
Time Frame: *Ongoing*
Funding: *General Fund*

Policy H-5 (Housing Costs)

Ensure that the City's adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing, while still attaining other important City objectives.

Program H-5.1

The City will review its user charges for public services and facilities to ensure the charges are consistent with the costs of improvements and maintenance.

Responsible Agency/Department: *Public Services Department, Finance Department*
Time Frame: *Starting in 2015, then every three years*
Funding: *General Fund*

Policy H-6.a (General Affordability)

Continue to require a percentage of new housing units built in the city be affordable to very low-, low-, and moderate-income households.

Policy H-6.b (Variable Density)

In order to encourage development of small units, development of a greater number of residential units than otherwise allowed under the existing land use and/or zoning designation may be permitted, provided that (1) at least 65 percent of the units are developed as studio or one-bedroom units; (2) the population density at full buildout of the project does not exceed the population density that corresponds with the existing land use designation and/or zoning or 1 person for every 500 square feet, whichever is less; and



(3) the proposed project complies with all applicable zoning regulations, except as modified by the decision-maker through discretionary review.

Program H-6.1

The City will continue to implement the inclusionary requirements of Section 17.50 of the Municipal code which requires that all new residential development projects of 5 or more for-sale units provide a minimum of one unit or 10 percent of the total number of units, whichever is greater, to be affordable to families with incomes in the very low-, low- or moderate-income ranges, depending on the needs of the City at the time of approval. The lower-income units may be either for rent or for sale, but shall remain affordable for at least 30 years, or such other term approved by the City, consistent with state law.

Responsible Agency/Department: *City Council/Planning Division*
Time Frame: *Ongoing, as projects are processed through the Planning Department*
Funding: *General Fund*

Program H-6.2

As an alternative to building inclusionary units, the City will allow a development to pay an in-lieu fee. Currently, the fee amount is determined with the following method: (construction cost x percentage of fee based on project size, where construction costs include all expenses related to the development of housing units, including land, construction, on- and off-site infrastructure, and associated soft costs). The City will conduct an analysis on the current method to determine whether the current fees are appropriate. If they are found to not be appropriate, the City will conduct a nexus study. Once established, the in-lieu fees will be collected and held in an affordable housing trust fund. To ensure any modifications to the City's Inclusionary Program as a result of the nexus study do not adversely impact market-rate housing, the City will also evaluate whether the Inclusionary Program poses a constraint to the development of housing. If this is found to be the case, the City will revise the program to ensure it is not a constraint to development.

Responsible Agency/Department: *Public Services Department, Finance Department*
Time Frame: *Determine whether fees are appropriate and identify constraints (if needed) by June 2016; make any recommended revisions to the fee calculations and Inclusionary Program by December 2016*
Funding: *General Fund*



Program H-6.3

The City will continue to require affordable housing developments to be designed consistent with the surrounding neighborhood in order to enhance the sense of belonging to the community. Forms, materials, and proportions should be utilized that are compatible with the character of the surroundings.

Responsible Agency/Department: **City Council, Planning Division**
Time Frame: **Ongoing, as projects are processed through the Planning Division**
Funding: **General Fund**

Program H-6.4

The City will codify neighborhood preservation guidelines for affordable units in Section 17.28.200 of the Morro Bay Municipal Code when the Zoning Ordinance is amended.

Responsible Agency/Department: **City Council, Planning Division**
Time Frame: **August 2015**
Funding: **General Fund**

Program H-6.5

The City may, on a case-by-case basis, allow for modifications/incentives to development standards, such as common access driveways, building height restrictions, parking, distance between buildings, setbacks, lot coverage, screening, varying lot sizes, open space requirements, fast-track permitting, density bonuses, variable densities on multi-family zones property, transfer of development credits, fee assistance, and any other modifications/incentives or combination of modifications/incentives, which are jointly agreed upon by the applicant and the decision-maker, as an incentive for constructing specific affordable housing projects. This is not intended to be an exhaustive list of modifications/incentives available to the applicant and/or decision-maker. The City will prepare public outreach materials, including adding information to the City's website to inform the public of a variety of types of modifications or incentives offered.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Ongoing, as projects are processed through the Planning Division**
Funding: **General Fund**



Program H-6.6

The City will consider amending the Community Housing Ordinance to require that housing units developed under the terms of this code section be priced for sale or rental to persons of moderate or lower income.

Responsible Agency/Department: City Council, Public Services Department
Time Frame: Prepare recommendation on whether to adopt an ordinance by July 2018. If decision is made to adopt an ordinance, adopt by December 2018.
Funding: General Fund

Policy H-7 (Housing Trust Fund)

Develop a Housing Trust Fund to be used for the development of affordable housing projects.

Program H-7.1

This fund will be used to assist nonprofit and for-profit developers to construct lower-income housing, purchase land, write down land or financing costs, rehabilitate or preserve existing units, prepare other implementation measures consistent with this element, and/or monitor housing policies and programs on an ongoing basis.

Assuming that the current market conditions will continue to exist during the 5-year Housing Element time frame, the City estimates that it will assist two to seven units.

Responsible Agency/Department: Public Services Department, Finance Department
Time Frame: Modify by 2012
Funding: General Fund

Policy H-8 (Mixed Housing Types)

Encourage the mixing of affordable housing throughout the community rather than concentrating affordable units in a few locations.



Program H-8.1

The City will allow the conversion of older motels to residential use, subject to discretionary review, outside the Visitor-Serving Commercial (C-VS) and Waterfront (WF) zones. Criteria for approving residential uses will be stated in the Zoning Ordinance. These conversions will also receive a priority in the unit allocation list.

Responsible Agency/Department: **City Council, Planning Division**
Time Frame: **Ongoing; codify criteria by August 2015**
Funding: **General Fund**

Policy H-9 (Mixed Use)

Continue to promote a policy of mixed uses by allowing housing in conjunction with compatible commercial uses in appropriate mixed-use designations located throughout the city. The allowance of these mixed-use designations will require additional findings to ensure new projects do not change the character of the neighborhood.

Program H-9.1

The City will develop criteria for determining the appropriate compatible mix of residential and commercial development to ensure neighborhood consistency.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Codify criteria by June 2016**
Funding: **General Fund**

Policy H-10 (Secondary Units)

Allow for the development of secondary housing units as an affordable housing option throughout the city.

Program H-10.1

To comply with AB 1866, the City will continue to permit secondary dwelling units ministerially (by right) in all residential zones. An administrative coastal development permit, which does not require approval at a Planning Commission hearing but does require noticing, is required for new secondary units in or outside the coastal appeals jurisdiction.

Responsible Agency/Department: **Planning Division**
Time Frame: **Ongoing, as projects are processed through the Planning Division**
Funding: **General Fund**



2. Conservation and Rehabilitation

Objective: Conserve and rehabilitate the city's current stock of affordable housing.

Policy H-11 (Section 8 Subsidies)

Continue to maintain Section 8 rent subsidies.

Program H-11.1

The City will coordinate its efforts with the appropriate agencies to continue receiving Section 8 subsidy monies.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Ongoing, 2014–2019**
Funding: **General Plan**

Policy H-12 (Special Needs Groups)

Provide financial assistance for rehabilitation of homes for elderly, disabled, and disadvantaged persons.

Program H-12.1

The City will encourage local private organizations to assist elderly, disabled, and disadvantaged persons in the repair and rehabilitation of their housing.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Meet with organizations annually**
Funding: **CDBG, HOME, other funding sources to be determined**

Policy H-13 (Minimizing Impact)

Ensure that public projects are planned to minimize their impact on the quality and stability of residential neighborhoods.

Program H-13.1

The City is considering adopting neighborhood compatibility standards for new developments in existing neighborhoods. The City will consider developing a standard set of criteria to use in determining whether proposed projects are compatible with the existing neighborhoods in which they are proposed, the purpose of which is to give project proponents clear direction for project design and to provide staff and the Planning Commission with clear guidelines for decision-making. These criteria could include a pre-application process to provide clear direction for the project.



Responsible Agency/Department: **Public Services Department**
Time Frame: **Consider developing standards and adopt standards if determined they are needed by June 2015**
Funding: **General Fund**

Policy H-14 (Mobile Home Park Upkeep)

Maintain the city's mobile home parks.

Program H-14.1

The City will promote the continued upkeep of existing economically viable mobile home parks by keeping park owners informed of opportunities through HCD to maintain mobile home parks through energy retrofits, housing rehabilitation, and weatherization programs.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Inform owners every two years beginning in 2015**
Funding: **General Fund**

Program H-14.2

The City will when feasible apply for a grant to conduct a feasibility study to determine the possibility of a mobile home park conversion program. The study will include an inventory of the number of units that are RVs, trailers, or mobile homes on a chassis (not on permanent foundation), the condition of the units, and the identification of opportunities to replace them with new permanent affordable housing units.

Responsible Agency/Department: **Public Services Department**
Time Frame: **As funding sources become available; consider applying for funds by October 2014**
Funding: **CDBG, HOME, other funding sources to be determined**

3. Protect and conserve existing affordable housing stock in Morro Bay.

Objective: Preserve all affordable housing units in the city.

Policy H-15 (At-Risk Units)

Cooperate with other governmental, for-profit, and nonprofit entities to ensure no lower-income residents are adversely impacted by the conversion of existing affordable housing projects to market-rate rents.



Program H-15.1

The City will maintain a list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units may convert to market-rate dwellings. No units have been identified as at-risk of converting to market rate within 10 years of the beginning of the 5th cycle Housing Element planning period.

The City will require all property owners to provide at least 2 years' notice prior to the conversion of any units for lower-income households to market-rate units in any of the following circumstances:

- The units were constructed with the aid of government funding.
- The units were required by the City's Affordable Housing Program.
- The project was granted a density bonus.
- The project received other incentives.

Such notice will be given at least to the following:

- The City
- HCD
- Housing Authority of the City of San Luis Obispo
- Residents of at-risk units
- Any others deemed appropriate

Responsible Agency/Department: *Public Services Department*
Time Frame: *Ongoing*
Funding: *General Fund*

Policy H-16 (Conversion to Condominiums)

Continue to protect existing lower-income apartment units from loss through conversion to condominiums.



Program H-16.1

The City will continue to comply with Government Code Section 65590 et seq. that sets forth the requirements for conversions, demolitions, and replacement housing in the coastal zone.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Ongoing, 2014–2019**
Funding: **General Fund**

Policy H-17 (Demolished Units)

Require the replacement of very low-, low-, and moderate-income housing that is demolished with similar affordable housing.

Program H-17.1

The City will require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Ongoing, 2014–2019**
Funding: **General Fund**

4. Special Needs

Objective: Meet the housing needs of special groups of Morro Bay residents, including seniors, disabled persons, and single parents.

Policy H-18 (Senior Housing)

Provide more senior housing opportunities throughout the city.

Program H-18.1

The City will utilize CDBG and other state or federal monies to assist in the development of lower-income senior rentals.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Apply for funding as Notices of Funding Availability (NOFA) are released**
Funding: **CDBG/federal monies**



Policy H-19 (Special Housing Needs)

Promote the development of special housing needs, such as transitional housing, housing for seniors, housing for persons with physical, developmental, or mental disabilities, farmworker housing, and housing for extremely low-income persons.

Program H-19.1 (Developmental Disability Needs)

The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the City, county, state, and federal governments. In addition, as appropriate, the City will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.

Responsible Agency/Department: *Public Services Department, City Council*
Time Frame: *Seek funding opportunities beginning in 2014–2015 and annually thereafter; all program components are ongoing*
Funding: *Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups*

Policy H-20 (Family Housing)

Support family housing that addresses resident needs for child care, youth services, recreation opportunities, and access to transit.

Program H-20.1

As part of the process of assessing a proposed residential development, the City will evaluate the potential to incorporate other uses within the project or in conjunction with the project, including, but not limited to, project-serving retail, job centers, or services such as child care.

Responsible Agency/Department: *Public Services Department*
Time Frame: *As projects are processed through the Planning Division*
Funding: *Affordable Housing Fund*



5. The Homeless

Objective: Reduce the incidence of homeless persons in the community, work with other cities, the County, and various nonprofits to continue to operate a convenient homeless shelter for the region.

Policy H-21 (Regional Homeless Shelters)

Participate in the operations and maintenance of the regional homeless shelter facility. The City will continue to provide information about housing opportunities and services for homeless persons through the Police Department as well as at City Hall.

Program H-21.1

The City will cooperate with other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services, including medical service for walk-in cases. The City will continue to implement the regional plan to end homelessness entitled “Housing for All: A Plan to End Homelessness.”

<i>Responsible Agency/Department:</i>	<i>Public Services Department</i>
<i>Time Frame:</i>	<i>Ongoing; meet with homeless service providers and other county jurisdictions annually</i>
<i>Funding:</i>	<i>General Fund</i>

6. Energy Conservation

Objective: Increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Morro Bay residents.

Policy H-22 (Energy Efficiency Requirements)

Require all new dwelling units to meet current state requirements for energy efficiency. The retrofitting of existing units will be encouraged.

Program H-22.1

The City will continue to implement Title 24 of the California Code of Regulations on all new development and will continue to ensure that local building codes are consistent with state mandated or recommended green building standards. The City will also continue to encourage the use of additional innovative energy conservation techniques such as active and passive solar systems, orientation, and project layout in an endeavor to further reduce dependence on outside energy sources. The City will make handouts and literature available to the public outlining measures that they can take to reduce energy use.



Responsible Agency/Department: **Building Division, Public Services Department**

Time Frame: **Ongoing; ensure consistency with state green building standards triennially when the California Building Code is adopted**

Funding: **Plan check fees and General Fund**

Program H-22.2

The City will work with the Pacific Gas and Electric Company (PG&E) and the Southern California Gas Company to encourage existing residents to participate in energy efficiency retrofit programs. The City will consider sponsoring an energy awareness program in conjunction with PG&E and the Southern California Gas Company to educate residents about the benefits of various retrofit programs.

Responsible Agency/Department: **Public Services Department**

Time Frame: **Ongoing, as projects are processed through the Planning Division**

Funding: **General Fund/PG&E**

Program H-22.3

To promote residential energy efficiency retrofits, the City will pursue membership in a property assessed clean energy (PACE) program. PACE programs allow property owners to install water and energy efficiency and renewable energy projects with low interest financing that rides with the property instead of the homeowner. The City will coordinate with the County or statewide PACE program providers to identify and enroll in an appropriate program.

Responsible Agency/Department: **Public Services Department**

Time Frame: **Enroll in a PACE program by 2015**

Funding: **General Fund**

Program H-22.4

The City will consider adopting an ordinance to require all new residential construction to incorporate active or passive solar energy features or other renewable energy generating systems.

Responsible Agency/Department: **City Council, Public Services Department**

Time Frame: **Prepare recommendation on whether to adopt an ordinance by December 2016. If decision is made to adopt an ordinance, adopt by August 2017.**

Funding: **General Fund**



Program H-22.5

The City will consider establishing a rotating fund to provide low-interest loans to Morro Bay residents for the purpose of:

- Installing solar or other renewable energy generating systems on existing residential structures, or
- Retrofitting existing residential structures with insulation, double pane windows, passive solar features, or other features that will materially reduce energy consumption.

Initial capitalization of the fund might be provided by a local tax on the sale of electricity, natural gas, propane, automotive fuels, or other traditional energy industries, or by an environmental mitigation fee charge levied on parcels occupied by facilities for electrical generation or transmission, natural gas extraction or transportation, or production or distribution of liquefied propane.

Responsible Agency/Department: *City Council, Public Services Department, Finance Department*

Time Frame: *Research program by December 2015*

Funding: *General Fund or County of San Luis Obispo funding sources*

Program H-22.6

The City will consider adopting an ordinance that would require, as a condition for approval of any permit for the expansion or modification of a residential dwelling within the City of Morro Bay, that the entire residence, including both the existing structure and the proposed addition or modification be brought into compliance with the currently-enacted requirements of Title 24 of the California Code of Regulations to the greatest degree feasible. In the event that full compliance with the requirements of Title 24 is asserted to be less than feasible by the applicant for such permit or by the Planning Department of the City of Morro Bay, approval of the requested permit should be granted only by action, in a duly-noticed public hearing, of the Planning Commission or City Council of the City of Morro Bay.

Responsible Agency/Department: *City Council, Public Services Department*

Time Frame: *Prepare recommendation on whether to adopt an ordinance by December 2016. If decision is made to adopt an ordinance, adopt by August 2017.*

Funding: *General Fund*



Policy H-23 (Energy-Efficient Land Use)

Encourage energy efficiency in new land use patterns, to the extent feasible.

Program H-23.1

The City will continue to implement the subdivision ordinance which requires that new subdivisions incorporate design features reducing vehicle dependence and encouraging pedestrian and bicycle circulation through the development of transit stops and bicycle and pedestrian routes, where feasible and appropriate.

Responsible Agency/Department: **Public Services Department**
Time Frame: **As projects are processed through the Planning Division**
Funding: **General Fund**

7. Equal Opportunity

Objective: Ensure equal access to sound, affordable housing for all persons regardless of race, creed, age, or sex.

Policy H-24 (Fair Employment and Housing)

Promote the enforcement of the policies of the California Department of Fair Employment and Housing. The City declares that all persons, regardless of race, creed, age, or sex, will have equal access to sound and affordable housing.

Program H-24.1

The City will continue to provide information from the California Department of Fair Employment and Housing regarding housing and tenant rights at City Hall and other prominent locations in the city, including the Public Services Department. The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance (CRLA).

Responsible Agency/Department: **Planning Division and all City departments that receive complaints**
Time Frame: **Ongoing**
Funding: **General Fund**

8. Public Participation

Objective: Ensure participation of all economic segments of the community in the development of housing policy for Morro Bay.

***Policy H-25 (Public Participation)***

Encourage the participation of all citizens of Morro Bay in the development of housing policies for the city.

Program H-25.1

Prior to any public hearing where the City is considering amending or updating the housing element, the City will directly notify People's Self-Help Housing Corporation, the Housing Authority of the City of San Luis Obispo, California Rural Legal Assistance, the Chamber of Commerce and Business Bureau, and local churches, as well as post notices on the City's website and at significant public locations.

Responsible Agency/Department: *Public Services Department*

Time Frame: *Ongoing*

Funding: *General Fund*

Program H-25.2

The City will advocate for affordable housing by educating the Planning Commission, the City Council, and the public on the benefits of affordable housing.

Responsible Agency/Department: *Public Services Department, City Manager, Community Groups*

Time Frame: *Ongoing*

Funding: *CDBG/General Fund*



QUANTIFIED OBJECTIVES SUMMARY

Based on the policies and actions outlined in Table 46, the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the next five years. The City should be able to facilitate the development of 149 new units and assist with the rehabilitation of 35 units between 2014 and 2019.

TABLE 46: QUANTIFIED OBJECTIVES SUMMARY (2009–2014)

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Fair Share Allocation	19	20	24	27	65	155
Residential Permits Issued (1/14–3/14)	0	0	0	0	6	6
New Construction Objectives ¹	19	20	24	27	59	149
Rehabilitation	2	8	15	10	0	35
Preservation ⁵	0	0	0	0	0	0
Total	21	28	39	37	65	190

Source: SLOCOG 2013; City of Morro Bay 2014

Notes:

¹ These numbers are based on the Regional Housing Needs Allocation.

² There are no units currently at risk, but the City will continue to monitor the existing affordable units (Program H-15-1).

APPENDIX A-
MASTER FEE SCHEDULE

Adopted Master Fee Schedule For the 2013/14 Fiscal Year

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City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Preface

All fees, except for those related to Business License, are subject to increase by either the April Consumer Price Index (CPI) for Los Angeles-Riverside-Orange County, or the Engineering News Record (ENR), unless prevented by law. Business License adjusts based on the March CPI, per Municipal Code Section 5.04.050.

ENR for April 2013 = 2.273%

CPI for April 2013 = 0.9%

CPI for March 2013 = 1.3%

The Master Fee Schedule is updated annually in June/July; therefore, any fees adopted after its publication, and prior to the next annual update, may not be included.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

All Departments & Offices

Photocopies:		
First page	\$	0.75
Each additional page	\$	0.25
Photocopies mailed:		
Cost of postage		Actual
First page	\$	0.75
Each additional page	\$	0.25
Appeal fee:		
Non-refundable appeal fee for non-land use administrative decisions	\$	250.00

Notes:

Unless specifically identified elsewhere (e.g., Public Safety), all departments and offices shall use these rates.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Elections

Filing fee:

Notice of intention to circulate petition - this amount is refundable under Elections Code Section 9202(b), with conditions

\$ 200.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Finance Department

Copies:	
Budget document, per copy	\$ 25.00
Basic Financial Statements (City Audit), per copy	\$ 25.00
Master Fee Schedule document, per copy	\$ 25.00
Returned check charge (CA Civil Code Section 1719):	
First time	\$ 25.00
Each subsequent	\$ 35.00
Utility Billing:	
Water service application fee	\$ 25.00
Physical posting of shut-off notice at customer location	\$ 54.00
Refundable Utility deposit - residential tenants only ¹	\$ 100.00
Reconnection (MC 13.04.310)	\$ 46.00

¹ A deposit is required from all residential tenants who sign up for utility service. Existing residential tenants, whose service is terminated due to delinquent non-payment, will be required to pay a deposit, in addition to the service reconnection fee, in order to restore service ONLY IF THE DEPOSIT HAS NOT PREVIOUSLY BEEN COLLECTED.

If the residential tenant moves within the City limits, the deposit will transfer with the residential tenant to his/her new address.

The deposit is applied to the closing bill when the residential tenant moves out; any remaining credit balance is refunded. If the tenant's status changes to an owner, the deposit is refunded.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Building

Building & Construction Permits:		
Valuation of from 0 - \$3,000 (including electrical service less than 600 amp, and minor plumbing alternatives)	\$	83.00
\$3,001 and up - .025 x total valuation as determined by the Building Official (50% upon submittal/50% at issuance)		
Construction Operation After Hours	\$	31.00
Building Re-Address Processing	\$	30.00
Demo w/o Asbestos	\$	66.00
Demo w/ Asbestos	\$	133.00
In-lieu Housing Fee (if unit not affordable housing) - per sq/ft	\$	0.32
General Plan Maintenance - 6% Surcharge on all Building Permits ²		
SMIP Category I (Residential) - .0001 x valuation		
SMIP Category II (Commercial) - .00021 x valuation		
Unsafe Building repair, demolition or moving structure - charged at cost		
Special Inspection and Plan Review Fees:		
Inspection Fees - outside of normal work hours - per hour, 2 hour minimum	\$	151.00
Re-Inspection Fees - per hour	\$	76.00
Property condition report for Condominium Conversions	\$	18.00
Inspection for which no fee is otherwise indicated - per hour, 1/2 hour minimum	\$	76.00
Additional Plan Review required by changes, additions, revisions to the approved plans - per hour, 1/2 hour minimum	\$	76.00
Use of outside consultants for special plan checking and inspection - charged at actual cost		
Penalty for commencing construction without permit(s). This is in addition to the standard building permit fees.	\$	105.00
		+ 2 times permit fee + \$52.00 per day after notice
Retrofit upon transfer of sale	\$	34.00

² General Plan Maintenance surcharge includes 1% for Geographic Information System (GIS) Maintenance

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Building Development Impact Fees ³

Building fees, per square foot ⁴:	
Residential:	
Single Family ⁵	\$ 3.89
Multi-Family ⁵	\$ 6.21
Non-residential:	
Commercial ⁵	\$ 3.90
Office ⁵	\$ 2.77
Industrial ⁵	\$ 1.44
Park fees for residential in-fill lots, per square foot:	
Single Family	\$ 1.20
Multi-Family	\$ 2.00
Water fee:	
1" meter	\$ 2,422.00
1-1/2" meter	\$ 4,844.00
2" meter	\$ 7,747.00
3" meter	\$ 15,495.00
Wastewater fee:	
1" meter	\$ 4,446.00
1-1/2" meter	\$ 8,893.00
2" meter	\$ 17,783.00
3" meter	\$ 28,452.00

³ Adjust annually based on change in Engineering News Record (ENR).

⁴ Fees are per square foot including garages (enclosed spaces). Single-family residential additions of 500 square feet or less are exempt (this is for a cumulative five (5) year period).

⁵ Plus water **and** wastewater fees, which are based on meter size

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Building Development Impact Fees

Public Facilities Fees (per square foot):

Residential:

Single Family Residential:

General Government	\$ 1.15
Police	\$ 0.39
Parks	\$ 1.20
Fire	\$ 0.42
Storm Drain	\$ 0.05
Traffic	\$ 1.86
Water ⁶	\$ 0.64
Wastewater ⁶	\$ 1.79

Multi-Family Residential:

General Government	\$ 1.91
Police	\$ 0.63
Parks	\$ 2.00
Fire	\$ 0.70
Storm Drain	\$ 0.06
Traffic	\$ 2.90
Water ⁶	\$ 0.97
Wastewater ⁶	\$ 2.66

⁶ Water and Wastewater actual fees are based on the meter size. Amount shown is estimated based on the fees divided by the estimated building square feet.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Building Development Impact Fees

Public Facilities Fees, per square foot (continued):	
Non-residential:	
Commercial:	
General Government	\$ 0.23
Police	\$ 0.06
Parks	\$ 0.01
Fire	\$ 0.21
Storm Drain	\$ 0.03
Traffic	\$ 3.35
Water ⁶	\$ 2.41
Wastewater ⁶	\$ 4.45
Office:	
General Government	\$ 0.31
Police	\$ 0.08
Parks	\$ 0.01
Fire	\$ 0.30
Storm Drain	\$ 0.03
Traffic	\$ 2.01
Water ⁶	\$ 2.41
Wastewater ⁶	\$ 4.45
Industrial:	
General Government	\$ 0.09
Police	\$ 0.03
Parks	\$ 0.01
Fire	\$ 0.08
Storm Drain	\$ 0.03
Traffic	\$ 1.16
Water ⁶	\$ 2.41
Wastewater ⁶	\$ 4.45

⁶ Water and Wastewater actual fees are based on the meter size. Amount shown is estimated based on the fees divided by the estimated building square feet.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Business License⁷

Business License:

Business License fee - varies by type of license requested	See Subsequent Pages
Business License listing, per list	\$ 15.00
Business License, transfer (MC 5.04.220)	\$ 2.00
Business License, duplicate (MC 5.04.230)	\$ 2.00
Home Occupation Permit Processing Fee (one time fee)	\$ 65.00
Home Occupation Basic (annual)	\$ 135.00
Home Occupation Exception (annual)	\$ 57.00

⁷ With the adoption of the 2013/14 Master Fee Schedule, a \$3 software maintenance fee was added to Business License fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Business License⁷ Exhibit A

Business License (MC 5.08):

Ambulances

License	Annum	\$ 109.00
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Apartments, Motel, Hotel, Multiple Dwellings, Rest Homes, Rooming Houses, Hospitals & Sanitariums	Annum	\$ 135.00
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Plus: Each Unit/Person cared for Over 4		\$ 5.00
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Art Hobby or Handicraft Show & Exhibitions

Minimum Per Salesperson	Annum	\$ 3.00
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Auctioneers

No Fixed Place of Business	Day	\$ 135.00
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Fixed Place of Business	Annum	\$ 135.00
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Plus: Each Employee	Annum	\$ 32.00
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Bingo		\$ 66.00
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Carnivals and Circuses	Day	\$ 534.00
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3-more sale	Annum	\$ 135.00
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Coin-Operated Vending Machine	Gross Receipts	0.01
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Contractors

General	Annum	\$ 266.00
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One Job Only	Job	\$ 135.00
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Specialty	Annum	\$ 135.00
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One Job Only	Job	\$ 35.00
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Delivery By Vehicle For One or More Vehicles	Annum	\$ 135.00
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Exhibiting Animals or Trick Riding, Wire Dancing or other Exhibitions (Exception No Fee or Admission)	Day	\$ 56.00
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Fire Wreck or Bankrupt Sale, Each Sale		\$ 189.00
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Plus: In Excess of 3 Days	Day	\$ 109.00
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⁷ With the adoption of the 2013/14 Master Fee Schedule, a \$3 software maintenance fee was added to Business License fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Business License⁷ Exhibit A (page 2)

Flea Markets	Daily Gross		
Minimum per Salesperson	Day	\$	10.00
Garage Sales			No Fee
ERR			
Merry-Go-Round, Revolving Wheel Chute, Tobaggan, Slide, Mechanical Riding Contrivance or Pony Ride	Day	\$	56.00
Money Lenders & Pawnshops		\$	537.00
Non-Profit Organizations			Exempt
Peddlers, Solicitors, or Itinerant Merchants			
Peddlers	Day	\$	56.00
Solicitors	Day	\$	109.00
Plus: Each Employee	Day	\$	53.00
Itinerant Merchants	Day	\$	56.00
	Week	\$	109.00
	Month	\$	162.00
	Quarter	\$	213.00
	180 days	\$	266.00
Public Utilities	Annum	\$	135.00
Plus: Each Employee	Annum	\$	32.00
Exception: When City Franchise Tax is greater than \$80.00			
Private Patrol	Annum	\$	67.00
Public Dance (Exception No Fee or Admission)	Day	\$	56.00
Real Estate			
Calif. Licensed Broker	Annum	\$	135.00
Each Salesman or Agent	Annum	\$	32.00
Each Employee	Annum	\$	23.00

⁷ With the adoption of the 2013/14 Master Fee Schedule, a \$3 software maintenance fee was added to Business License fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Business License⁷ Exhibit A (page 3)

Secondhand Store or Junkdealer	Annum	\$	135.00
Plus: Each Employee	Annum	\$	32.00
Skating Rink	Annum	\$	135.00
Plus: Employee	Annum	\$	32.00
Taxicabs			
License Per Cab	Annum	\$	73.00
Driver	Annum	\$	10.00
Tent Show or Itinerant Show (Exception No Fee or Admission)	Day	\$	135.00
Trailer House, RV or Mobile Home Park			
Rental Spaces 1-4	Annum	\$	135.00
Plus: Additional Space	Annum	\$	5.00
Undesignated Professionals	Annum	\$	135.00
Plus: Each Employee	Annum	\$	32.00
Wrestling or Boxing Show	Day	\$	56.00

⁷ With the adoption of the 2013/14 Master Fee Schedule, a \$3 software maintenance fee was added to Business License fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Engineering

Engineering:

Subdivisions, commercial or multifamily are typically more complex, and require more review.

Flood Hazard Development Permit (MC 14.72.040):

Permit, minimum fee ^{8 & 9}	\$ 190.00
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Flood Plain Letter	\$ 95.00
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Subdivisions:

Final Map - Tract, minimum fee (MC 16.24.040J) ^{8 & 9}	\$ 1,222.00
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Final Parcel Maps with Improvements, minimum fee ^{8 & 9}	\$ 314.00
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Final Maps Amendment Review, minimum fee ^{8 & 9}	\$ 263.00
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Inspections/Plan Review

Inspections	Cost of service
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Public/Subdivision Improvement Plan Check, minimum fee ^{8 & 9}	\$ 450.00
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Abandonment Process

Street/R-O-W Abandonment Process ⁹	\$ 898.00
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Encroachment Permits⁹ (MC 13.16.140):

Regular	\$ 129.00
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Special - Engineered Structures, minimum fee ⁸	\$ 282.00
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Non-Engineered Structures, minimum fee ⁸	\$ 129.00
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Annual Utility Encroachment Permit	\$ 198.00
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Wide Load Permit with Traffic Control Plans - Per Year ⁸	\$ 90.00
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Wide Load Permit with Traffic Control Plans - One Time ⁸	\$ 16.00
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Street & Sidewalks:

Exception Application	\$ 160.00
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⁸ Time and materials costs may be added to minimum, when actual cost exceeds the minimum fee.

⁹ With the exception of Wide Load Permits, Encroachment Permits fees adjust annually based on the April Engineering News Record (ENR-CCR)

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Engineering

Stormwater fees:

Single family:

Planning review of preliminary stormwater plan	\$	142.00
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Building permit review of stormwater plan	\$	186.00
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Inspection of stormwater facility/erosion control	\$	99.00
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Other (per 6,000 sq ft lot area, or fraction thereof):

Planning review of preliminary stormwater plan	\$	142.00
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Building permit review of stormwater plan	\$	186.00
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Inspection of stormwater facility/erosion control	\$	99.00
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Trees:

Removal Permit (to trim, brace or remove, MC 12.08.110)	\$	256.00
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City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Planning

Affordable Housing In-Lieu Funding Assistance Fee	\$	541.00
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Applicants requesting assistance for affordable housing projects or programs with affordable housing in-lieu fees shall pay a base deposit fee of \$500 to conduct the necessary financial analysis to determine the justification of the fee assistance. All expenses associated with further financial analyses (real estate financial pro forma) shall be paid by the applicant and deposited into this fund to cover all City expenses. These fees will either be reimbursed to the applicant or credited toward other project fees, if the City Council determines that financial assistance from the housing in-lieu fee fund is justified.

Coastal Permits:

Coastal Permit in combination with Conditional Use Permit		No Fee
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Coastal Permit (Administrative)	\$	704.00
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Single Family Dwelling, Multiple Dwelling, Office, Commercial, Convention, Industrial & Institutional	\$	3,044.00
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Additions greater than 10% to Single Family Dwelling in Coastal Appeals area (Planning Commission)	\$	505.00
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Emergency Permit (excluding required regular CDP)	\$	634.00
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Other Administrative:

Tree Removal, private	\$	242.00
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Environmental:

Categorical Exemption	\$	86.00
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Negative Declaration	\$	1,047.00
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Mitigated Negative Declaration	\$	3,356.00
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Filing Fee - for environmental document as per County	\$	51.00
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Environmental Impact Report - contract amount plus 25% attorney fees on all discretionary projects - cost	\$	4,556.00
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Department of Fish & Game CEQA document fee (pass through - see www.dfg.ca.gov for fee)		
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City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Planning

Miscellaneous:

Letter regarding land use confirmation or other research - per hour	\$ 86.00
Development Agreement	\$ 4,556.00
Applicant Requested Continuance	\$ 111.00
Street Name/Rename Processing	\$ 403.00
Fine, in addition to permit - \$100.00 plus two times permit fee; plus \$50 per day - after notice. Deposit required.	
Request for Averaging Front Yard Setbacks (sq ft)	\$ 110.00
Appeals of City decisions excluding Coastal Permits in Coastal Appeal Jurisdiction - refundable if applicant prevails	\$ 250.00
Copy of Planning Commission DVD	\$ 12.00

Notification fees:

Planning Commission hearings	\$ 138.00
Administrative hearings	\$ 87.00
Special Event - based on actual personnel cost	

Planned Development Zone:

Projects with planned development overlay (for construction of SFR in PD overlay zone) see CUP fees; for all other projects, if within waterfront master plan area, charge time and materials plus a deposit that is to be tiered based on size of the project (Council action 8/23/10).

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Planning

Sign Permits:	
Sign permit	\$ 86.00
Sign Exception (CUP)	\$ 714.00
Pole Sign (CUP)	\$ 714.00
Fines:	
Temporary, beyond time allowed by Ordinance - per day after notice	\$ 10.00
Permanently attached signs w/o permit - per day after notice	\$ 21.00
Subdivisions:	
<i>Note: all subdivisions may be billed at direct cost</i>	
Tentative Parcel Map Application	\$ 3,245.00
Tentative Tract Map Application up to 10 lots/plus \$100.00 per lot over 10	\$ 4,327.00
Amendments to Existing Tract or Parcel Maps	\$ 2,323.00
Lot Line Adjustment	\$ 762.00
Certificate of Compliance (legal determination) - fee plus a deposit for extensive research as needed	\$ 525.00
Lot Mergers	\$ 211.00
Text Amendments:	
Zone Changes - deposit plus cost	\$ 4,556.00
Specific Plan	\$ 4,683.00
General Plan/Local Coastal Plan Amendment deposit plus cost	\$ 4,683.00
Annexations - deposit plus cost	\$ 4,931.00
Time Extensions:	
Time Extensions for CUP, regular Coastal Permits and Variance (Planning Commission)	\$ 525.00
Time Extensions for Tract Maps and Parcel Maps	\$ 525.00
Time Extensions - Administrative	\$ 44.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Planning

Use Permits

Note: All Use Permits may be billed at direct cost at the discretion of the Public Services Director - scheduled fee would then be deemed as a deposit

Note: All refund requests must be submitted in writing to the City and must include the permit number.

Conditional Use Permit	\$ 3,917.00
One SFR in a Planned Developed Zone or Bluff Area	\$ 594.00
Occupancy changes Commercial/Industrial (no construction)	\$ 505.00
Additions to non-conforming uses structures, not adding units or new uses	\$ 505.00
Minor Use Permit	\$ 541.00
Temporary Use Permit - longer than 10 days	\$ 541.00
Outdoor Display and Sales and Outdoor Dining	\$ 863.00
Administrative Temporary Use Permit - 7 consecutive or 10 non-consecutive days per calendar year	\$ 44.00
Amendments to Existing Permits (Planning Commission)	\$ 1,942.00
Major Modification While Processing	\$ 1,459.00
Minor Amendments to Existing Permits (Administrative)	\$ 184.00

Variations:

Variance	\$ 2,413.00
Variations processed with other permits	\$ 725.00
Minor Variance	\$ 399.00
Parking Exceptions	\$ 123.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Water

Water Service:

Application (MC 13.04.07)	\$	25.00
Connection - Within City will be charged at cost (MC 13.04.100)		
Connection - Outside City will be charged at 2 x cost (MC 13.04.100)		
Connection - Subdivisions will be charged at owner expense (MC 13.04.100)		
Main Extension Approval will be charged at cost (MC 13.04.120)		
Temporary Service Application will be charged at cost (MC 13.04.150)		

Meter Installations/Connections:

3/4 inch to 5/8 inch meter (water fee plus wastewater fee)	\$	1,350.00
1 inch to 1-1/2 inch meter	\$	1,811.00
2 inch meter and above	\$	Cost of service
Meter Box Installation	\$	218.00
Temporary Water Meter Rental	\$	87.00
Water Meter Re-Read	\$	26.00
Reconnection (MC 13.04.310)	\$	46.00
After - Hours Water Meter Turn Off/On	\$	117.00
"Drop in" meter fee, up to 2 inches	\$.75 x regular meter fee
Relocation of water meter for customer convenience	\$	1.5 x regular meter fee
Water meter lock - cost of replacing damaged lock	\$	Lock + \$46

Circuses, Carnivals & Traveling Shows - Fire Hydrant (MC 13.04)

Fire Hydrants - Contractor Use (MC 13.04.360):

Meter Installation and Removal - per Council Resolution; will be charged at cost

Meter Use - per day	\$	4.00
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Water Cross Connection (MC 13.08.070B):

Certificate of Compliance	\$	23.00
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Water Usage (MC 13.04.220, sewer rates not included):

Per Council Resolution

Water Deposit:

Refundable deposit - residential tenants only	\$	100.00
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City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Sewer

Sewer:

Connection Permit - fee plus staff time for inspection (MC 13.12.010) \$ 76.00

Extension - pro rated - to be charged at cost (MC 13.12.050)

Use of Existing Sewer Permit - per Council Resolution (MC 13.12.090)

Use Charges - per Council Resolution (MC 13.12.210)

Discharge Fee - Recreational Vehicles and Campers (MC 13.12.250A, no charge)

Discharge Fee - Tank Trucks and Commercial per truck, for each 1,000 gallon capacity (MC 13.12.250B) \$ 7.00

Private Facility (MC 13.12.280, no charge)

Minimum and Availability Charge - per Council Resolution (MC 13.12.090)

Raising Manhole to Grade - cost of providing service

Sewage Spill Cleanup - cost of providing service

Spill in Right-of-Way Cleanup - cost of providing service

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Police Department (See Notes)

Permits & Licenses:	
Sex/Narcotic Registrant Fee	\$ 0.00
Tow/Taxi Service Provider Application Fee	\$ 598.00
Taxi Operator Permit Application Fee	\$ 381.00
Taxi Operator Permit Application Renewal Fee	\$ 64.00
Second Hand Dealer Permit - City Application Fee (does not include Department of Justice fee)	\$ 318.00
Second Hand Dealer Permit renewal - City Application Fee (does not include Department of Justice fee)	\$ 158.00
Massage Therapist/Parlor Permit Application Fee	\$ 132.00
Police Copies:	
Report/Document Copies - per page	\$ 1.00
Support Services Manager Activity:	
Digital Photo Reproduction to CD - per hour, 1 hour minimum	\$ 53.00
Audio/Video Tape Reproduction - per hour, 1 hour minimum	\$ 53.00
Record Searches/Reviews/Clearance/Responses - per hour, 1 hour minimum	\$ 53.00
Officer Activity:	
Equipment Citation Sign Off	\$ 15.00
Vehicle Impound Fee Administrative Costs (CVD 22850.5)	\$ 158.00
Abandoned Vehicle Removal (junk vehicles/parts)	\$ 318.00
Juvenile In Custody Service - per hour	\$ 69.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Police Department (See Notes)

Other Police Services:		
Firearms - seizure/storage (PC 12021.3-33880)	\$	53.00
State Mandated Costs		
Concealed Weapons Permit (does not include DOJ or other fees)	\$	106.00
Renewal of Concealed Weapons Permit (does not include cost of ID card)	\$	26.00
Subpoena Duces Tecum (does not include costs of report, etc.)	\$	15.00
Delinquent Parking Citation Copy	\$	2.00
Repossessed Vehicle	\$	15.00
Booking Fees (current cost - cost is dependent on charges by County)	\$	115.00
Live scan Fingerprint Fees (PC 13300(e))	\$	DOJ + \$20
Criminal History Review (PC 13322)	\$	26.00
Cost Recovery		
DUI Emergency Response		Actual Cost
False Alarm Response (after 3rd false alarm in a year)	\$	212.00
No Cost Services:		
Bicycle License	\$	0.00
Voluntary Gun Registration	\$	0.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Police Department (See Notes)

Parking Fines:	<u>MBMC</u>	<u>Vehicle Code</u>		
Parking within a Parkway	10.40.020		\$	53.00
No Parking Areas	10.40.030		\$	53.00
Posted Restricted Parking	10.40.040		\$	53.00
72-Hour Parking	10.40.060		\$	64.00
Vehicle Repair on Public Street	10.40.080		\$	53.00
Parking on Grade without Turning Wheels	10.40.090		\$	53.00
Parking within Space Marking	10.40.110		\$	53.00
Curb Markings (red, yellow, etc.)	10.40.120		\$	53.00
Parking in Passenger Loading Zone	10.40.150		\$	53.00
Parking in Alley	10.40.160		\$	53.00
Limited Time Parking	10.40.170		\$	53.00
Violating Diagonal Parking	10.40.190		\$	53.00
No Stopping in Designated Area	10.40.200		\$	53.00
Failure to Pay Established Fee	10.44.070		\$	53.00
Failure to Display Receipt	10.44.070		\$	53.00
Overnight Camping	08.24.010		\$	112.00
Expired registration		4000(a)	\$	53.00
Parking in Fire Lane		22500.1	\$	169.00
Blocking Driveway		22500e	\$	53.00
Blocking Wheelchair Access		22500L	\$	109.00
Parking within 15' of Fire Hydrant		22514	\$	117.00
Blocking Sidewalk		22500f	\$	53.00
Blocking a Bus Stop		22500i	\$	90.00
Blocking Intersection Gridlock		22526	\$	186.00
Curb Parking 18" or Wrong Way		22502A	\$	53.00
Parking in Bike Lane		21211b	\$	53.00
Vehicle Abandonment on Street		22523	\$	328.00
Handicap		22507.8A	\$	301.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Police Department Notes

Permits & Licenses:

Tow/Taxi Service Provider application fee is the fee for application by a tow service provider or taxi service applying to do business in the City (does not include a business license fee). The application includes review by police staff, processing of application, inspection of tow/taxi vehicle(s) and in case of two service provider, inspection of impound yard.

Massage Therapist/Parlor permit application fee is an application fee to operate a new massage business (does not include City business license fee or DOJ fee). Includes police staff time to receive and review application, conduct background checks as required, and business inspection.

Police Copies:

All police copy costs are \$1.00 per page (except citations).

Support Services Manager Activity:

All record searches, reviews, clearance letters, responses, copies of photos, audio tapes and video tapes - 1 hour minimum charge

Officer Activity:

Abandoned Vehicle Removal - this is a charge levied against the registered or legal owner of a vehicle who abandons the vehicle or vehicle parts on a public street or place open to the public

Juvenile in Custody - this hourly fee may be charged to parents when a juvenile has been taken into custody, and the officer or employee must "baby-sit" the juvenile until the parent arrives. This hourly fee begins after the juvenile is processed, and the parents, or responsible adult, are called to respond. This fee is intended for parents or responsible adults that have extended response times, which requires an officer or employee to monitor the juvenile.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Police Department Notes

Other Police Services:

Firearms seizure, storage and release administrative fees - PC 1202.3 (now PC 33880) was enacted in 2005 and requires any person, who claimed title to any firearm that is in police custody and who wishes to have a firearm returned to him/her, must make application for a determination by DOJ (Department of Justice) as to whether he/she is eligible to possess a firearm. PC Section 12021.3(j)(1) allows the City to charge for administrative costs relating to the seizure, impound, storage or release of firearms.

State Mandated Costs:

Concealed Weapons Permit - PC Section 12054(a)

Subpoena Duces Tecum - EC 1563 (b)(1)

Delinquent Parking Citation Copy - VC Section 40206.5

Repossessed Vehicle - GC Section 41612

Booking Fees - set by County GC 53150 & 29550.1

Livescan Fingerprint Fees - PC 13300(e)

Criminal History Review - PC 13322

Cost Recovery:

DUI Emergency Response - MBMC 3.40.030

False Alarms Response - MBMC 9.22.020

Services:

Acceptance of Civil Subpoena/SDT fees are set by statute or other authority - Code #1563(b)(1)EC

Safekeeping Property Storage beyond 30 day written notice does not include outside storage fees

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Fire Department (See Notes)

Permits:	
Permit Inspection Fees:	
Any single permit identified in Title 24 CFC and not specifically addressed in the Master Fee Schedule	\$ 64.00
Any combination of permits shall not exceed	\$ 191.00
Special Occurrence or Use Permit (equipment & personnel charges additional)	\$ 64.00
Special Permits:	
Marine Welding Permit: Vessel, Pier, Wharf, Waterfront	\$ 42.00
Aircraft Landing Permit, per occurrence (required Fire standby equipment & personnel charges additional)	\$ 64.00
Knox Box installation/inspection, first box	\$ 42.00
More than one Knox Box per address, each additional box	\$ 10.00
Equipment & Personnel Charges	
Engine or Truck: per hour, per vehicle (personnel charges additional)	\$ 122.00
Squad/Rescue: per hour, per vehicle (personnel charges additional)	\$ 90.00
Utility/Command Vehicle: per hour, per vehicle (personnel charges additional)	\$ 42.00
Personnel charges: per hour, per person - 2 hour minimum, unless otherwise specified, at current productive hourly rate	
Plan Review Fees:	
Fire Plan Concept Review - personnel charges as specified in Equipment and Personnel Charges	
Plan Review - A charge of 0.3% of total valuation plus use of outside consultant for Plan Review & Inspection is based on actual cost plus fee	\$ 64.00
Additional Plan Review required by changes, additions or revisions to approved plans - personnel charges as specified in Equipment & Personnel Charges on a hourly basis plus actual cost of outside consultant for Plan Review	

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Fire Department (See Notes)

Fire Protection:

System & Equipment Fees:

Fire Sprinkler System Installation Inspection - (above ground)

Residential - fee plus \$0.55 per head	\$	64.00
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Commercial - fee plus \$0.55 per head	\$	318.00
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Commercial projects or tenant improvements under 1,000 sq ft - fee plus \$.055 per head	\$	103.00
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Underground water line inspection	\$	64.00
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Fire Alarm System Installation Inspection

0 - 15 devices	\$	64.00
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16 - 50 devices	\$	106.00
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51 - 100 devices	\$	201.00
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101 - 500 devices	\$	291.00
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501 and up, fee plus \$130 for each additional 100 devices	\$	291.00
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Specialized Fire Protection System Inspection, e.g., Halon, Dry Chemical Commercial Kitchen Hood System	\$	64.00
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Flammable or Combustible Tank Installation Inspection	\$	64.00
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On-site Hydrant System Installation Inspection	\$	64.00
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Use of Outside Consultants for Plan Review & and/or Inspection - fee plus actual cost	\$	64.00
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Request for Building Fire Flow Calculations	\$	37.00
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Request for Hydrant Flow Information	\$	37.00
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Request for Hydrant Flow Test - fee plus personnel & equipment as specified in Personnel and Equipment Charges, 1 hr min.	\$	37.00
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Engine company business inspection:

1st and 2nd inspections	\$	0.00
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3rd and subsequent inspections	\$	79.00
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City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Fire Department (See Notes)

Fire Prevention:

New and annual business/facility inspection fees:

1st and 2nd inspections: no charge	\$	0.00
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3rd and subsequent inspections	\$	79.00
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Administrative citation for failure to correct a violation shall be charged per 1.03.050 of the Municipal Code	\$	106.00
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Administrative citation for second violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$	212.00
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Administrative citation for third and each additional violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$	530.00
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Annual weed and hazard abatement inspection fees:

1st inspection for compliance: no charge	\$	0.00
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2nd and subsequent inspections	\$	79.00
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Administrative citation for failure to correct a violation shall be charged per 1.03.050 of the Municipal Code	\$	106.00
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Administrative citation for second violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$	212.00
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Administrative citation for third and each additional violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$	530.00
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City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Fire Department (See Notes)

Incident Response Fees:

Hazardous Material/Chemical Incident:

No charge first half-hour (excluding negligent/intentional acts)

Each additional hour, or fraction thereof, will be charged as specified in the Personnel and Equipment Charges plus the cost of any materials

Negligent Incidents:

Response due to negligent/malicious act (e.g., DUI traffic accident, climber on Morro Rock, incendiary fire, negligent hazardous material incident, negligent confined space incident, etc.)

Two hour minimum to be charged as specified by Personnel & Equipment Charges plus any material costs and contract services used.

Excessive or malicious false alarms:

Emergency response due to "Failure to Notify" when working on or testing fire/alarm system

0.5 hours minimum to be charged as specified by Personnel & Equipment Charges.

Malicious False Alarms - .5 hour minimum to be charged as specified by Personnel & Equipment Charges plus any material costs.

Alarm system malfunction resulting in 2 in 30 days or 3 in 12 months - charged as specified by Personnel & Equipment Charges plus any material costs.

Other Fire Services

Copy of response report, per report	\$ 27.00
Additional copies, per page	\$ 1.00
Cause & Origin investigation reports, per report	\$ 112.00
Non-renewal of required annual permit - charge double permit fee rate	
Failure to obtain permit - charge double permit fee rate	
Missed site inspection appointment	\$ 41.00
Failure to meet permit requirements/requiring re-inspection	\$ 41.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Fire Department Notes

Permits - California Fire Code

See operational and construction permits identified in the California Fire Code, Appendix Chapter 1, Section 105

Special Occurrence or Use Permit includes 1 inspection

Plan Review Fees

Plan Review Fees are calculated based on total valuation to recover the cost of providing service.

Use of outside consultant for Plan Review and/or Inspection to be \$60 plus actual cost of consultant.

All Plan Review Fees shown are minimum amounts, based on average processing. Large or complex projects may be subject to increased fees based upon time, costs, or equipment costs as shown per Equipment & Personnel Charges.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Harbor Department¹⁰ (See Notes)

Vessel fees:	
Commercial fishing slips - monthly rate (per foot)	\$ 4.10
Commercial fishing slip waiting list deposit	\$ 433.00
Transient slips - monthly rate (per foot)	\$ 8.20
Transient slips - daily rate (per foot)	\$ 1.10
Head Float Berth - monthly	\$ 182.10
Daily T-Pier rate/floating dock - first consecutive 90 days (per foot)	\$ 0.25
City moorings - monthly	\$ 200.00
City moorings private tackle - monthly	\$ 80.00
A1-5 Anchorage Area - 1-5 days (per foot)	\$ 0.00
A1-5 Anchorage Area - after 5 days (per foot)	\$ 0.20
City-owned moorings - daily (per foot)	\$ 0.25
Monthly impound rate (per foot) (non -impounded vessels)	\$ 7.00
Impound mooring rate - daily (per foot) (impounded vessels)	\$ 0.65
Temporary Moorage - large vessels/equipment (per day)	\$ 162.00
Dry storage - daily	\$ 2.80
Mooring transfer fee (flat rate)	\$ 1,072.00
Service fees:	
T-Pier electrical - daily	\$ 2.30
Electric cord replacement	\$ 155.00
T-Pier hoist - per use	\$ 11.00
T-Pier hoist - per day	\$ 21.00
Fishing unloading - per hour	\$ 72.00
Wharfage - per ton	\$ 0.85

¹⁰ Beginning with the 2013/14 Master Fee Schedule, the Harbor Department will use the Engineering News Record (ENR) factor for increasing fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Harbor Department¹⁰ (See Notes)

Liveaboard fees:		
Permit fee - biennial	\$	55.00
Inspection fee - biennial (if done by MB Harbor Patrol)	\$	131.00
Monthly service fee - moorings	\$	15.50
Monthly service fee - slips	\$	32.00
Lease site administration/services fees:		
Master Lease Approval	\$	810.00
Requiring City Council approval	\$	405.00
Departmental approval	\$	84.00
Vessel assistance:		
One Patrol Officer, one boat - per hour	\$	180.00
Each additional Officer - per hour	\$	68.00
Launch Ramp parking fee:		
Per hour	\$	1.00
Maximum per day	\$	5.00
Failure to pay established fee	\$	54.20
Failure to display receipt	\$	54.20
Annual fee	\$	100.00

¹⁰ Beginning with the 2013/14 Master Fee Schedule, the Harbor Department will use the Engineering News Record (ENR) factor for increasing fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Harbor Department Notes

Any account past due over 10 days on a monthly basis will be charged a 10% penalty. late fee assessed on the total balance due on the account.

Vessels requiring non-emergency assistance more than once in any six-month period may be charged a minimum of 4.5 hours at the set rate.

All dockage is based on a 36' minimum vessel length or length of the slip, whichever is larger.

Temporary moorage related to marine construction equipment or vessels of unusual size requiring special accommodation - see fees for Temporary Moorage - Large Marine Equip. or Vessel/Equipment.

A 10% discount is available for leased commercial slips and moorings when paid one year in advance. Account must be paid for entire year in advance.

Transient slip users shall be limited to 3 months in any slip as long as there are vessels appropriate to the slip size on the sublease waiting list.

The Harbor Director may waive dockage fees for Tall Ships visiting Morro Bay Harbor for any period less than 30 days with written notice.

Parking fee applies to the boat trailer spaces at the boat launch ramp, and Tidelands Park trailer and towing vehicle spaces. Annual permits may be prorated to the nearest month.

Any liveaboard application, submitted during the period January 1 through June 30, is good only for that fiscal year and the following fiscal year, but will be prorated by reducing the liveaboard application fee, stated herein, by 25%.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Recreation and Parks Department Facility Rentals

	<u>Non-Profit and Resident Groups</u>	<u>Non-resident Groups</u>	<u>For Profit Groups</u>
<u>COMMUNITY CENTER</u>			
Auditorium	\$48/hr	\$76/hr	\$111/hr
Auditorium, one-half	\$31/hr	\$46/hr	\$67/hr
Multi-purpose room	\$26/hr	\$41/hr	\$62/hr
Lounge	\$23/hr	\$34/hr	\$50/hr
Studio	\$18/hr	\$26/hr	\$38/hr
Kitchen *	\$12/hr	\$20/hr	\$25/hr
Kitchen, 8 hours *	\$63	\$100	\$125
<u>VETERAN'S MEMORIAL BUILDING</u>			
Assembly, w/o kitchen	\$25/hr	\$34/hr	\$44/hr
Complete, w/o kitchen	\$28/hr	\$38/hr	\$50/hr
Meeting, w/o kitchen	\$21/hr	\$28/hr	\$37/hr
Kitchen & barbeque ¹¹	\$12/hr	\$20/hr	\$25/hr
Kitchen & barbeque, 8 hours ¹¹	\$63	\$100	\$125
<u>TEEN CENTER</u>			
Up to 20 participants	\$303	\$303	\$303
21 - 30 participants	\$404	\$404	\$404
31 - 40 (maximum = 40) participants	\$454	\$454	\$454

Note: based on number of participants

¹¹ Kitchen only rentals permitted Monday - Friday; weekend rentals must be combined with room rental

ADDITIONAL FEES

Deposit: \$150, no alcohol or live music	Unscheduled overtime:	\$44/hr
\$500, alcohol and/or live music	Facility attendant(s):	\$10/hr each
\$50, Bounce House	Security guard(s):	\$26/hr each
Janitorial, non-refundable, per event based on group size:	Permit processing fee:	\$8.00, non-refundable
100 - 200 participants: \$54	Insurance:	cost based on event size/type
201 or more participants: \$106	Cancellations:	20% charge of invoiced costs
Building set-up/breakdown: \$23/hr		

Veteran's Memorial Building stage use, set-up and breakdown: \$81 flat rate

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Recreation and Parks Department Public Area Use Permits

	<u>Non-Profit and Resident Groups</u>	<u>Non-resident Groups</u>	<u>For Profit Groups</u>
Del Mar Park Hillside or Meadow	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$136/Day+Permit	\$136/Day+Permit	\$136/Day+Permit
Del Mar Basketball Courts ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$136/Day+Permit	\$136/Day+Permit	\$136/Day+Permit
Del Mar Roller Hockey Rink ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$136/Day+Permit	\$136/Day+Permit	\$136/Day+Permit
Del Mar Tennis Courts ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$136/Day+Permit	\$136/Day+Permit	\$136/Day+Permit
Lila Keiser Park BBQ or Fields ¹²	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event ¹²	\$136/Day+Permit	\$136/Day+Permit	\$136/Day+Permit
Monte Young Tennis Courts ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$101/Day+Permit	\$101/Day+Permit	\$101/Day+Permit
Tidelands Open Area	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$101/Day+Permit	\$101/Day+Permit	\$101/Day+Permit
Cloisters Open Area	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$101/Day+Permit	\$101/Day+Permit	\$101/Day+Permit
Bayshore Bluffs Open Area	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$101/Day+Permit	\$101/Day+Permit	\$101/Day+Permit
Morro Rock Open Area	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$101/Day+Permit	\$101/Day+Permit	\$101/Day+Permit
City Park Open Area	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$68/Day+Permit	\$68/Day+Permit	\$68/Day+Permit

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Recreation and Parks Department Public Area Use Permits (page 2)

	<u>Non-Profit and Resident Groups</u>	<u>Non-resident Groups</u>	<u>For Profit Groups</u>
City Park Basketball Courts ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$68/Day+Permit	\$68/Day+Permit	\$68/Day+Permit
North Point Overlook	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$68/Day+Permit	\$68/Day+Permit	\$68/Day+Permit
Coleman Park	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$68/Day+Permit	\$68/Day+Permit	\$68/Day+Permit
Coleman Basketball Courts ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$68/Day+Permit	\$68/Day+Permit	\$68/Day+Permit
Deposit - Public Area Use Permit - \$150.00			
Deposit - Organized Sports Facilities - \$500.00			

Hourly and Park Use Fees

Giant Chessboard - use Wooden Pieces	\$25	\$40	\$107
Giant Chessboard - use Plastic Pieces (June, July, August)	\$9 N/C	\$10 N/C	\$11 N/C
¹² Lila Keiser hourly field rental	\$4 without lights \$15 with lights	\$5 without lights \$17 with lights	\$6 without lights \$19 with lights
¹² Lila Keiser field preparation	\$23	\$28	\$31
¹³ Roller Hockey Rink, Basketball Court & Tennis Court Hourly	\$4.00	\$5	\$6

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Recreation and Parks Department Miscellaneous Property Use

	<u>Non-Profit and Resident Groups</u>	<u>Non-resident Groups</u>	<u>For Profit Groups</u>
Recreation equipment rental, per bag ¹⁴	\$9.00	\$10	\$11
Includes one: Horseshoes, Badminton, Volleyball, Bocce Ball			
Soccer goal, hourly rate, 2 hr. min. ¹⁴	\$8.00	\$9	\$10
Skate park rental, 2 hr. min.	\$106	\$106	\$158
Photography/filming, per day ¹⁵	\$112, outdoor	N/A	\$220, outdoor
	\$148, indoor	N/A	\$367, indoor

¹⁴ Equipment rental deposit: \$50

¹⁵ Photography/filming deposit: \$1,000

Insurance cost is dependent on the size/type of event

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Transit (See Notes)

Fixed Route:		
Regular fare, per ride	\$	1.50
Discount fare, per ride	\$	0.75
Regular punch pass (11 rides for the price of 10)	\$	15.00
Discount punch pass (11 rides for the price of 10)	\$	7.50
Regular day pass	\$	4.00
Discount day pass	\$	2.00
Call-A-Ride:		
Fare, per ride	\$	2.50
Call-A-Ride punch pass (11 rides for the price of 10)	\$	25.00
Trolley :		
Fares:		
Per ride	\$	1.25
Per ride, 5-12 years old	\$	0.50
All day pass	\$	3.00
Advertising:		
Exterior Side of Trolley (approx. 36"x20") - with supplied sign	\$	370.00
Exterior Side of Trolley (approx. 36"x20") - MB Community Foundation supplied sign	\$	422.00
Exterior Rear of Trolley (approx. 24"x20") - with supplied sign	\$	318.00
Exterior Rear of Trolley (approx. 24"x20") - MB Community Foundation supplied sign	\$	370.00
Interior (approx. 26"x12") - with supplied sign	\$	158.00
Interior (approx. 26"x12") - MB Community Foundation supplied sign	\$	187.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Transit (See Notes)

Trolley (continued):

Rental rates:

One day, within City Limits, per hour (2 hour minimum):

Transportation of passengers to and from one location to another	\$	106.00
--	----	--------

Shuttle transportation (continuous loop with multiple stops); hourly plus cost of fuel	\$	106.00
--	----	--------

One day, outside City limits, per hour (3 hour minimum)

Transportation of passengers to and from one location to another	\$	106.00
--	----	--------

Shuttle transportation (continuous loop with multiple stops); hourly plus cost of fuel	\$	106.00
--	----	--------

Multiple days, 2 consecutive days:

Within City limits	\$	1,719.00
--------------------	----	----------

Outside City limits; rate plus cost of fuel	\$	1,719.00
---	----	----------

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Transit Notes

Fixed Route:

A child, under 5 years old, may ride free with a fare-paying adult (limit 2 per fare-paying adult).

Senior citizens (65 & over) and mobility-impaired/disabled individuals are eligible for the discount fare. Senior citizens may be required to provide proof of age.

Call-A-Ride:

Call-A-Ride service is available to all members of the general public.

Trolley

Rides:

The trolley is seasonal, and operates weekends only from Memorial Day weekend through the 1st weekend in October, and on Friday and Monday from Memorial Day through Labor Day.

Children, under 5 years old, ride free (limit 2 per fare-paying adult).

Advertising:

The City has entered into a revenue-sharing agreement with the Morro Bay Community Foundation (MBCF). MBCF will sell advertising spaces on the trolleys, to include having signs made, and split the revenue, per the agreement. The agreement term is one year. Advertising rates in this Schedule apply to the May 2012 through October 2012 trolley operating season.

Discounts are available when purchasing more than one advertising space. Buy two exterior or interior signs and get a second sign @ 10% off; buy three exterior or interior signs and get the third sign @ 20% off; buy three exterior signs and get one interior sign @ 50% off.

Cost for space with MBCF sign includes the cost to have the sign made.

Rentals:

Hourly rate includes driver, fuel, cleaning, standby mechanic and administration, unless otherwise noted.

Trolley seats 30 passengers.

The trolley is only to be operated on paved roads (no dirt or gravel roads).

The trolley is to be returned to the City in the condition it was received by the renter. The renter shall be held responsible for any damages to the trolley resulting from the rental that is not due to the negligence of the City or its transit contractor.

RESOLUTION NO. 41-13

**RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MORRO BAY, CALIFORNIA,
ADOPTING 2013/14 MASTER FEE SCHEDULE**

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

WHEREAS, the City Council finds that fees and charges for City services are annually in need of review for possible updating to reflect changes in the cost of providing those services; and

WHEREAS, the California Constitution, in Article 13B Government Spending Limitation Section 8(c), states that proceeds in excess of user charges and user fees that exceed the costs reasonably borne by the City in providing the regulation, product or service are considered proceeds from taxes that are subject to the annual appropriation limit; and

WHEREAS, the City has reviewed these fees, and finds that they do not exceed the actual costs of providing related services; and

WHEREAS, the City's Municipal Code Section 3.34.020 provides for the annual review of the Master Fee Schedule and revision; and

WHEREAS, on August 11, 2008, the City Council adopted Resolution No. 49-08, which stated that "the Master Fee Schedule will be brought back in its entirety for review annually."

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California, that the Master Fee Schedule be revised and published, as amended.

PASSED AND ADOPTED, by the City Council of the City of Morro Bay, at a regular meeting thereof held on the 9th day of July 2013, by the following vote:

AYES: Irons, C. Johnson, N. Johnson, Leage, Sinukler

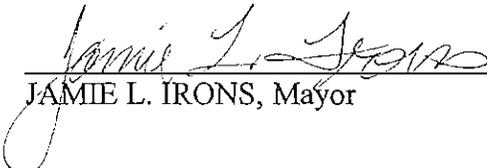
NOES: None

ABSENT: None

ATTEST:



JAMIE BOUCHER, City Clerk



JAMIE L. IRONS, Mayor



CITY OF
MORRO BAY

2014-2019 HOUSING ELEMENT UPDATE

ATTACHMENT 4

CITY OF MORRO BAY HOUSING ELEMENT UPDATE INITIAL STUDY/NEGATIVE DECLARATION

Prepared for:

CITY OF MORRO BAY
PUBLIC SERVICES DEPARTMENT
955 SHASTA AVE
MORRO BAY, CA 93442

Prepared by:



860 WALNUT STREET, SUITE B
SAN LUIS OBISPO, CA 93401

MAY 2014

CITY OF MORRO BAY
HOUSING ELEMENT UPDATE
INITIAL STUDY/NEGATIVE DECLARATION

Prepared for:

CITY OF MORRO BAY
PUBLIC SERVICES DEPARTMENT
955 SHASTA AVE
MORRO BAY, CA 93442

Prepared by:

PMC
860 WALNUT STREET, SUITE B
SAN LUIS OBISPO, CA 93401

MAY 2014

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ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** City of Morro Bay 2014–2019 Housing Element Update
2. **Lead agency name and address:** City of Morro Bay
Public Services Department
955 Shasta Avenue
Morro Bay, CA 93442
3. **Contact person and phone number:** Cindy Jacinth, Associate Planner
(805) 772-6577
4. **Project location:** The proposed Housing Element update would apply citywide in the City of Morro Bay, which is located north of the Morro Bay estuary on the Pacific Ocean in San Luis Obispo County (**Figure 1**). The city is bounded on the north by the unincorporated community of Cayucos, on the south by the unincorporated community of Los Osos, on the west by the Pacific Ocean, and on the east by unincorporated land within San Luis Obispo County. State Route (SR) 1 runs north to south through the city and intersects with SR 41, which runs east to west.
5. **Project sponsor’s name and address:** City of Morro Bay
Public Services Department
955 Shasta Avenue
Morro Bay, CA 93442
6. **General Plan designation:** All City of Morro Bay General Plan land use designations; project is citywide
7. **Zoning:** All City of Morro Bay zones; project is citywide
8. **Description of project:**

The proposed project involves a City-initiated General Plan Amendment to update the City’s Housing Element as required by state law. The Housing Element update identifies the potential for development of up to 149 new housing units and rehabilitation of up to 35 existing housing units at full buildout of the city’s existing vacant lot inventory. The projected number of units considers development of all existing vacant lots under current land use designations and zoning. The proposed update would not designate any additional land in the city for housing and would not increase the allowable density of any land designated for housing. In addition, the proposed Housing Element does not include any site-specific designs or proposals and does not grant any entitlements for development. The Housing Element contains goals and policies designed to provide a range of housing types to meet the housing needs of all members of the

community within the land currently designated for residential uses in the Land Use Element of the City's General Plan.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The proposed 2014–2019 Housing Element would be implemented citywide. The city has a total area of 10.2 square miles, of which 5.2 square miles is land and 5.0 square miles is water. The city is primarily characterized by residential and commercial land uses. The topography of the city is generally hilly to mountainous, with development and agriculture concentrated on the coastal plain and valleys (Morro Bay 2011b).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

The proposed project would not require action by any other agencies.



Document Path: \\GIS\GIS\JULIE_OBISPO_Courtesy\Obispo Bay\Figure 1 - Regional context.mxd (4/20/2014)

Figure 1
Project Location



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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

DETERMINATION (to be completed by the lead agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Cindy Jacinth
Signature

5/12/14
Date

Cindy Jacinth
Printed name

Assoc Planner
Title

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	AESTHETICS. Would the project:				
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Scenic vistas generally include areas of high scenic quality that are visible to a number of people, including recreational travelers. Scenic vistas within the city include views of the Santa Lucia foothills to the east and the Pacific Ocean to the west. Morro Bay is surrounded by hills and ridgelines, with more than half of the city’s physical edge being coastline. The ocean and the hills are generally visible from area residences throughout the community. The city’s edge at the urban/rural boundary is also a defining characteristic. Other scenic resources in the area consist of:

- The Pacific Ocean, the “working” harbor, and the great salt marsh at the southern end of the city, which dominate the landscape and provide sweeping vistas of ocean, beach, dune, bluff, and marsh, as well as the quaint harbor-side scenes for which Morro Bay is known.
- Morro Rock, which can be seen from almost any location in the city.
- The sand pit that is visible from the Embarcadero, Coleman Drive, the State Park roads, and from bluff and hillside residential areas.
- Morro Bay State Park, containing Black Hill, the golf course, and a campground, which comprises a large portion of the southern part of the city.

In 1999, the portion of State Route (SR) 1 north of US Highway 101 in San Luis Obispo was declared an official scenic highway by the California Department of Transportation. Of the approximately 53-mile segment of SR 1 designated scenic that winds through San Luis Obispo County, approximately 6 miles are within Morro Bay. The existing visual character and quality of the city varies among its different portions, depending on land use and density. The majority of the city is built out. Major sources of light and glare include the stadium at Morro Bay High School, existing residential and commercial uses, and vehicles traveling on SR 1.

Future development and rehabilitation of housing in the city would be regulated by the policies of the City’s General Plan, the City’s Municipal Code, and other relevant City regulations. The Visual Resources and Scenic Highway Element of the City’s General Plan provides specific

objectives, policies, and programs for the protection of identified scenic vistas and resources in Morro Bay. In addition, the City's Municipal Code prohibits the direction of light onto residential uses and public streets, requires the screening of light and glare from sensitive uses, and requires the control of glare from buildings and operations. The City's Street Tree Division maintains and enhances the city's streets, resulting in the overall beautification of Morro Bay.

ANALYSIS AND CONCLUSIONS

- a-d) **No Impact.** In general, new development in the city could result in adverse effects on scenic vistas, scenic resources, and the visual character and quality of the city as well as the creation of new sources of light and glare. Such development would be subject to General Plan policy as well as the standards provided in Municipal Code Section 17.48.190, both of which are intended to identify and protect the city's visual resources.

The Housing Element identifies the potential for development of up to 149 new housing units and rehabilitation of up to 35 existing housing units between 2014 and 2019. However, the proposed Housing Element is intended to identify sites that could accommodate these housing units and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Furthermore, no changes are proposed to land use designations or zoning districts that could result in new development or redevelopment. Therefore, the Housing Element would have no potential to result in adverse effects to the aesthetics of the city, and there would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The city contains approximately 300 acres of agricultural land within the city limits. Additionally, the City has interest in resource protection and land use planning for agricultural areas outside of Morro Bay. These agricultural lands create a form of open space and define the edges of the community, maintain open areas that are critical to the function of groundwater recharge and percolation, and act as a productive use of the land for which the area was historically noted. There are no Williamson Act contracts within the city. Furthermore, no parcels in the city are zoned for timber production, and Morro Bay does not contain any significant forest resources that could be available for timber production.

ANALYSIS AND CONCLUSIONS

- a-e) **No Impact.** As discussed previously, the proposed Housing Element is intended to identify sites that could accommodate development of housing to meet Morro Bay’s future needs. The Housing Element does not include any site-specific designs or proposals, nor does it grant any entitlements for development. No changes are proposed to land use designations or zoning districts that could result in new development or redevelopment. Therefore, the Housing Element would not result in the conversion of any important farmland or forestland to other uses, would not conflict with existing zoning for agriculture or timberland uses, would not conflict with a Williamson Act contract, and would have no impact on agricultural or forestry resources.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The city is located within the South Central Coast Air Basin and the boundaries of the San Luis Obispo County Air Pollution Control District (APCD). The APCD regulates air quality through its Clean Air Plan (CAP), Particulate Matter (PM) Report, and construction monitoring, among other measures. Throughout the county, ozone and PM₁₀ are the pollutants of primary concern, since exceedances of state health-based standards for those pollutants are experienced in the county during most years. San Luis Obispo County is designated as a nonattainment area for the state PM₁₀ standards. Sources of PM₁₀ emissions include agricultural operations, construction activities, and vehicular emissions, of which vehicular emissions are the primary source of precursors to ozone. The major stationary source of air pollutant emissions affecting the city is Hanson Concrete. Other sources of air pollutant emissions are small- and large-scale businesses and facilities including dry cleaners, gas stations, the wastewater treatment plant, and harbor dredging operations.

ANALYSIS AND CONCLUSIONS

a–e) **No Impact.** As described previously, the Housing Element is a policy-level document intended to document existing conditions, project needs, and provide goals, policies, and programs that address the housing needs of the city for a five-year period. While the Housing Element identifies the potential for development of up to 149 new housing units, it does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Furthermore, no changes are proposed to land use

designations or zoning districts that could result in new development or redevelopment. Therefore, the Housing Element would have no potential to result in the emission of air pollutants or objectionable odors or otherwise affect air quality. There would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Morro Bay has many sensitive habitat areas within and immediately adjacent to the community. These areas include critical habitat for several rare and endangered plant and animal species. Morro Bay and its estuary comprise a large wetland within the city, which is one of the most important wetlands on the central coast of California. Morro, Chorro, Toro, Alva Paul, and Los Osos creeks provide habitat for fish and other aquatic organisms, and food and shelter for migratory birds and other animals. Associated with these creeks are riparian scrub and riparian woodland communities. These communities are characterized by sparse to dense corridors of vegetation occurring adjacent to the streams.

Sensitive habitats within the city include those described below.

MORRO BAY ESTUARY

The estuary supports one of the most important wetland systems on California's coast. Rich in natural diversity, Morro Bay sustains a wide variety of habitats as well as numerous sensitive and endangered species of plants and animals. Its rich resources support the state's largest waterfowl habitats. Morro Bay is a crucial stop on the Pacific Flyway, attracting vast numbers of migrating birds to the area. Morro Bay Estuary encompasses about 2,300 acres of mudflats, tidal wetlands, and open water habitat and supports a rich eelgrass resource.

The Morro Bay watershed contains about 48,000 acres, including the estuary, and provides habitat for a number of endangered and/or threatened species, including but not limited to, steelhead trout, California red-legged frog, tidewater goby, Morro Bay kangaroo rat, southern sea otter, and western snowy plover.

MORRO ROCK

Morro Rock is located near the mouth of Morro Bay and is the northernmost visible igneous plug in a chain of peaks that extend from Islay Hill in San Luis Obispo to Morro Rock. The rock is connected to the mainland by a strand that comprises fill materials, much of it dredged from the bay during past operations. The ecological preserve located on Morro Rock serves as a nesting site for the federally endangered peregrine falcon (*Falco peregrinus*). It is a resting site for many other bird species.

FAIRBANKS POINT

Fairbanks Point is part of Morro Bay State Park and is located at the southern end of Morro Bay's city limits. The grove of eucalyptus trees located at the point serves as a major nesting site for herons, egrets, and cormorants.

BLACK HILL NATURAL AREA

This upland area of Morro Bay State Park is located southeast of the developed part of the city. The golf course is southwest of Black Hill. The dominant plant community in the Black Hill Natural Area is coastal sage scrub. Within the coastal sage scrub community are such species as California sagebrush, deerweed, and buckwheat. The community also contains species characteristic of chaparral and grasslands. As is typical of coastal foothill areas, the grasslands are characterized by pastureland and scattered grass openings in the chaparral. The rare (federal species of concern) Jones's layia (*Layia jonesii*) is located here.

WESTERN SNOWY PLOVER CRITICAL HABITAT

The western snowy plover (*Charadrius alexandrinus nivosus*) is a small shorebird, listed as federally threatened. This bird occurs on the Washington, Oregon, and California coasts including beaches within the City of Morro Bay. The US Fish and Wildlife Service has designated critical habitat areas for the threatened western snowy plover that include portions of Morro Strand State Beach and the Morro Bay Sand Spit.

BIRD SANCTUARY

The City has designated itself as a “bird sanctuary.” The bay and nearby areas are home to hundreds of species, both as residents and migrants. Morro Bay is nationally known for the abundance of avian species and usually ranks near the top of the Audubon Society’s annual count.

Future residential development projects in the city would be required to comply with the City’s policies related to biological resources, including General Plan Policies LU-50 through LU-62 and associated programs which require development to comply with the Coastal Act and encourage the preservation of open space and sensitive habitats.

ANALYSIS AND CONCLUSIONS

- a-e) **No Impact.** In general, new development in the city could result in increased habitat loss and degradation of biological resources. However, as described previously, the proposed Housing Element is a policy-level document intended to identify sites that could accommodate development of housing to meet Morro Bay’s future needs. While the Housing Element identifies the potential for development of up to 149 new housing units, it does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Furthermore, no changes are proposed to land use designations or zoning districts that could result in new development or redevelopment. Therefore, the Housing Element would have no adverse effect on any special-status species, riparian habitat, wetlands, or other sensitive natural community. The Housing Element would not have the potential to interfere with the movement of any native resident or migratory species or conflict with any local regulations protecting biological resources. There would be no impact.

- f) **No Impact.** There are no adopted habitat conservation plans (HCP) or natural community conservation plans (NCCP) within the city. Therefore, the proposed Housing Element would not conflict with any such plans, and there would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Morro Bay’s archaeological resources include prehistoric and ethnohistoric Native American archaeological sites, historic archaeological sites, historic buildings, and elements or areas of the natural landscape that have traditional cultural significance. Morro Bay’s proximity to the ocean and various streams and mild year-round climate made it an ideal location for Indian settlement. Food was readily available and there were raw materials for the construction of shelters. For these reasons, Indian settlements were widespread in Morro Bay.

Surveys have been required as part of several previous development projects in the city, which have indicated a significant Native American presence, including Chumash and Salinan, especially around the bay, near creeks, and near outcroppings suitable for grinding acorn mortars. The city may contain additional archaeological resources in areas where development has not yet occurred or in already developed areas of the city. Morro Rock is the city’s only designated historical landmark.

Future residential development projects in the city would be required to comply with all applicable California and City regulations related to the protection of historical and cultural resources. These regulations include General Plan Policy LU-82 and associated programs LU-82.1 through 82.7 and Municipal Code Section 17.48.310 (Protection of archaeological resources), which are intended to protect archaeological resources to the extent feasible. These programs require archaeological surveys prior to development, the halting of all construction activities if an archaeological resource is discovered, and the preparation of a mitigation plan to ensure the proper handling of any significant resources found. In addition, future projects would be required to follow the protocol established in California Health and Safety Code Section 7050.5(b) for the treatment of human remains discovered during ground disturbance.

ANALYSIS AND CONCLUSIONS

a–b, d) **No Impact.** In general, new development in the city could result in an adverse change in the significance of a historical or archaeological resource or human remains. However, as described previously, the Housing Element is a policy-level document intended to

identify sites that could accommodate development of housing to meet the city's future needs. While the Housing Element identifies the potential for development of up to 149 new housing units, it does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Furthermore, no changes are proposed to land use designations or zoning districts that could result in new development or redevelopment. Therefore, the Housing Element would have no impact on historic and archaeological resources or human remains.

- c) **No Impact.** In general, new development in the city could result in the destruction of unique paleontological resources or geologic features. However, as discussed previously, the proposed Housing Element is a policy-level document intended to identify sites that could accommodate development of housing to meet Morro Bay's future needs. While the Housing Element identifies the potential for development of up to 149 new housing units, it does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Furthermore, no changes are proposed to land use designations or zoning districts that could result in new development or redevelopment. Therefore, the Housing Element would have no impact on paleontological resources and unique geologic features.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

GEOLOGY AND SEISMIC HAZARDS

The surface geology within the Coastal Franciscan domain consists of a northwest-trending sliver of largely Franciscan formation rocks, bounded by the Hosgri fault and West Huasna fault on the west and the Nacimiento fault and the Rinconada fault on the east. The Franciscan complex is a mixture of igneous, metamorphic, and sedimentary rocks. Cretaceous-age (65 to 140 million years old) and Tertiary-age (2 to 65 million years old) sedimentary rocks, including an unnamed Cretaceous sandstone and a relatively small amount of Lospe, Vaqueros, Rincon, Monterey, and Pismo formations, overlie the Franciscan Formation basement rocks in some parts of the region. The domain is characterized by moderate earthquake activity during the Quaternary

period and has numerous northwest-striking, mainly northeast-dipping faults, with uncertain potential to generate future earthquakes.

The primary geologic hazards associated with this domain are ground shaking, liquefaction or seismic-related settlement of alluvium in the low-lying areas of the coastal portion of the domain, tsunami and coastal erosion in ocean-front areas, and severe landslide potential on moderate to steep hillsides. The Franciscan Formation and other Cretaceous-age rocks that are considered to be the formations most susceptible to landslides in the county underlie the slopes of the Santa Lucia Mountains. There are no mapped Earthquake Fault Zones within the city (DOC 2014).

New development in the city would be subject to the requirements of the California Building Code, which provides specific requirements for seismic safety.

SOILS

The most fertile areas in the Morro Bay area can be found in the valleys where most of the agriculture occurs. Streams have eroded soils upstream and have transported and deposited them along the valleys. There are two types of alluviums in Morro Bay. The older alluvium, characterized by coarse-textured soils, is generally found in the Los Osos Creek Valley and coastal plain of Morro Bay. Consisting of old stabilized dunes, the soils are subject to excessive drainage, rapid permeability, and wind and water erosion. The soils are generally not fertile and are used mainly for urban uses and only marginal agriculture. The newer alluvium can be found in the Torro, Morro, and Chorro Valleys. These soils are characterized by level, but poorly drained clays (Morro Bay, *Urban Forest Management Plan*).

ANALYSIS AND CONCLUSIONS

- a, c-e) **No Impact.** In general, new development in the city could result in the exposure of people and structures to potential substantial adverse effects associated with seismic hazards and unstable soils. However, as described previously, the Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing; it does not include any site-specific designs or proposals or grant any entitlements for development. Furthermore, no changes are proposed to land use designations or zoning districts that could result in new development or redevelopment. Therefore, the Housing Element would have no potential to result in the exposure of people or structures to risks associated with geologic hazards or soil stability. Therefore, there would be no impact.
- b) **No Impact.** In general, construction and operation of new development in the city could result in soil erosion and the loss of topsoil. However, as described previously, the proposed Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing; it does not include any site-specific designs or proposals or grant any entitlements for development. Nor would the proposed update change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to result in soil erosion, and there would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Greenhouse gases (GHGs) generated by human activities can contribute to changes in the natural greenhouse effect, which could result in climate change. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Motor vehicles make up the bulk of GHG emissions produced on an operational basis for most nonindustrial projects. The primary GHGs emitted by motor vehicles include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons. A number of regulations have been developed to reduce GHG emissions, as discussed below.

Assembly Bill (AB) 1493 (Pavley) of 2002 (Health and Safety Code Sections 42823 and 43018.5) requires the California Air Resources Board (CARB) to develop and adopt the nation’s first GHG emission standards for automobiles. These standards are also known as Pavley I. In 2004, the State of California submitted a request for a waiver from federal clean air regulations, as the State is authorized to do under the Clean Air Act, to allow the State to require reduced tailpipe emissions of CO₂. In June 2009, the US Environmental Protection Agency (EPA) granted California’s waiver request, enabling the State to enforce its GHG emissions standards for new motor vehicles beginning with the current model year. Also in 2009, a national policy aimed at both increasing fuel economy and reducing GHG pollution for all new cars and trucks sold in the United States was announced. The new standards cover model years 2012 to 2016 and raise passenger vehicle fuel economy to a fleet average of 35.5 miles per gallon by 2016.

AB 32 (Health and Safety Code Sections 38500, 38501, 28510, 38530, 38550, 38560, 38561–38565, 38570, 38571, 38574, 38580, 38590, 38592–38599) requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. The reduction to 1990 levels will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012. To effectively implement the cap, AB 32 directs CARB to develop and implement regulations to reduce statewide greenhouse gas emissions from stationary sources. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, CARB should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

AB 32 requires that CARB adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrives at the cap, institute a schedule to meet the emissions cap, and develop tracking, reporting, and enforcement mechanisms to ensure that the state achieves reductions in GHG emissions necessary to meet the cap. CARB is implementing this program. The CARB Board adopted a draft resolution for formal cap-and-trade rulemaking on December 16, 2010, and is developing offset protocols and compliance requirements. AB 32 also includes guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

In October 2008, CARB published its Climate Change Proposed Scoping Plan, which is the State's plan to achieve GHG reductions in California required by AB 32. The Scoping Plan contains the main strategies California will implement to achieve reduction of 169 million metric tons (MMT) of CO₂ equivalent (CO₂e), or approximately 30 percent from the state's projected 2020 emissions level of 596 MMT of CO₂e under a business-as-usual scenario (this is a reduction of 42 MMTCO₂e, or almost 10 percent, from 2002–2004 average emissions). The Scoping Plan also includes CARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. The largest proposed GHG reduction recommendations are from improving emissions standards for light-duty vehicles (estimated reductions of 31.7 MMTCO₂e), implementation of the Low Carbon Fuel Standard program (15.0 MMTCO₂e), energy efficiency measures in buildings and appliances and the widespread development of combined heat and power systems (26.3 MMTCO₂e), and a renewable portfolio standard for electricity production (21.3 MMTCO₂e).

In August 2012, CARB released revised estimates of the expected 2020 emissions reductions. The revised analysis relies on emissions projections updated in light of current economic forecasts, which account for the economic downturn since 2008 as well as reduction measures already approved and put in place relating to future fuel and energy demand, as well as other factors. This reduced the projected 2020 emissions from 596 to 545 MMTCO₂e. The reduction in projected 2020 emissions means that the revised business-as-usual reduction necessary to achieve AB 32's goal of reaching 1990 levels by 2020 is 21.7 percent.

Energy conservation standards for new residential and commercial buildings were originally adopted by the California Energy Resources Conservation and Development Commission in June 1977 and most recently revised in 2008 and 2013 (Title 24, Part 6 of the California Code of Regulations [CCR]). The 2013 Standards go into effect on July 1, 2014. In general, Title 24 requires the design of building shells and building components to conserve energy. On July 17, 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11, Title 24) was adopted as part of the California Building Standards Code (Title 24, California Code of Regulations). Part 11 establishes voluntary standards on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Some of these standards have become mandatory in the 2010 edition of the Part 11 code.

ANALYSIS AND CONCLUSIONS

a-b) **No Impact.** In general, new development in the city could result in the emissions of greenhouse gases, thereby contributing to the global climate change. However, existing regulations that would apply to any future residential development, including the California Green Building Standards Code and California's Title 24 Building Energy Efficiency Standards, would substantially reduce GHG emissions associated with future projects. Furthermore, as discussed previously, the proposed Housing Element is a policy-level document intended to identify sites that could accommodate development of

needed housing and does not include any site-specific designs or proposals or grant any entitlements for development. Nor would it change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the Housing Element would have no potential to result in greenhouse gas emissions, and there would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Due to the quantity and frequency with which hazardous materials are shipped through the region, transportation-related accidents pose a significant hazardous materials risk to the city. Major modes of hazardous material transportation include the use of State Routes 1 and 41 and numerous underground pipelines. In addition to the potential for transportation-related releases of hazardous materials, potential exposure of the public to hazardous materials can result from

their use by industry, agriculture, commercial, and service establishments. Household use of hazardous materials also has the potential to result in their release into the environment.

The Diablo Canyon Power Plant is the primary radiation hazard risk in the region. An uncontrolled release of radioactive material would have the potential to result in significant impacts. To prepare for potential emergency situations that might develop at the power plant, extensive warning, reporting, and response plans have been developed. Updated information regarding the Emergency Response Plan is distributed to the public each year. Additional potential radiation hazards include low-level radioactive waste from medical facilities and elsewhere. The hauling, handling, and disposal of these materials are governed by federal regulations.

The Morro Bay Fire Department provides fire response and prevention services. The low-density urban development predominant in the city helps to minimize potential urban fire hazards. The California Department of Forestry and Fire Protection (Cal Fire) is responsible for preventing and controlling wildland fires.

ANALYSIS AND CONCLUSIONS

- a-d) **No Impact.** In general, new development in the city could result in increased risks associated with the transport, use, and storage of hazardous materials or as a result of developing existing hazardous materials release sites. However, existing regulations at the federal, state, and local levels that would apply to any future residential development would substantially reduce risks associated with hazardous materials. Furthermore, as discussed previously, the proposed Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing. It does not include any site-specific designs or proposals or grant any entitlements for development, nor would it change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to exposure people or the environment to risks associated with hazardous materials. There would be no impact.

- e-f) **No Impact.** There are no airports in proximity to the city. Therefore, there would be no impact.

- g-h) **No Impact.** As discussed previously, the proposed Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing. It does not include any site-specific designs or proposals or grant any entitlements for development, nor would it change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing element would have no potential to interfere with emergency response or evacuation plans or expose people or structures to wildland hazards. There would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

SURFACE HYDROLOGY AND FLOODING

A watershed is the area of land that drains to a specific body of water. The city lies within several watersheds including Chorro Creek Basin watershed, Morro Creek Basin watershed, Toro Creek watershed, Alva Paul Creek watershed, Noname Creek drainage area, and small unnamed watersheds. The major watersheds within the city are the Morro and Chorro Basin watersheds. The Morro Basin watershed is approximately 15,400 acres, while the Chorro Basin watershed is approximately 27,670 acres including approximately 2,300 acres of mudflats, tidal wetlands, and open water habitat (Morro Bay 2011a).

According to flood insurance rate maps for the city prepared by the Federal Emergency Management Agency (FEMA), the northern and central portions of the city are located within the 1 percent Annual Chance Flood Hazard area (FEMA 2012).

STORMWATER DRAINAGE

Drainage within the city consists primarily of overland to surface drainage ways draining into the storm drain conveyance system and then draining to the bay or ocean. Some areas of the city drain directly to the bay or ocean (i.e., Embarcadero area) or to a creek that then drains to the bay or ocean (Morro Bay 2011a).

GROUNDWATER HYDROLOGY

The city overlies two groundwater basins: the Morro and Chorro basins. These basins are shallow alluvial aquifers located in the Morro and Chorro valleys. The basins behave similar to an underground stream. Rainfall in the watershed percolates into the ground and flows by gravity underground to the ocean. As a result, the basins have limited storage capacity (Morro Bay 2011b, p. 4-4).

The City obtains a portion of its potable water supply from groundwater. In 1995, the State Water Resources Control Board (SWRCB) approved water right permits for up to 1.2 cubic feet per second (cfs) and 581 acre-feet per year (afy) from the Morro Creek subterranean stream underflow, and up to 3.171 cfs and 1,142.5 afy annually of Chorro Creek subterranean stream underflow. The Chorro Creek water right includes a condition that the City can only pump its wells when the Chorro Creek flow exceeds 1.4 cfs. This condition can limit the availability of the resource for use as a water supply (Morro Bay 2011b, p. 4-5).

The Morro Groundwater Basin was previously unavailable to the City as a water source due to nearby methyl tertiary butyl ether (MTBE) contamination in the groundwater basin. The City began treatment for MTBE in 2002 and continued this treatment until MTBE contamination levels fell below the Regional Water Quality Control Board's (RWQCB) monitoring threshold in 2008. Since then, the MTBE levels continue to remain below the RWQCB's monitoring threshold (Morro Bay 2011b, p. 4-6).

ANALYSIS AND CONCLUSIONS

- a-h) **No Impact.** In general, new development in the city could result in water quality degradation, groundwater depletion, increased stormwater runoff, and increased risk of flooding hazards. However, such development would be required to implement construction and post-construction best management practices in accordance with the City’s Stormwater Management Plan. In addition, future development would be prohibited within 100-year flood hazard zones.

As discussed previously, the proposed Housing Element identifies the potential for development of up to 149 new housing units and the rehabilitation of up to 35 existing housing units between 2014 and 2019. However, the proposed Housing Element is intended to identify sites that could accommodate these housing units. It does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Furthermore, no changes are proposed to land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to impact water quality, groundwater supplies, drainage facilities, or flood hazard risk. There would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Morro Bay is divided into a series of residential and nonresidential land use designations. These different land use designations identify the locations in the city where specific types of land uses may occur. The land use designations used in the proposed Housing Element are derived from those used in the City’s General Plan.

ANALYSIS AND CONCLUSIONS

- a-b) **No Impact.** As discussed previously, the proposed Housing Element is policy-level document intended to identify sites that could accommodate needed housing. It does not include any site-specific designs or proposal or grant any entitlements for development. In addition, the proposed Housing Element update does not involve any changes to land use or zoning designations. Therefore, the proposed project would have no potential to divide the community or conflict with applicable land use plans, policies, or regulations. There would be no impact.
- c) **No Impact.** As discussed previously, there are no adopted habitat conservation plans (HCP) or natural community conservation plans (NCCP) within the city. Furthermore, the proposed Housing Element is policy-level document intended to identify sites that could accommodate needed housing. It does not include any site-specific designs or proposal or grant any entitlements for development. Therefore, the proposed project would not conflict with any HCP or NCCP, and there would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTINGS

Since the US Army Corps of Engineers concluded its mining of Morro Rock, there are no known mineral resources extracted in Morro Bay.

ANALYSIS AND CONCLUSIONS

a-b) **No Impact.** As previously discussed, the proposed Housing Element is a policy-level document intended to identify sites that could accommodate needed housing. It does not include any site-specific designs or proposal or grant any entitlements for development. Therefore, the proposed project would have no impact on mineral resources and mineral resource recovery sites.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The most significant source of noise in Morro Bay is road traffic along State Route (SR) 1, Morro Bay Boulevard, Main Street, SR 41, and South Bay Boulevard. Additional sources of noise in the city include operational noise at businesses and residences and construction noise.

ANALYSIS AND CONCLUSIONS

a–d) **No Impact.** In general, new development in the city could result in the generation of noise and/or groundborne vibrations during both construction and operational phases. However, all such development would be subject to the noise standards contained in Chapter 17.52 of the City’s Municipal Code. Section 17.52.030 prohibits noise in excess of the noise standards contained in the General Plan Noise Element, sets acceptable operational hours for uses generating excessive noise near residential uses, and requires the preparation of acoustical analyses as part of the development review process. In addition, Municipal Code Section 17.52.040 prohibits the generation of vibrations that would be noticeable at the property line where the vibration is generated.

As discussed previously, the proposed Housing Element identifies the potential for development of up to 149 new housing units and the rehabilitation of up to 35 existing housing units between 2014 and 2019. However, the proposed Housing Element is intended to identify sites that could accommodate these housing units. It does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Furthermore, no changes are proposed to land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to expose people to excessive noise or groundborne vibration or exceed applicable noise standards either temporarily or permanently. There would be no impact.

- e-f) **No Impact.** There are no airports in the vicinity of the city. There would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

In 1984, the citizens of Morro Bay enacted Measure F, a voter initiative that set the maximum population for the city at 12,200 and requires voter approval to increase the population above this limit. The city’s growth rate was slowed by adoption of this measure, along with growth restrictions established by the Local Coastal Plan. According to the California Department of Finance (2013), Morro Bay’s population in 2013 was 10,317, a slight increase from the previous year’s population estimate of 10,275 and a slight decrease from the city’s 2000 population of 10,350.

ANALYSIS AND CONCLUSIONS

- a) **No Impact.** In general, new development in the city could result in population growth. However, as described previously, the Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing, but it does not include any site-specific designs or proposals or grant any entitlements for development. Nor would it change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to induce substantial population growth in the city, and there would be no impact.

- b-c) **No Impact.** In general, new development and redevelopment in the city could result in the demolition of existing housing units, thereby displacing housing and people and requiring the construction of replacement housing elsewhere. However, as discussed previously, the proposed Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing. It does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Housing Element would not change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to displace housing or people. There would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

FIRE PROTECTION

The Morro Bay Fire Department provides fire response and prevention services. The department employs 10 career firefighters, 1 administrative technician, and up to 20 part-time reserve firefighters. The firefighters are tasked with emergency planning, response, command, and mitigation of a wide variety of incidents, including paramedic services, fire suppression, rescue, and public education. Fire personnel operate from one fully staffed fire station located at 715 Harbor Street and one non-staffed station located at 460 Bonita Street. These facilities house a fleet of Pierce fire apparatus. The City operates two fire engines, one quint (75-foot ladder truck), one rescue vehicle, one command vehicle, two utility vehicles, a USAR trailer, and a mass casualty trailer.

In addition to the City-owned fire engines, the Morro Bay Fire Department operates one engine provided by the California Office of Emergency Services (OES). OES provides this engine at no cost to the City. In exchange for use of the engine, the City agrees to staff and respond the engine to emergencies outside of the jurisdiction when requested. Out-of-county mutual aid requests for this engine occur approximately three to seven times per year.

The department provides a wide array of fire prevention services focused on improving and maintaining fire and life safety within the community. Fire prevention activities ensure businesses, structures, open spaces, and construction projects are in compliance with adopted fire codes, standards, and ordinances.

POLICE DEPARTMENT

The Morro Bay Police Department (MBPD) provides law enforcement services to the city 24 hours a day, 7 days a week. The police station is located at 870 Morro Bay Boulevard. The MBPD currently consists of the following personnel: police chief, commander, support services manager, four sergeants, five corporals, and six officers.

SCHOOLS

San Luis Coastal Unified School District (SLCUSD) operates an elementary school and a high school within the city: Del Mar Elementary located at 501 Sequoia and Morro Bay High School located at 235 Atascadero Road. During the 2012/2013 school year, Del Mar Elementary had a total enrollment of 484 students, while Morro Bay High School had a total enrollment of 852 (EDP 2014).

PARKS AND RECREATIONAL FACILITIES

The Morro Bay Recreation and Parks Department manages numerous parks within the city including Del Mar Park, Anchor Street Park, Keiser Park, Morro Bay City Park, Centennial Park, Coleman Park, Bayshore Bluffs, Tidelands Park, Cloisters, Monte Young Park, Morro Bay High School, and Morro Rock Beach. In addition, San Luis Obispo County owns and operates a golf course in Morro Bay State Park. The state parks—Morro Bay State Park, Morro Strand State Park, and Montaña de Oro State Park—offer camping facilities, passive recreational opportunities, and active recreational facilities.

ANALYSIS AND CONCLUSIONS

- a-e) **No Impact.** In general, new development in the city could result in increased demand for public services that could trigger the need for new or expanded public facilities, the construction of which could result in impacts to the environment. However, as described previously, the proposed Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing but does not include any site-specific designs or proposals or grant any entitlements for development. Nor would it change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to result in increased demand for public services, and there would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Morro Bay offers a wide variety of recreational opportunities such as hiking, nature walks, and sightseeing. Active recreation such as water sports, including surfing, fishing, diving, and recreational boating, are also prevalent along Morro Bay’s shoreline areas. The city also has outdoor recreation facilities including sports fields, a roller hockey rink, a skate park, and basketball courts. The state parks (Morro Bay State Park, Morro Strand State Park, and Montaña de Oro State Park) offer camping facilities, passive recreational opportunities, and active recreational facilities. In addition, San Luis Obispo County operates the Morro Bay Golf Course in Morro Bay State Park. The City manages Del Mar Park, Anchor Street Park, Keiser Park, Morro Bay City Park, Centennial Park, Coleman Park, Bayshore Bluffs, Tideland Park, Cloisters, Monte Young Park, Morro Bay High School, and Morro Rock Beach.

ANALYSIS AND CONCLUSIONS

a-b) **No Impact.** In general, new development in the city could result in increased use of existing parks and recreational facilities and could include the development of new parks and recreational facilities. However, as described previously, the Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing. It does not include any site-specific designs or proposals or grant any entitlements for development, nor would it change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to result in an increased use of existing parks and recreational facilities or the development of new facilities. There would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTINGS

ROAD SYSTEM

Morro Bay is primarily a residential and commercial community that is traversed by a major regional roadway, State Route 1. SR 41 also terminates in Morro Bay, bringing travelers from the east. SR 1 and Main Street carry the highest levels of traffic in the community and are used for intra-community trips. Traffic flows well on these facilities during most periods. The bulk of the city’s traffic is generated at the local residential road level and then flows to the arterials that connect to the adjacent highways.

PUBLIC TRANSIT

Transit service within the city limits consists of dial-a-ride services (DAR). DAR is a door-to-door public transit system for all ages and is also accessible to disabled persons.

AIRPORTS

There are no airports in proximity to the city.

ANALYSIS AND CONCLUSIONS

- a-b) **No Impact.** In general, new development in the city could result in increased vehicle traffic in Morro Bay, potentially degrading the performance of the roadway system. However, as described previously, the Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing. It does not include any site-specific designs or proposals or grant any entitlements for development, nor would it change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to result in increased vehicle traffic in the city, and there would be no impact.
- c) **No Impact.** Because there are no airports in proximity to the city, the proposed Housing Element would have no potential to affect air traffic patterns. There would be no impact.
- d-e) **No Impact.** In general, new development in the city could result in increased vehicle traffic as well as roadway improvements that could create traffic hazards or interfere with emergency access. However, all roadway improvements would be required to comply with City design and construction standards to ensure public safety. Furthermore, as described previously, the Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing. It does not include any site-specific designs or proposals or grant any entitlements for development, nor would it change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to result in traffic hazards or inadequate emergency access in the city. There would be no impact.
- f) **No Impact.** The Housing Element is a policy-level document intended to identify sites that could accommodate development of needed housing but does not include any site-specific designs or proposals or grant any entitlements for development. Nor would it change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to result in conflicts with public transit in the city, and there would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTINGS

WASTEWATER

The City of Morro Bay and the unincorporated community of Cayucos share the existing Morro Bay-Cayucos Wastewater Treatment Plant at 65 and 35 percent, respectively, through a Joint Powers Agreement. Each community operates its own individual wastewater collection system. The Morro Bay-Cayucos Sanitary District (MBCSD) is jointly owned by the City of Morro Bay and the Cayucos Sanitary District and had an average daily flow of 1.089 million gallons per day in 2007. However, the City and the MBCSD are currently in the process of upgrading the treatment plant to full secondary treatment and to provide tertiary filtration capacity of 1.5 million gallons per day (Morro Bay 2014b).

Currently, the plant operates under a modified discharge permit, National Pollutant Discharge Elimination System (NPDES) Permit NO. CA0047881, which waives full secondary treatment standards for suspended solids (SS) and Biochemical Oxygen Demand (BOD). For all other operations and constituents, full secondary treatment standards are maintained. The

wastewater treatment plant provides advanced primary treatment to effluent, which is discharged through a 5,000-foot ocean outfall. The plant discharges an average of 1.5 million gallons per day (mgd).

WATER

The City's water services are managed by the Public Services Department's Water Division and are guided by the City's Water Management Plan (2008) and Urban Water Management Plan (2011). Like many coastal communities, the City of Morro Bay is dependent on state water for its primary water supply. Supplemental water supplies include a desalination plant and groundwater. Groundwater is extracted from the adjacent Chorro and Morro creek basins. The safe yield for these two basins was estimated in 1969 by the Department of Water Resources to be 1,700 acre-feet per year each. However, based on recent engineering studies, these figures proved to be too low. Currently, the City has eight wells in the Chorro Basin and another eight in the Morro Basin. However, due to high nitrate content, operations of all of the wells but one has been impacted. Even with water quality impacts from nitrates in the local groundwater, the 2008 update of the Water Management Plan found that the City has sufficient water resources (Morro Bay 2008).

DRAINAGE

Morro Bay has generally hilly terrain with several major watercourses passing through the city that carries storm runoff from large areas outside of the city. With the exception of those water courses, the storm drainage patterns of the city are urban in nature, i.e., smaller localized watersheds concentrate and convey runoff from urban-type development on the local street system and storm drainage facilities. As the city has grown, a system of storm drainage improvements has been constructed. Storm drainage within the city is managed by the Stormwater Management Division of the Public Services Department and is guided by the City's Stormwater Management Plan (2011).

SOLID WASTE

The City contracts with Morro Bay Garbage Service to provide residential and commercial garbage, recycling, and green waste collection services in Morro Bay. Solid waste is disposed of at the Cold Canyon Landfill located in San Luis Obispo, which, as of June 2010, had a remaining capacity of 1,830,000 cubic yards (CalRecycle 2014).

ANALYSIS AND CONCLUSIONS

a-g) **No Impact.** In general, new development in the city could result in increased demand for public utilities, including wastewater collection and treatment, water treatment and conveyance, stormwater drainage collection and conveyance, and solid waste collection and disposal. The provision of such services in the city is planned at a cumulative level to ensure adequate supply/capacity as the city is built out under the current General Plan. As discussed previously, the Housing Element is a policy-level document intended to identify sites that could accommodate development of housing. It does not include any site-specific designs or proposals or grant any entitlements for development, nor would it change any land use designations or zoning districts that could result in new development or redevelopment. Therefore, the proposed Housing Element would have no potential to result in increased demand for any public utilities requiring new or expanded public facilities. There would be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? “Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ANALYSIS AND CONCLUSIONS

a-c) **No Impact.** The proposed Housing Element is intended to accommodate forecast population growth under the existing land use designations and zoning districts. The proposed Housing Element policies and programs do not have environmental impacts that are cumulatively significant. The Housing Element includes methods of meeting State-mandated housing numbers, but it does not include or imply approval of any specific project. No changes are proposed to land use designations or zoning districts that could result in new development, population growth, major infrastructure upgrades, or other development or redevelopment that could have a significant impact on the environment. The proposed Housing Element update would be consistent with the Local Coastal Program (which includes the City’s General Plan, Local Coastal Plan, and zoning regulations) and would not have the potential to substantially degrade the quality of the environment, as evidenced in the preceding discussions.

REFERENCES

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- EDP (Education Data Partnership). 2014. Accessed April 24. <http://www.ed-data.k12.ca.us/Pages/Home.aspx>.
- FEMA (Federal Emergency Management Agency). 2012. Flood Insurance Rate Map Panels 06079C0813G, 06079C1026G, and 06079C1027G, effective 11/16/2012.
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- _____. 2009. *Public Review Draft Initial Study/Negative Declaration for the City of Morro Bay 2009 Housing Element Update*.
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- _____. 2011b. *2010 Urban Water Management Plan, City of Morro Bay*.
- _____. 2013. *Wastewater Treatment Plant Project*. Accessed April 25, 2014. <http://ca-morrobay.civicplus.com/index.aspx?nid=352>.
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- _____. 2014b. City website. Accessed April 24. <http://www.morro-bay.ca.us/>.



City of Morro Bay
 Public Services/Planning Division
 Current & Advanced 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.

Agenda No: C-1

Meeting Date: June 17, 2014

Approved projects are deleted on next version of log.

#	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	Adamson	1000 Ridgeway	9/12/13	CP0-408	Admin Coastal Development Permit for Demo/Reconstruct of 4,829sf SFR with 1,201sf garage	Parking Exception previously granted by Planning Commission for reduced driveway length Oct. 2012. CJ. KM - Correction letter sent 10/11/13. Corrections received 11/18/13. Permit issued on 12/20/13 and project appealed on 12/30/13. Contacted applicant to request additional info for appeal hearing. Appeal to be heard by PC on or before 2/19/14. Continued to the 3/5/14 PC mtg. Project continued for 60 days to allow for project revisions. Project to be heard at the 6/3/14 PC meeting. Appeal Upheld, Project Denied. Resolution to be approved at 6/17/ meeting	BC- conditionally approved.	BCR: Resubmit plans to address comments noted in memo of 10/14/13 - drainage report and street widening required	
2	Moores	1105 Morro	5/12/14	SP0-141	Appeal of Sign Exception Permit Extension Denial.	Appeal filed 4/11 regarding Director's decision to deny a 2 year time extension for Sign Exception Permit SP0-141. Planning response sent 5/8/14. CJ. Due to schedule conflicts, Appellant requesting PC agendaize for either 6/17/14 or 7/15/14 meeting. Noticed on 6/6/14 NC.			
3	GAFCO	1170 Front Street	5/9/14	UP0-120/AD0-024	Time Extension for Planning Approvals.	Permit expires 7/7/14. Two year extension requested requires Planning Commission approval. Administrative extensions allowed have been exhausted. Noticed on 6/6/14 NC.			
4	City of Morro Bay	Citywide	4/18/14	A00-021	2014-2019 Housing Element Update	Sent to Department of Housing and Community Development for review and certification on 4/18/14. Initial Study/ Negative Declaration routed to State Clearinghouse 5/12/14. Final Housing Element to be agendaized for 4/17/14 PC mtg and 4/24/14 Council meeting.	No review performed.		

#	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
5	Garcia	500 Kings	5/8/14	CP0-435	Admin CDP for demolition of existing single family residence	Under review. Project ready to be noticed.	BC- conditionally approved.		
6	Caruso	2830 Main Street	5/8/14	UP0-379	Minor Use Permit	Minor use permit for a fabric retail store in MCR zone district where previous use permit expired. Noticed on 6/3/14.	BC- conditionally approved.		
7	Wikler	405 Pacific	3/27/14	CP0-430	3 new unit construction to existing SFR	Incomplete letter sent 4/24/14 GN. Resubmitted 4/29/14 GN. Project complete and ready to be noticed for administrative CDP.	BC- conditionally approved.	BCR- conditionally approved-reconstruct ADA ramp and design DW approach per B-6	
8	Wammack	505 Walnut	12/31/13	CP0-417	Coastal Development Permit for new 3,236sf SFR including 489sf garage on vacant lot - concurrent permitting for Building Permit	GN - Incomplete letter sent 1/31/14. Resubmittal received 4-1-14. GN - 2nd incomplete letter sent 4/15/14. Waiting on applicant to redline plans, then scheduling for PC hearing. Anticipate 6-17-14 PC agenda. GN	BC- conditionally approved.	BCR-under review	
30 -Day Review, Incomplete or Additional Submittal Review									
9	James	341 Vashon	6/2/14	CP0-437	Coastal Development Permit	New SFR on vacant lot			
10	Rodgers	445 Shasta	5/23/14	CP0-436	Coastal Development Permit	New SFR on vacant lot	BC- conditionally approved.		
11	Hauser	501 Zanzibar	5/23/14	UP0-380/ AD0-090	Conditional Use Permit & Parking Exception	Single Family Addition of more than 25% to a non-conforming SFR. Parking Exception	BC- incomplete		
12	Ramsey	330 Kings	5/20/14	AD0-089	Parking Exception	Exception request to allow one car garage with tandem driveway parking in existing single family home with a one car garage where 2 spaces are required by code	BC- conditionally approved.		
13	Montecalvo / Wisel	510 Fresno Ave & 515 Kern	5/1/14	S00-119	Lot line adjustment	Under review	BC- conditionally approved.		

#	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
14	Dennis	300 Piney	4/18/14	CP0-434	Admin Coastal Development Permit Request.	Under Review. Applicant desires to process CDP for 3 new homes concurrent with final map processing. Incomplete letter sent as project will require 3 separate CDPs for 3 homes. Applicant directed to apply for separate coastal permit for each home. CJ.			
15	Lowgren	491 Little Morro Creek Rd	4/10/14	S00-018	Lot line adjustment	Under review. Correction letter sent 5-28-14. CJ.	BC- corrections/ incomplete		
16	Strasburg/Oehler	371 Piney	3/20/14	CP0-427	New SFR - Admin CDP	Received 3/25/14. Under Initial review. CJ. Correction letter sent 4/25 NC. Resubmittal received 5/21. CJ.	BC- conditionally approved.		
17	Romero	2931 Ironwood	3/6/14	CP0-428	New 2,496 SFR with 64 sf garage- Admin CDP	Correction letter sent 4/25 NC. Resubmitted 5/23.	BC- conditionally approved.		
18	Carver	431 Kern	2/5/14	CP0-426	Demo 1100sf SFR / Reconstruct 2274sf SFR	correction letter sent 4/10	BC- corrections/ incomplete		
19	AT&T	590 Morro	1/16/14	CP0-126 / UP0-084	Upgrade of unmanned telecommunications facility	Under initial review. Emailed update to Applicant 3-3-14. Correction letter sent 3-19-14. WM	BC- conditionally approved.		
20	Groom	3039 Ironwood	1/15/14	CP0-422	New 2,206sf Single Family Home with 510sf garage - concurrent permitting with Building Division	Under initial review Correction letter sent 3-13-14. GN. Resubmittal received 5/21. CJ.	BC- conditionally approved.	BCR-under review FD/TP Approve.	
21	Leage	1185-1215 Embarcadero	1/9/14	UP0-058	Floating Docks - Phase 2	Under review. Met with environmental consultant regarding CEQA requirements 4-17-14. CJ. Reviewing environmental proposal. Status update sent via email 5-23-14. Met with applicant 6/9/14. CJ.	BC-under review.		
22	Hough	289 Main	10/16/13	CP0-410 & UP0-369	CDP and CUP to construct a 2,578sf single family home on vacant lot	CJ- under review. Met with Applicant's representative 11-21-13. Project subject to bluff development standards. Met w/ Applicant representative 3-3-14 regarding bluff determination per LCP maps. Letter sent 4-1-14 re completeness and bluff standards. CJ.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	

#	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
23	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. Resubmittal received on October 1, 2013. Additional info requested and resubmittal received 12-2-13. Incomplete letter sent 12-30. Meeting with Applicant on 2-13-14. Emailed Applicant 2-26-14 to clarify eelgrass study requirements for environmental review. CJ. Met with environmental consultant to review CEQA requirements 4-17-14. CJ/WM	Bldg -- Review complete, applicant to obtain building permit prior to construction. Disapproved 4/21/14TP-Disapprove 11/19/13.	N/R	Harbor conditions: 1. one slip to be reserved for public use; 2. southern-most end tie to remain vacant in order to not encroach on neighboring lease site. Note-water lease line will need to be extended out to accommodate slips. EE 12/16/13
24	Goodwin	2920 Juniper	5/21/13	CP0-399	Coastal Development Permit for new 3,645sf SFR with 1,028sf garage on vacant lot	CJ- Application deemed incomplete. Requested corrections 6/10/13.	BC-please route to building.	RS&DH-Plan revisions reqd per memo 5/29/13	
Continued projects									
25	Gonzalez	481 Java	12/30/13	UP0-374	Conditional Use Permit for Non conforming single family residence	KM - Under initial review. GN - Incomplete letter sent 1/30/14. Met w/ applicant 4/3 WM/GN. Applicant resubmitted 4/3/14. GN - Third incomplete letter sent 4/8/14. Project does not conform to standards. Applicant responded 5/1/14 wishes to proceed to PC w/ project as submitted. WM. Noticed 5/23 NC. Continued to a date uncertain by Planning Commission at the 6/3 meeting to address parking non-conformities. CJ.	BC-under review.		
25	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. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16	
Projects in Process									

#	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
26	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 comply with or amend existing permit #CP0-013 before proceeding with proposed project. Met with applicant's representative regarding previously approved permit. Waiting for applicant's resubmittal. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned. Letter sent re permit amendment request on 3-31. CJ	No review performed.	N/R	
Environmental Review									
27	Sonic	1840 Main St.	8/14/13	UPO-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13. Requested fee estimate from environmental consultant for CEQA purposes. CJ. Resubmitted 5/27	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13	RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17 and are awaiting their comment letter. Left messages for project Architect 10/18/13 advising him of Caltrans concerns.	
28	Turner	356 Yerba Buena	10/30/13	CP0-412	Single Family Addition & Remodel to a total of 2,767sf with 599sf garage	Property located within ESH area. Wetlands delineation study received. Incomplete letter sent 11-26-13. CJ. Resubmittal received. Initial stud in progress.	BC- conditionally approved.TP-Cond Approve 11/25/13.		
29	Frye	3420 Toro Lane	1/13/14	CP0-419	New Single Family Home	<i>Under initial review. Met w/ Applicant 1-17-14 re Incomplete Submittal of Plans. Resubmitted 1-23-14. Correction letter sent 2-20-14 CJ Met w/ Applicant 2-28-14 to review process - CJ. Correction letter sent 3-28-14. Met w/ environmental consultant 4/7 WM.</i>	<i>BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14</i>		
30	City of Morro Bay	N/A			MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review-tentatively scheduled for 10/14/2013.	No review performed.	N/R	

#	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
31	Meissner	1387 Hillcrest	12/12/13	CP0-416	Admin CDP for 2,088sf SFR with a 507sf garage	KM - Under review. Project within threshold for proximity to cultural resources. Project deemed not exempt from CEQA and subject to an initial study. Letter sent to applicant 1/6/14. Resubmitted with Phase 1 Archaeological. Environmental review in progress. WM. Noticed on 6/6/14 NC.	BC- conditionally approved.		
32	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. Requested photometric plan for new lighting of canopy via phone 1-28-14 for initial study. Photometric plan and revised plans received 2-10-14. Reviewing new material submitted for inclusion in Initial Study. Initial Study complete and ready for signature 5/1/14. Reviewed with applicant 5/12. WM	Review complete, applicant to obtain building permit prior to construction. FD Approval CPO 394 8/23/13	Approved BCR 3/18/13	
33	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. Corrections sent to applicant. Project still does not meet code requirements. Subdivision Review Committee to review project 2/11/14.	Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove SOO-112 w/corrections 10/18/13. FD Disapprove 1/31/14.	BCR- comments submitted 4/17/12. Drainage issues need to be addressed. 1/17/14 Drainage report incomplete. Developer needs to show how water quality requirements will be addressed. Peak flow mitigation not required at this phase.	

#	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
34	LaPlante	3093 Beachcomber	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. Applicant revising bio report and snail study. Spoke w/ Applicant Representative 3-13-14. Snail study complete and sent to Dept of Fish and Wildlife for concurrence review. Spoke w/ environmental consultant re completion of environmental 4/7 CJ.	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
Grants									
35	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. Agency requested additional information and submitted 10-7-13. Notice received application was successful for amount requested. City funded \$250,000. Staff in contact with Coastal Conservancy staff to commence grant contract. Grant activity start date expected to be February 2014. RFP in process.	No review performed.	N/A	
36	City of Morro Bay	City-wide			CDBG funding to CAPSLO for operation of the Prado Day Center & Homeless Shelter, & Senior Nutrition Program and ADA Pedestrian Accessibility project.	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts in progress. City Council approval 6/10/14 for City participation in Urban County consortium for Fiscal Years 2015-2017. Upon approval, agreement to be forwarded to County Board of Supervisors for 7/8/14 meeting.	No review performed.	N/R	
Project requiring coordination with another jurisdiction									

#	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
37	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	
38	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- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 5/7/14.	
Preapplication projects									
39		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. Provided additional clarifying information 11-19-13 to applicant who is finalizing use permit application package. Preliminary site plan email received 4-1-14. CJ	Met with applicant.	Met w/ applicant 10/15/13 to determine project scope	
Final Map Under Review									
40	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 Medina'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									

#	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
41	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. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	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.	
42	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 (Pending LCP Amendments) / State Department of Housing									

#	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
43	City of Morro Bay	Citywide	10/16/13	A00-013	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission.	No review performed.		
44	City of Morro Bay	Citywide		LCP-3-MRB-14-0409	Housing Element Implementation	Ordinance 584 sent as LCP Amendment to Coastal Commission. Coastal letter received 4-28-14. City response letter sent 5-21-14. CJ	No review performed.		
45	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. Received comments back from CCC 11-27-13, working on addressing issues	No review performed.	N/A	
Projects Appealed or Forwarded to City Council									

#	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
46	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. PC made recommendations and forwarded to Council. 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 to be back to City Council first meeting in Nov. Workshops scheduled 9/29/11 & 10/6/11. -Workshop results going to City Council 12/13/11. 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. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Downtown workshop held March 2014, North Main business workshop held 4/28/14 and Embarcadero business workshop to be held 5/19/14. C.J.	No review performed.	N/R	
47	Perry	3202 Beachcomber	9/8/2011 & 10/25/2012	AD0-067 / CP0-381	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. Incomplete letter for CDP sent 12/13/12. No response since 2012.	Review complete, applicant to obtain building permit prior to construction.	See above	
Projects in Building Plan Check									
48	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013). Denial letter sent 4/24/14 GN	BC- Returned for corrections 1/9/13.	N/A	
49	Sherrod	938 Anchor	11/8/13	B-30053	SFR Add/ Remodel	KM -Under review. Corrections returned 12-9-13. Nonconforming rear yard setback requires a CUP.	BC- Returned to applicant 3/21/14		
50	McAlexander	480 Arcadia	2/20/14	B-30110	SFR Add/ Remodel	Correction memo 3/14/14 -Needs CUP. GN. - Correction memo sent 4/13/14	BC- Issued 6/4/14.		
51	Cockrill	3031 Beachcomber	12/16/13	B-30068	SFR Add/ Remodel	Addition exceeds 10% in appeals area. Needs CDP. CJ	BC-On hold during Planning process.		
52	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.	
53	Starkie	2770 Cedar	4/1/14	B-30140	PV System	NC - Requested corrections 4/8	BC-returned for corrections		
54	Granite Ranch	2720 Elm	4/30/14	B-30161	SFR Remodel		BC- Returned for corrections 5/7/14.		
55	Jeffers	2740 Elm	3/12/14	B-30126	SFR Demo/ Reconstruct	GN - Needs CDP; Correction memo sent 4/10/14	BC-returned for corrections 4/15/14.		

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56	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Needs CDP	BC- on hold pending planning process.	Memo of 11029/13. CDP application should address soil	
57	Craig	561 Estero	5/6/14	B-30162	SFR Remodel	Under review.	BC- under review.		
58	Buquet	647 Estero	3/14/14	B-30129	New SFR	GN- conditionally approved, need to add conditions as a separate plan sheet. 3/27/14	BC- RTI 5/12/14.	DH - approved 5.8.14	
59	Mendonca	2831 Fir	5/22/14	B-30093	SF Addition	NC - Correction letter sent 5/30/14.			
60	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit	Under review. 2nd unit will require CDP.	BC- returned for corrections 2/28/14.		
61	Friends of MB Library	625 Harbor	12/18/13	B-30071	Remodel Library	KM - Needs CDP.	BC- Ready to Issue 6/6/14.		
62	Skiff	2639 Hemlock	1/6/14	B-30081	SFR Addition- construct shop		BC- Ready to Issue 6/6/14.		
63	Groom	3039 Ironwood	1/15/14	B-30084	New SFR	Needs CDP.	BC-under review.		
64	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel	KM - Disapproved due to nonconforming issues 10/22/13. GN - Sent out incomplete letter 1/30/14 with revisions. Resubmitted 4/3/14. Third incomplete letter sent 4/8/14.	BC- on hold pending planning process.	Plans returned w/o comment until PIng issue resolved	
65	Ramsay/ Chivens	431 Kern	3/11/14	B-30078	SFR Demo/ Reconstruct		BC-Resubmitted 6/4/14.		
66	Schlesinger	2636 Koa	2/28/14	B-30118	SFR Remodel		BC-out for corrections.		
67	Gannon	2571 Laurel	5/9/14	B-30168	SF Addition	NC-Correction memo sent 5/9/14.	BC- Returned for corrections 5/12/14.		
68	Gong	217 Main	2/27/14	B-30115	New SFR	Correction memo sent 4/24/14 GN.	BC- Returned for corrections 4/24/14.	BCR- 2nd review complete, several items from first review not addressed	
69	Naran	2176 Main	5/13/13	B-29918	Partial change of occupancy	CJ - Corrections sent 5-29. Resubmittal received 11-20 and corrections sent 12-10-13.	BC-returned for corrections 12/16/13.	N/R	
70	Volk	800 Quintana	3/27/14	B-30137	Cell Antennas	NC - Corrections sent 4/8	BC-under review.		
71	Rock Harbor	1475 Quintana	3/3/14	B-30119	Commercial Alteration	Approved 3-21 GN	BC-Issued 5/27/14.		
72	Adamson	1000 Ridgeway	9/11/13	B-30008	New SFR	CJ - on hold until CDP approval. CDP under appeal.	BC- returned for corrections 12/30/13.	BCR: Revise plans per memo of 10/14/13	
73	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	BC- on hold pending planning process.	BCR-approved 5/13/13	
74	Inn at MB	60 State Park	6/27/13	B-29884	Main Building Remodel	CJ- Corrections sent 7-17 including need to modify planning permit. Resubmittal received and response sent 12-18 to amend planning permit. Minor amendment necessary.	BC- Waiting on applicant for final submittal items.	RS - Referred to State Parks for comment on frontage imprvmts	
75	Wammack	505 Walnut	12/31/13	B-30076	New SFR	CJ - needs CDP	BC-under review.	BCR sidewalk deferral agreement	
76	Najarian	325 Zanzibar	4/2/14	B-30142	New SFR	WM - Needs signed Acceptance of Conditions Form. 4/8	BC-Returned for corrections 4/24/14.		
77	Haeuser	501 Zanzibar	3/21/14	B-30133	SF Addition	NC - Corrections sent 4/25	BC-Returned for corrections 4/28/14.	RS: Comments provided 3/21/14	
Projects & Permits with Final Action									

#	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
78	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. Resubmittal received 11-5-13. Letter of incompleteness sent 12-4 CJ. Resubmittal received 3-6, reviewed and ready to be agendized for Planning Commission. WM. NC-noticed 5/9/14. Approved by PC on 5-20-14	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. TP-Cond. Approve 12/9/13	RS- Rvw complete no frontage improvements required	
79	Hough	279 Main	10/7/13	CP0-409 &UP0-366	CDP and CUP to construct a 2,617sf single family home on vacant lot	CJ- Project reviewed and additional info requested 11-21-13. Met with Applicant's representative 11-21-13.Resubmittal received and under review. Project deemed complete. Met w/ Applicant Representative 4-30 to discuss agendizing for 5-20-14 PC. NC-noticed 5/9/14. Approved by PC on 5-20-14	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove w/corrections 10/17/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
15	Willcutt	845 Embarcadero, Suite H	4/16/14	UP0-378	Minor Use Permit	Minor use permit for a wine bar business in an existing comercial suite. Parking review performed for change of use. Permit noticed and issued 5-19-14. CJ.	BC- conditionally approved.		
2	Cockrill	3031 Beachcomber	1/13/14	CP0-420	Addition to Existing Single Family Home in Coastal Appeals Area - concurrent permitting a total of 1,940 sf	Under initial review. Spoke w/ Applicant 2-27-14 re status of project. Project continued by Planning Commission to the 5-20-14 meeting. Status of Paper Street under review with City Attorney. CJ.Noticed 5/23 NC	BC- conditionally approved. FD/TP-Cond App 2/24/14		