



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, November 1, 2016
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Commissioner Gerald Luhr
Commissioner Michael Lucas

Commissioner Richard Sadowski
Commissioner Joseph Ingrassia

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 Community Development 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 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of September 20, 2016.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

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

B-1 **Case No.:** #UP0-394 and #CP0-512
Site Location: Corner of Main and Cabrillo Place, Morro Bay, CA
Project Description: Continued from 9/6/2016. Request for Coastal Development Permit and Conditional Use Permit approval for installation of an unmanned telecommunication wireless facility which consists of a cylindrical antenna on top of an existing 33.5 ft. utility pole and the installation of an equipment cabinet on the ground adjacent to the utility pole within the public right-of-way. The project is located outside of the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3
Staff Recommendation: Continue to a Date Uncertain
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

B-2 **Case No.:** #A00-042 (Amendment to UP0-058)
Site Location: 1217 Embarcadero Road, (Lease site 128W), Morro Bay, CA
Proposal: Amendment to existing Conditional Use Permit #UP0-058 for change of occupancy use for South Bay Wild. Project proposes tenant improvements to support fish unloading facility, process fish/smoke fish, retail fish sales and outdoor canopy for bird deterrent purposes. The project is located within the Coastal Commission Original Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3
Staff Recommendation: Conditionally Approve
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

B-3 **Case No.:** #UP0-458
Site Location: 500 Atascadero Road, Morro Bay, CA
Proposal: Conditional Use Permit approval for an intensification of use on two parcels within the Silver City Mobile Home/RV Park. Specifically, the Applicant requests a change from a storage use to a short-term visitor-serving commercial use as an RV park on two parcels currently zoned M-1/PD/I. The project area is located outside of the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3(d)
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on December 6, 2016 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 Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 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 Community Development 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 Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development 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 Community Development 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 Community Development 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 \$263 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.



City of Morro Bay
 Community Development Department
 Current & Advanced Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
 New Planning items or items recently updated are highlighted in yellow. Building items highlighted in green are pending action from the applicant.
 Approved projects are deleted on next version of log.

Agenda No: A-1
 Meeting Date: November 01, 2016

| # | 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 | Project Planner |
|--|------------------------------|--|----------|-------------------------------|--|---|--------------------------------------|--|-------------------------------------|-----------------|
| Hearing or Action Ready Projects: | | | | | | | | | | |
| 1 | Brebes | 1126 Scott | 8/18/16 | A00-039 (CUP27-02 & CDP48-02) | Minor modification to an existing CUP & CDP permit to change an existing commercial storage space to commercial general office use. | Under Initial Review. To be Noticed 8/29/16. Based on existing conditions of approval, the illegal shower in the existing commercial space must be removed prior to modification approval. Waiting on Applicant to take action | | | | jg |
| 2 | Verizon / Knight | 184 Main new location, Corner of Main and Cabrillo | 11/19/14 | UP0-394 and CP0-512 | Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole. | Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. | | PN- Conditionally approved 6/14/16 | | jg |
| 3 | Seltz | 1217 Embarcadero | 9/27/16 | A00-042 (UP0-058) | Amendment to UP0-058 for change in use from storage to retail fish market sales | Project reviewed for change in occupancy use. Requires modification to existing use permit. To be agendized for 11-1-16 PC hearing | | PN- Conditionally approved per memo dated 10/25/16 | | cj |
| 4 | Silver City Mobile Home Park | 500 Atascadero | 10/11/16 | UP0-457 | Conditional Use Permit to allow a change in use at Silver City mobile home park under the interim use overlay zone (MBMC 17.40.080) | Under initial review. PC hearing 11/1/2016 | | | | jg |
| 5 | Gonzales | 2720 Dogwood | 9/9/16 | CP0-516 | Garage & 2nd story addition to existing single story duplex (remove non-conforming wall and building new conforming wall. Addition to create a secondary dwelling unit which requires a CDP. | Under Initial Review. Project complete and noticed 10/20/16 for approval action. | | | | jg |
| 30 -Day Review, Incomplete or Additional Submittal Review Projects: | | | | | | | | | | |
| 6 | Fennacy | 939 Main Street | 10/18/16 | UP0-459 | Use permit approval for chang of occupancy for the creation of outdoor dining area at the Brickhouse BBO | Under Initial Review | | | | jg |

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| 7 | Leage | 1205 Embarcadero | 9/28/16 | A00-044 (UP0-058) | Minor amendment to UP0-058 to relocated approved floating dock location and construct new finger sections and lease line amendment | Project under review. | | PN Disapproved per memo dated 10/25/16 | | cj |
| 8 | Lewis | 290 Piney | 9/27/16 | A00-043 (CP0-440) | Modification to existing Coastal Development Permit CP0-440 to allow for different architectural style | Under initial review. Correction letter sent 10/7/16. | | | | jg |
| 9 | Stanley | 570 Harbor St | 9/12/16 | CP0-517 | Demo existing SFR/Chiropractic office. New construction of 2 new SFRs - 1507sf living with 480sf garage, and 891 sf living with 441 sf garage | Under initial review | Conditionally approved per memo dated 9/12/16. | Conditionally approved per memo dated 10/11/16 | | wm |
| 10 | Redican | 725 Embarcadero | 9/9/16 | A00-041 (UP0-359) | Major amendment to Conditional Use Permit UP0-359. Replace existing upper floor restaurant to a 9 room second floor hotel. | Project under review. Met with applicant 10/10/16 to discuss. Correction letter sent to Applicant 10/21/16. | | | | cj |
| 6 | Vo | 648 Bernardo | 9/8/16 | UP0-457 | Conditional Use Permit for non-conforming single family residence | Under initial review, waiting for Historical evaluation. Correction letter sent 10/4/16 | | PN- Conditionally approved per memo dated 10/3/16 | | rr |
| 7 | Bietz | 857 Main Street | 8/31/16 | UP0-456 | Minor Use Permit for outdoor garden patio | Under Initial review. Waiting on comments | | | | jg |
| 8 | Eisemann | 396 Hill St. | 8/29/16 | CP0-515 and UP0-455 | CDP/CUP for new duplex. Unit A: 1745sf living, 540sf garage. Unit B: 1517sf living, 552sf garage | Under initial review. Requires preliminary title report. Correction letter sent 10/18 | | | | jg |
| 9 | Streeter | 1128 & 1138 Market | 8/24/16 | CP0-513 / UP0-452 | Two new SFRs. Front SFR includes 1,345 sq. ft. of living area, a 434 sq. ft. garage, and 80 sq. ft. of decking. Rear SFR includes 1,373 sq. ft. of living area, a 473 sq. ft. garage, and 131 sq. ft. of decking. | Under Initial Review. Correction letter sent 9/22/16 | | PN- Conditionally Approved per memo dated 9/15/16 | | wm |

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|----|---------------------------|------------------|---------|-------------------|---|---|--------------------------------------|---|-------------------------------------|-----------------|
| 10 | Castro | 190 Mindoro | 8/22/16 | CP0-511 | Coastal Development Permit for a new 888 sq. ft. Single Family Residence with a 234 sq. ft. garage, 120 sq. ft. porch, and 138 sq. t. patio. | Under Initial Review. Correction letter sent 9/23 | | PN- Conditionally Approved per memo dated 9/6/16 | | jg |
| 19 | Baston | 561 Embarcadero | 7/11/16 | UP0-448 | Conditional use permit for Gray's Inn access improvements and piling repair | Incomplete letter sent 8-4-16. Received resubmittal 9/16/16. Correction letter sent 10/14 and resubmittal 10/19. Met w/ Agent to review resubmittal 10/19. | | PN- Conditionally approved per memo dated 8/3/16 | | cj |
| 20 | Revamp | 220 Atascadero | 7/6/16 | UP0-447 | Use Permit to allow for a CrossFit training center to locate within the C-VS zoning District/ PD overlay | Under Initial Review. Waiting on comments. Correction letter sent 7/28/16. Working with owner and leasee for parking lot configuration. Site plan resubmitted 8/9/216. Needs fire sprinkler plan | | PN-Conditionally approved per memo dated 7/26/16 | | jg |
| 21 | Robson | 110 Orcas | 5/6/16 | A00-034 | Planning Permit modification of CP0-471 for installation of 4 ft culvert in drainage area, increase in deck from 84sf to 320sf, and realignment of garage door. | Project modification reviewed against prior Planning approvals and reviewed with Engineering staff. Site noticed for admin modification. Confirming lot lines and easement details. Director action delay on noticing due to research regarding rights of access to the easement. Amendment to remove proposed culvert - noticed 8/5/2016. Public Works has requested additional drainage flow information prior to issuance/approval of any permit modifications. Applicant resubmitted additional plan detail 9-2-16. Applicant working with Public Works Dept to provide required project details re FEMA and base flood elevation analysis. | | PN- Not approved per memo dated 9/14/16 | | cj |
| 22 | Van Buerden | 945 Embarcadero | 5/24/16 | UP0-446 | Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements | Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj. | | | | cj |
| 23 | Elster | 530 Morro | 4/20/16 | UP0-282 & CP0-323 | New 2,978 sq. ft. SFR with 1,516 sq. ft. garage, 1,191 sq. ft. of decking, and a 560 s. ft. secondary dwelling unit. | Applicant has decided against the parcel map and development of three townhomes and now proposes to build one SFR and a secondary dwelling unit. Under initial review. Waiting on PW comments. Correction letter sent 5/18/16. Spoke with Applicant 8/4/2016 - resubmittal pending | | | | jg |
| 24 | McNamara | 2720 Dogwood | 3/1/16 | UP0-441 | Garage and 2nd story addition to existing SFR | Under Initial Review. Waiting on comments. Project redesign to eliminate nonconformity. Waiting on resubmittal resubmittal rcv'd 9/9/16 | | PN- Conditionally approved per memo dated 3/31/16 | | jg |
| 25 | Borges / RPM Consulting | 1998 Main Street | 3/1/16 | CP0-503 | Coastal Dev. Permit for addition of 2nd story office/laundry room remodel to commercial building in Mobile Home Park | Waiting on full project submittal. (Applicant rcv'd HCD building permit and started construction before getting CDP). Rcv'd 3/17. Correction letter sent. Resubmittal rcv'd 6/6/16. Correction letter sent 6/27. Applicant and HCD argue that no CDP is required. Coastal Commission legal staff weighed in on 9/26/16 confirming that a CDP is req's and MB has jurisdiction due to LCP | | PN- Conditionally approved per memo dated 4/18/16 | | jg |
| 26 | Hair | 1078 Monterey St | 2/26/16 | S00-126 | Lot Line Adjustment/ Voluntary Lot Merger | Minor adjustment to reconcile historical lot line discrepancies. Received legal descriptions 5-10-16 and under review. Review complete and direction emailed to Applicant agent 8-1-16 for recordation steps of lot merger. | | | | cj |

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| 27 | Eisemann | 535 Atascadero | 10/12/15 | CP0-490 & S00-125 | Parcel map application & CDP to split 1 R-4 zoned lot in to two lots. | Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016 | | PN- Diapproved per Memo dated 6/14/16 | | jg |
| 28 | Elliott/ Bernal | 2620 Laurel Ave | 9/30/15 | CP0-489 | Admin CDP for new 2,461sf Single family home w/ 710 sf garage and 1495sf of balcony | JG. Under Initial Review. Correction letter sent 10/27. Spoke with Applicant and letter rcv'd 2/16- indicated desire to keep project open, updated plans to be submitted. Spoke with applicant 7/19/16, expects to resubmit plans in September | | PN- Conditionally approved per memo dated 10/23/15 | | jg |
| 29 | DeGarimore | 1001 Front St. | 7/14/15 | A00-026 and UP0-442 | Amendment to CUP to modify project description to remove proposed new awning. | Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16. | | | | cj |
| 30 | Gambril | 405 Atascadero Rd. | 5/13/15 | CP0-475 / UP0-417 | New construction of 10,000sf commercial retail on vacant lot | WM. Under review. Will need Arch and Traffic reports. Incomplete letter sent 9/4/15. | | PN-Plans Disapproved. Req. Stormwater determination form & plan update-8/24/15 | | wm |
| 31 | T-Mobile | 1478 Quintana | 1/30/15 | UP0-403 | Minor Use Permit to Modify existing wireless telecommunication site at church | JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18 | | JW approved | | jg |
| 32 | Leage | 833 Embarcadero | 9/15/14 | UP0-389 | Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements | Under review. Deemed incomplete. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent. Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16. | BC- incomplete | RPS - Disapproved for plan corrections noted in memo of 10/14/14 | | cj |
| Planning Commission Continued projects: | | | | | | | | | | |
| 33 | Rhine LP & Morro 94, LLC | 3300 Panorama | 2/24/16 | CP0-500 & UP0-440 | Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete | Under review. Correction letter sent 5-10-16. Environmental review complete and to be routed 7-28-16 for required 30 day period. PC 9/6/16 hearing. Reviewed and PC continued hearing to 10/4/16. Project continued again to 12/6/16 | | PN- Conditionally approved per memo dated 7/26/16 | | wm |

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| 34 | Sonic | 1840 Main St. | 8/14/13 | UP0-364 & CP0-404 | Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant. | Under initial review. Comment letter sent 9/10/13. 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. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. Resubmittal received 1-23-15 and correction sent 2-23-15. Resubmittal received 5/8/15. Reviewing initial study for pending route to State Clearinghouse. Stormwater Control Plan also being reviewed. Reviewing outstanding cultural resources concerns. Reviewed project with archaeologist 1-27-16. Archaeological consultation in progress. MND routed to State Clearinghouse. Comment letter received from APCD re MND. cj. Noticing error necessitates continuance from 5/3/16 to 5/17/16 PC hearing. Continued to date uncertain to allow submittal revisions. Still waiting for resubmittal as of 9-14-16. Applicant submitted preliminarily revised plans 10/2016. Emailed 10/26. | Bldg -- Review complete | PN- Sonic has submitted Preliminary Stormwater Requirements. RPS: Initial conditions provided by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17. | | cj |
| 35 | Seashell Estates, LLC | 361 Sea Shell Cove | 1/26/15 | CP0-459/ UP0-401 | Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision | Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ. | 2/23/15 FD Cond App TP | BCR has for review 2/3/15 | | cj |

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| 36 | 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. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND. | 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 | | wm |
| 37 | AT&T | 590 Morro Street | 4/10/15 | UP0-411 & CP0-465 | Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site | WM.Was tentatively scheduled for 3-1-16 PC hearing. Awaiting additional info from applicant. Tentatively scheduled for 5-17-16 hearing. Applicant requested continuance. PC continued review with direction on June 21, 2016. | | | | wm |
| Projects Appealed or Forwarded to City Council: | | | | | | | | | | |

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| 38 | 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. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report brought to PC on 2/7/2011. 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. 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. 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 held 5/19/14. Result of sign workshops discussed at 11-3-15 PC mtg. | No review performed. | N/R | | sg |
| Environmental Review | | | | | | | | | | |
| 39 | City of Morro Bay | N/A | | UP0-423 | MND for Chorro Creek Stream Gauges | Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. | No review performed. | MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15 | | cj |
| Final Map Under Review Projects: | | | | | | | | | | |
| 40 | Tract 2818 | 2400 Main St / Morro Mist | 6/13/16 | Map | Final Map - Tract 2818 / 23 lot subdivision and 1 common lot | Initial submittal for final map processing received 6-13-16. Correction letter sent 7-6-16. Draft CC&Rs received. | | | | cj |

| # | 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 | Project Planner |
|---|-------------------------------|-------------------|----------|----------------|--|--|--------------------------------------|--|-------------------------------------|-----------------|
| 41 | Tract 2670 | 1899 -1911 Sunset | 11/17/15 | Map | Final Map. - Tract 2670 6 lot subdivision and 1 common lot | Under review. Correction letter sent on 12-17-15. Met with Applicant on 3-8-16 to review outstanding items. Received revised CC&R's 3-8-16 for review. CC&R documents reviewed and determined deficient - corrections sent 4-21-16. Met with Applicant to review final corrections 7-13-16. Revised grading/retaining wall plans to be resubmitted. Draft CC&Rs under review by City Attorney. Attorney's review forwarded to Applicant on 7/28/16. CC&Rs under review for consistency with Council conditions of approval. Waiting for revised final map, revised grading plans as of 10/27/16. | | | | cj |
| 42 | 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 buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. Received request for extension of permit as allowed by code. One year extension of permits granted extending map to 7/19/2017. | No review performed. | 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. | | sg/cj |
| Projects requiring coordination with another jurisdiction: | | | | | | | | | | |
| 43 | 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. Discussed project with Coastal staff in meeting 11-18-14. | No review performed. | City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond | | |
| 44 | 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. Discussed project with Coastal staff in meeting 11-18-14. | 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 | | |

| # | 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 | Project Planner |
|--|---------------------------|-----------------|----------|---------------------------------|--|--|--------------------------------------|------------------------------------|-------------------------------------|-----------------|
| Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing: | | | | | | | | | | |
| 45 | City of Morro Bay | Citywide | 10/16/13 | A00-013. A00-029: Ordinance 601 | 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. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. | No review performed. | | | wm |
| 46 | City of Morro Bay | Citywide | 2/1/13 | Ordinance 556 | Wireless Amendment - LCP Amendment CHAPTER 17.27 Amendment for "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". | Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues. Amendments withdrawn from Coastal Commission as they are no longer consistent with state law. Item has been included in the FY 16/17 goals and objectives. | No review performed. | N/A | | sg |
| 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 | Project Planner |
|---|--|-----------------|----------|-------------------|---|---|--|---|-------------------------------------|-----------------|
| 47 | 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. Sent Intent to Deem Withdrawn letter 9-2-14. JG. | Please route project to Building upon resubmittal. | An abandonment of Front street necessary. To be scheduled for CC mtg. | | |
| Grants | | | | | | | | | | |
| 48 | California Coastal Commission, California Ocean Protection Council | City-wide | 4/6/16 | | \$400,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts. | Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. | No review performed. | N/A | | sg |
| 49 | City of Morro Bay | City-wide | | | Community Development Block Grant/HOME Program - Urban County Consortium | 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. Needs Assessment Workshop scheduled for 9/11/14 in tandem with Cities of Atascadero and Paso Robles at Atascadero City Hall 5pm. Draft 2015 CDBG funding recommendation approved by Council 12/9/14. 2016 Program year applications due 10/23/15. Final 2016 funding recommendations reviewed by Council on 3-8-16. Additional reallocation of County CDBG funds for Morro Bay approved by Board of Supervisors at 7/12/16 hearing. | No review performed. | N/R | | cj |
| 50 | City of Morro Bay | City-wide | | | Climate Action Plan - Implementation | Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD. | | | | cj |
| Projects in Building Plan Check: | | | | | | | | | | |

| # | 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 | Project Planner |
|----|---------------------------|-------------------|----------|----------------|---|--|---|--|-------------------------------------|-----------------|
| 1 | Frank | 2900 Alder | 4/4/16 | B-30941 | New Duplex | Approved by jg. 5/31/16 | Approved by cdl on 6-3-16. | PN- Approved 6/27/16 | | |
| 2 | Overman | 615 Avalon | 10/14/16 | B-31207 | SF-Remodel kitchen & two baths, install can lighting, drywall, shower pan, new exhaust fans. | | | | | |
| 3 | Regan | 3030 Beachcomber | 8/25/16 | B-31160 | 469sf addition of attached guesthouse with bathroom to existing SFR | | | PN-Approved 10/20/16 | | |
| 4 | Trenbeth | 3074 Beachcomber | 9/29/16 | B-31203 | Addendum to B-30896 reducing addition from 316sf to 182sf | | | PN- Approved 9/30/16 | | |
| 5 | LaPlante | 3093 Beachcomber | 10/27/11 | B-29586 | New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check. | SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. Building Permit on hold until Planning process complete. CJ. | BC- Application on hold during planning process | DH- Provide SW mgmt, drainage rpt, EC per memo of | | |
| 6 | Vo | 648 Bernardo | 8/2/16 | B-31129 | 348sf Addition to existing SFR | | | PN- Disapproved per memo 8/24/16 | | |
| 7 | Schmall | 2752 & 2754 Birch | 9/8/16 | B-31166 | Unknown sf repair of fire damage to existing duplex | | | PN- Approved 10/20/16 | | |
| 8 | Guesno | 297 Birch | 9/8/16 | B-31166 | Unknown sf repair of fire damage to existing duplex | | | PN- Approved 10/20/16 | | |
| 9 | Williams | 2930 Bradley | 10/19/16 | B-31236 | Remove & Replace existing 2nd floor 177sf deck. | | | PN- Approved 10/24/16 | | |
| 10 | Nisbet | 1230 Clarabelle | 1/11/16 | B-30935 | New SFR with 1,853sf living, 563sf garage & 198sf decking | | Cond. Approval 4/15/16cdl Approved 4/28/16 | PN- Approved 6/27/16 | | |
| 11 | Gonzales | 2720 Dogwood | 9/6/16 | B-31177 | Addition of 2nd story, garage and covered patio to existing SFR | | | PN- Not Approved per memo dated 9/7/16 | | |
| 12 | People's Self Help | 456 Elena | 8/16/16 | B-31142 | Addendum to B-30746 | | | PN- Approved 8/24/16 | | |
| 13 | Scott | 501 Embarcadero | 9/2/16 | B-31173 | Repair pilings on wharf | | | PN- Conditionally Approved 9/22/16 | | |
| 14 | Held | 905 Embarcadero | 9/29/15 | B-30826 | Phase 2- Update tenant space and bathrooms | | | PN- Approved 9/1/16 | | |
| 15 | Leage | 1205 Embarcadero | 4/24/16 | B-30651 | 686sf second story addition. Remains in Plan check status. | Correction letter sent. Not compliant w/ Planning conditions. CJ | Plans Denied 09-24-2015 cdk | PN- Approved 8/4/16 | | |
| 16 | PG&E | 1290 Embarcadero | 10/2/13 | G-040 | Soil Removal. Remains in plan check status. | CJ- Monitoring Well location partially in Coastal original jurisdiction. Coastal Commission processing consolidated permit. Waiver granted by Coastal 9-14-1491-W | BC- on hold pending planning process. Plans have been denied. | PN- Approved per memo dated 9/14/16 | | |
| 17 | Appleby | 381 Fresno | 7/31/14 | B-30227 | Carport& Storage Shed. Remians in plan check status. | Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG | Building approved 08-04-15 cdl | RPS - No PW comments if street access is not required for storage bldg | | |

| # | 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 | Project Planner |
|----|---------------------------|-------------------------|----------|----------------|--|---|--|---|-------------------------------------|-----------------|
| 18 | Decker | 430 Fresno | 5/21/15 | B-30491 | Convert existing laundry room into bathroom. Remains in plan check status. | Approved. SG 6/15/15 | Plans approved. 7/2/15 cdl | PN | | |
| 19 | Ingraffia & May | 636 Fresno | 5/12/16 | B-30993 | 826sf Addition of existing SFR & interior remodel | Approved. JG. 5-14-16 | Denied 5/13/16 cdl | PN- Approved 8/11/16 | | |
| 20 | DeCock | 1001 Front | 6/2/16 | B-31017 | Installation of Temp Kiosk (Virg's) | Approved CJ. 6-14-16 | Approved by cdl 6/7/16 | PN- Approved 6/7/16 | | |
| 21 | Whitaker | 1170 Front | 3/10/16 | B-30885 | New 6 unit hotel | | Denied by cdl on 6-17-16. | PN- Disapproved 6/30/16 | | |
| 22 | Hurless | 2265 Hemlock | 5/11/15 | B-30477 | SFR Garage converted to 492sf apartment with new bedroom and bathroom. Remains in plan check status. | Disapproved 8-28-15. JG | Denied by cdl on 5/15/15 | PN- Disapproved needs sewer lateral video- | | |
| 23 | Birdsong | 2931 Ironwood | 9/6/16 | B-31175 | Addition of concrete stairs and trash enclosure at existing SFR | | | PN- Approved per memo dated 9/22/16 | | |
| 24 | Birdsong | 2931 Ironwood | 10/4/16 | B-31207 | 300sf new deck at existing SFR | | | PN- Approved | | |
| 25 | Gonzalez | 481 Java | 10/10/13 | B-30029 | SFR Addition/ Remodel: add 578 sf living and 112 sf decking. Remains in plan check Status. | WM. Expecting Admin Use Permit application for minor revision to approved design. | Plans approved 9-18-15 cdl | PN-Disapproved, needs swr video & plan corrections. 9/24/15 | | |
| 26 | Mazzacane | 270 Kern | 6/29/16 | B31058 | Demo & reconstruct new SFR | | | PN- Not Approved per memo 8/3/16 | | |
| 27 | McClory | 434 Kern | 4/18/16 | B30962 | Demo & reconstruct new SFR with 2,607sf living, 956sf garage & 336sf decking | Approved. WM. 5-26-16. | Denied by cdl on 5/26/16 Approved by cdl on 6/6/16 | PN- Approved 6/14/16 | | |
| 28 | Channing | 471 LaJolla | 10/11/16 | B-31121 | Construct 20' x 11' exterior deck | Correction memo sent 10/20/16. jg. | | | | |
| 29 | Douglas | 2587 Laurel | 1/8/15 | B-30352 | Addendum to B-30074. Add 24 sq. ft., converting 1,020 sq. ft. to habitable space, add 120 sq. ft. porch, and 191 sq.ft. deck. Remains in plan check. | Under Review. JG. Denial | Plans Denied 10/16/15 cdl | PN 9/30/15 Approved as submitted. No memo | | |
| 30 | PG&E | 1245 Little Morro Creek | 3/25/16 | B-30925 | Add 25K Generator to cell site/tower to satisfy Planning Commission conditions. | Approved. CJ. 4-5-16. Complies w/ PC approval. | Approved by cdl 3/30/16 | PN- Approved 5/17/16 | | |
| 31 | Dyson | 117 Main | 8/15/14 | B-30248 | Covered Patio Remains in plan check Status. | Corrections. 9-5-14. WM. | BC-Returned for corrections 9/8/14. | NRR | | |
| 32 | Meyer | 257 Main | 8/8/16 | B-31021 | Remodel of kitchen, master bedroom, master bathroom, add bedroom and add wet bar | | | PN- Disapproved per memo dated 8/11/16 | | |
| 33 | | 261 Main | 10/4/16 | B-31191 | Repairing 10 wood piles with sleeves | Approved. CJ. | | PN- Approved | | |
| 34 | Hough | 289 Main | 7/25/16 | B-31115 | New SFR with 3,340 (includes 503sf basement), 520sf garage, 350sf raised deck & 235sf. | Approved. CJ. | | PN- Disapproved per memo dated 8/24/16 | | |

| # | 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 | Project Planner |
|----|---------------------------|---------------------|----------|-------------------------|--|---|---|--|-------------------------------------|-----------------|
| 35 | Morro Mist LLC | 2402-2446 Main | 7/5/16 | B-31067 through B-31089 | Building permit applications for 23 new townhomes in 6 detached building clusters to include 15 one-bedroom units and 8 three-bedroom units. 23 separate permit applications | Disapproved. Corrections sent 8-3-16. cj. | | | | |
| 36 | Costa | 219 Marina | 12/28/16 | B-30835 | Addition to existing 2-story SFR. Relocate garage & add deck with roof | Approved. WM. 5-17-16 | Approved by cdl on 3/30/16 | PN- Disapproved 5/18/16 | | |
| 37 | Assembly of God | 615 Monterey | 10/14/16 | B-31226 | Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing, new | | | PN- Disapproved 10/21/16 | | |
| 38 | Meisterlin | 315 Morro Bay Blvd. | 9/12/14 | B30275 | Commercial Alteration-Handicap restroom. Remains in plan check Status. | Approved 9/25/14. CJ. | Plansw approved 9-30-2014 bc | RPS returned for corrections per memo | | |
| 39 | Crafton | 430 Olive | 3/4/16 | B30898 | 409sf 2ns story addition to existing SFR with bedroom & living room expansion & bathroom | Approved. JG. 3-7-16 | Approved by cdl on 3/15/16 | PN- Disapproved 4/28/16 | | |
| 40 | Moore | 379 Orton | 3/30/16 | B30936 | New Manufactured home with 1,496sf living & 469sf garage | Approved. WM. 4-26-16 | Denied by cdl on 4/15/16 Approved by cdl on 5/16/16 | PN- Disapproved per memo dated 5/19/16 | | |
| 41 | Moore | 379 Orton | 3/30/16 | B30936 | New Manufactured home with 1,496sf living & 469sf garage | Approved. WM. 4-26-16 | Denied by cdl on 4/15/16 Approved by cdl on 5/16/16 | PN- Disapproved per memo dated 5/19/16 | | |
| 42 | Moloney | 840 Pacific | 9/22/16 | B31194 | 350sf addition to existing SFR | | | RB-Disapproved per memo dated 10/19/16 | | |
| 43 | James | 326 Panay | 4/18/16 | B30959 | New SFR with 1,465sf living, 467sf garage & 176 sf deck. | Disapproved. WM. 4-26-16. Corrections requested. | Denied by cdl on 5/4/16 Approved by cdl on 6/20/16 | PN- Disapproved per memo dated 6/28/16 | | |
| 44 | Bunker | 491 Panay | 12/8/15 | B30777 | 203sf interior remodel to existing 1144sf two story SFR. Remains in plan check Status. | Approved. JG. 12-10-15. | Approved by cdl on 12/17/15 | PN- Approved 12/16/15 | | |
| 45 | Marshall | 401 Pico | 9/21/16 | B31192 | 275sf Addition to rear of existing SFR & new 220sf garage | | | PN-Disapproved per memo dated 10/18/16 | | |
| 46 | Dennis | 290 Piney | 2/13/15 | B-30382 | New SFR. Remains in plan check Status. | Under review 2/26 JG. Waiting for conditions of approval to be included in plan set. 3/5 JG Approved 3/17 JG | Approved by cdl on 4/17/15 | ME approved 4/16/2015 | | |
| 47 | Volk | 800 Quintana | 4/25/16 | B-30811 | Unmanned cell site including locating an antenna on and radios on roof, equipment at grade level. | Disapproved. CJ. 5-16-16. Does not meet conditions of approval. Requested resubmittal. | Approved by cdl on 5/11/16 | PN- Approved 5/13/16 | | |
| 48 | Kimble | 3007 Sandalwood | 10/18/16 | B-31233 | 226sf addition to existing SFR. | | | PN-Disapproved per memo dated 10/27/16 | | |
| 49 | Frye | 244 Shasta | 5/2/13 | B-29910 | Garage to Second Unit conversion. Remains in plan check Status. | KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit. | BC- on hold pending planning process. | BCR-approved 5/13/13 | | |
| 50 | Dolezal | 1885 Sunset | 11/30/15 | B-30758 | Lot 6: New SFR with 1140sf and 480 garage. Remains in plan check Status. | Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ. | Approved by cdl on 5/6/16 | PN- Approved 7/14/16 | | |
| 51 | Dolezal | 1889 Sunset | 11/30/15 | B-30757 | Lot 5: New SFR with 1140sf with 480 garage. Remains in plan check Status. | Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ. | Approved by cdl on 5/6/16 | PN- Approved 7/14/16 | | |
| 52 | Dolezal | 1893 Sunset | 11/30/15 | B-30756 | Lot 4: New SFR with 1140sf living and 480sf garage. Remains in plan check Status. | Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ. | Approved by cdl on 5/6/16 | PN- Approved 7/14/16 | | |
| 53 | Dolezal | 1897 Sunset | 11/30/15 | B-30753 | Lot 1: New SFR with 1140sf living and 480sf garage. Remains in plan check Status. | Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ. | Approved by cdl on 5/6/16 | PN- Approved 7/14/16 | | |
| 54 | Dolezal | 1901 Sunset | 11/30/15 | B-30754 | Lot 2: New SFR with 1541sf living and 483sf garage. Remains in plan check Status. | Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ. | Approved by cdl on 5/6/16 | PN- Approved 7/14/16 | | |
| 55 | Dolezal | 1905 Sunset | 11/30/15 | B-30755 | Lot 3: New SFR with 1457sf living and 480sf garage. Remains in plan check Status. | Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ. | Approved by cdl on 5/6/16 | PN- Approved 7/14/16 | | |

| # | 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 | Project Planner |
|--|---------------------------|-----------------|---------|---------------------------------------|--|---|---|---|-------------------------------------|-----------------|
| 56 | Skrah | 335 Surf | 4/29/16 | B-30977 | New freestanding Garage & workshop including 1/2 bath | Approved. WM. 6-1-16 | Denied by cdl on 6/6/16 | PN-Diapproved 6/14/16 | | |
| 57 | | 340 Tulare | | B-31046 | 2nd floor 650sf Addition & 75sf garage addition | | | PN- Disapproved per memo dated 8/3/16 | | |
| Planning Projects & Permits with Final Action: | | | | | | | | | | |
| 1 | Hartsock | 242 Surf | 7/20/16 | UP0-450 / CP0-509 / AD0-106 / AD0-107 | Coastal Development and Conditional Use Permit for an addition and remodel to existing nonconforming single-family residence. Includes a request for a parking exception for tandem parking in the driveway and a variance for a reduced front setback | Under initial review. Correction letter sent 8/23. resubmittal rcv'd 9/16/16. PC 10/18/16. approved. Permit issued. Effective 10/31 | TP-Cond App sprinklers required mod>50% 8/23/16 | PN- Conditionally approved per memo dated 8/3/16 | | jg |
| 2 | Salamacha | 190 Anchor | 8/19/16 | CP0-510 / UP0-451 | Coastal Development and Conditional Use Permit for a 283 sq. ft. addition to an existing 955 sq. ft. nonconforming residence and the construction of a new 624 sq. ft. two-car garage. | Under Initial Review. Scheduled for PC on 10/18/16. Approved. Permit issued. Effective 10/31/2016 | | PN-Conditionally approved per memo dated 9/2/16 | | jg |
| 3 | Perry | 429 Kings Ave | 8/26/16 | CP0-514 | Administrative Coastal Development Permit for conversion of existing 887sf basement workshop to a one bedroom guest suite for an existing SFR. | Project noticed 10/4/2016. Permit approved 10/17/16. | | PN- Conditionally Approved per memo dated 9/22/16 | | rr |
| 4 | Scoto | 330 Sicily | 7/13/16 | CP0-508 | Coastal Development Permit for new SFR; 1,743 sq. ft. with 473 sq. foot garage and 156 sq. ft. of decking | Under Initial Review. Correction letter sent 8/11/2016. Resubmittal rcv'd 8/22. Project noticed 9/14/16 . Permit approved 10/18/16. | | PN- Conditionally approved per memo dated 8/3/16 | | rr |

AGENDA ITEM: A-2

DATE: OCTOBER 18, 2016

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 6, 2016
VETERANS MEMORIAL BUILDING – 6:00 PM

| | | |
|----------|--|---|
| PRESENT: | Robert Tefft Michael Lucas Richard Sadowski Joe Ingrassia | Chairperson Commissioner Commissioner Commissioner |
| ABSENT: | Gerald Luhr | Vice-Chairperson |
| STAFF: | Scot Graham Cindy Jacinth Whitney McIlvaine | Community Development Director Associate Planner Contract Planner |

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/jSmhRVLeE38?t=2m5s>

Commissioner Sadowski announced there will be a skate camp on September 17th at the Los Osos Skate Park.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR
<https://youtu.be/jSmhRVLeE38?t=3m16s>

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

Commissioner Lucas had a question for staff regarding item 19 on the Current and Advanced Planning Processing List.

Staff responded to Commissioner Lucas' question.

A-2 Approval of minutes from the Planning Commission meeting of August 2, 2016.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Lucas moved to approve the Consent Calendar. Commissioner Sadowski seconded and the motion passed unanimously (4-0).
<https://youtu.be/jSmhRVLeE38?t=4m39s>

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.: #CP0-365 (*Request for Continuance to the 9/20/16 meeting*)

Site Location: 3093 Beachcomber, Morro Bay, CA

Project Description: Request for Coastal Development Permit approval and Mitigated Negative Declaration (MND) for new construction of a single-story 3,038 single family home with 482 square foot 2-car garage, 38sf deck along with a 52sf entry patio and 54sf casita patio on a vacant lot in the R-1/S.2A residential zoning district that sits adjacent to environmentally sensitive habitat (ESH). The project is located within the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Mitigated Negative Declaration, (SCH#2014091051)

Staff Recommendation: Continue hearing to the 9/20/16 meeting.

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

<https://youtu.be/jSmhRVLeE38?t=5m7s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Graham requested the item be continued to the September 20th Planning Commission meeting.

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

<https://youtu.be/jSmhRVLeE38?t=6m11s>

MOTION: Commissioner Ingraffia moved to continue item CP0-365 to the September 20th Planning Commission meeting. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

<https://youtu.be/jSmhRVLeE38?t=6m47s>

B-2 Case No.: CP0-500, UP0-440

Site Location: 3300 Panorama Drive, Morro Bay, CA

Project Description: The applicant proposes to demolish and remove two large holding tanks (approximately 4,350,000 gallons each) once used by the United States Navy to store jet fuel, one approximately 131,600-gallon water tank, all piping attached to the tanks, pumps and both exposed and underground piping. The applicant proposes two staging areas on site for equipment, waiting trucks, and temporary debris storage. The project is anticipated to require some level of disturbance over approximately 8 acres and is expected to require 1.5 to 2 months to complete. The project site is located in a Single Family Residential (R-1) zone with a Planned Development (PD) Overlay. The site contains areas of environmentally

sensitive habitat and is partially located in the Coastal Commission appeals jurisdiction.

CEQA Determination: The Community Development Director determined the project qualifies for a Mitigated Negative Declaration of Environmental Impact (MND). Mitigation is recommended to reduce potential environmental impacts to a less than significant level. Copies of the MND are available for review at the Community Development Department, 955 Shasta Avenue in Morro Bay and on the City's website at the following link:

<http://www.morrobay-ca.us/DocumentCenter/View/9845>.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the demolition project subject to compliance with recommended conditions and mitigation measures.

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

<https://youtu.be/jSmhRVLeE38?t=7m26s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

McIlvaine presented the staff report.

Discussion between Commissioners and staff.

Chairperson Tefft opened the Public Comment period for the applicant.

<https://youtu.be/jSmhRVLeE38?t=32m4s>

Chris Mathys, applicant's agent thanked staff for helping with the process. Mathys presented his report and stated he was there to answer any questions.

Commissioner Sadowski asked Mathys if the tanks have lead based paint on them.

Mathys responded there would be minimal torching of tanks and there would be an onsite monitor.

Oliver Riese Bedford Enterprise, stated a lead based plan will be submitted to the Health Department. Riese doesn't anticipate there would be a lot of torch cutting, the paint will be removed before torching.

Rob Solley managing member of the CVI group to remove the jet fuel tanks. Solley, stated he went door to door and spoke to the families to get their thoughts about the fuel tanks being removed. Solley received many support from the neighbors and would like the support from the Commissioners. Solley stated he would like to provide a petition from the neighbors for the support of the project.

Chairperson Tefft closed the Public Comment period for the applicant and opened the Public Comment period for the public.

<https://youtu.be/jSmhRVLeE38?t=44m20s>

Betty Winholtz, Morro Bay resident, stated trucks are supposed to idle for only 5 minutes. Winholtz asked if the trucks would be idling simultaneously or one after another.

Winholtz stated questions to the Commission:

- Who will repair the roads that the trucks are going to destroy?
- Could there be a maximum trucks per day?
- If there are any damages to homes from the vibration of the trucks, how will this be handled?
- Could the water tank be preserved for any future projects on the site? And is there a working well attached.
- Why is there lighting proposed? Could the lighting be projected away from the homes?
- How often will City staff make trips to the site to see if the mitigated measures are being followed? Or will City staff depend on the neighbors to notify them.
- Would like clarification if there will be a third party who will develop the site or will the owner develop the site.
- Would like to know if the goats were allowed in the ESHA.

Winholtz stated items of concerns:

- The language for drainage should be referred to as a stream or creek.
- Neighbors along the truck route should be notified of the start and the estimated end date of the project.
- The project should not be started in the nesting season.
- Would like for the whole stream to be buffered and not just the southern end.
- If the San Jacinto intersection is used, the trucks should avoid traffic times for the middle school.

Terry Wahler, 465 Sicily St noticed the on-site staging area for equipment and employee parking was not yet well defined in the project description and was not comfortable postponing this information per recommended mitigation. He wanted to know why they are waiting until later to figure this out.

Wahler asked if the vegetation plan has been prepared or already completed. Wahler asked if any of the soil was anticipated to be contaminated and would it be taken off site or would it remain on site.

Wahler would also like to condition the project so there would be alternative use of Tahiti, Vashon, Sicily and Trinidad for vehicle traffic.

Robert Walker, 523 Whidbey St., stated he received the Notice of Hearing last week, but feels this is not enough time. Walker also noted it was difficult to find the project on the City's website.

Waller stated given the need for water conservation, he is concerned about water which will be used for dust control. Walker feels good about the amount of things being considered but as a resident, he feels he has been left out of the process. Walker wanted to know if things are not going right, who would be the person to contact.

McIlvaine notified the Commissioners that Mr. Walker's letter was submitted as Exhibit D in the staff report.

Judy Thompson, 496 Tahiti St., stated it was also very difficult for her to find the project on the City's website. Thompson is concerned because she lives across the street and has a one year old child. Thompson is concerned about the chemicals which are going to be used and has heard there was asbestos on site.

Thompson thanked the City for sending out the notice.

Steven Torada (sp?), 3339 Panorama, thanked the owners for being available. Torada noticed the goats were causing damage to the creek and said they were a nuisance to the neighborhood. Torada suggested the goat herd be removed.

Richard Barnes, 511 Whidbey St., stated he would like to see video timelines of the project and would like for it to be accessible on the City's website.

Carol Walker, 523 Whidbey St., stated she noticed the tanks were free of hazardous materials since 1994. Walker would like to know who determines these findings and if any research was done to determine there are none on site. Walker would also like to know who would be the contact if there are any hazardous material found.

Walker commented she and her neighbors were never approached by the representative regarding the petition or asked what their concerns were.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/jSmhRVLeE38?t=1h28m56s>

Discussion between Commissioners and staff.

McIlvaine answered technical questions from the Public.

Commissioner Lucas requested Riese to answer questions regarding lead paint mitigation.
<https://youtu.be/jSmhRVLeE38?t=1h16m12s>

Riese covered the process of removal of lead base paint and how it would be contained. Riese also addressed the traffic and weight of the trucks. Riese commented the vibration of the trucks shouldn't be an issue because the trucks would be traveling at a speed of 15-20 mph.

Riese also responded there was no asbestos found on the site. Riese noted if any hazardous material was found on the site, work would cease and the material would be contained.

McIlvaine addressed the issue with the goats and noted project demolition is subject to monitoring.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/jSmhRVLeE38?t=1h28m49s>

Chairperson Tefft opened the Public Comment period to answer Commissioner Sadowski's question regarding disposal of site materials.

<https://youtu.be/jSmhRVLeE38?t=1h45m38s>

Riese, stated the metal will be recycled at Bedford's facility in Santa Maria, and hazardous materials would be transported by Pacific Petroleum to a large waste facility in Kettleman City or another facility.

Mathys suggested the Commission could add a condition stating any work be placed on hold until any type of lawsuit or claims be settled.

Dana Morgan, 490 Whidbey St., wanted to know about the metal shavings becoming airborne when the metal is cut. Morgan is also concerned about the gas line connection being broken and wanted to know if there would be an emergency fund for emergencies.

McIlvaine responded to the concerns regarding utilities. McIlvaine stated the Fire Department is aware of any potential utility issues. McIlvaine noted there is a condition stating all utility lines be stubbed off prior to demolition.

Anna Pavorsky, 515 Yerba Buena St., asked why an Environmental Impact Report was not done.

McIlvaine explained the California Environmental Quality Act requires an initial study which addresses a number of areas of potential concern; all of those were addressed in the Mitigated Negative Declaration and it was determined any potential concerns could be mitigated to a less than significant level. McIlvaine noted all mitigation measures are now part of this project description and was agreed to by the applicant.

Leslie Zidroy (sp?), 497 Trinidad St., asked if the applicant will be taking away the tanks to rebuild more homes. Zidroy noted the Central Coast already has no water and said the homes would impact the quiet neighborhood.

Richard Miller 591 Zanzibar St., feels because there are so many entities involved with the project, he's worried if there's an issue it would be passed around and not handled properly.

Thompson also stated her concern regarding the vibration from trucks damaging her home. She doesn't feel they should compare the trucks on the project to the garbage trucks because the garbage trucks come only once a week. Thompson understands there would be at least six trucks daily.

Thompson was also concerned if the project was halted, would this lengthen the project time and leave the neighbors to deal with what's left of the project.

Terry Waller, 465 Sicily St., suggested to have a civil engineer do an assessment of the streets.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/jSmhRVLeE38?t=1h56m29s>

Discussion and comments between Commissioners and staff.

The Commissioners were in agreement to have the ESHA area fenced off.

McIlvaine noted the project could be conditioned to limit access for big trucks to the Yerba Buena intersection only.

McIlvaine suggested a possible change to Mitigation Measure BR-7, Replacement Trees; prior to final inspection, the applicant would plant five, fifteen gallon replacement trees on city properties in locations and in the manner specified by the City Engineer. Species shall be subject of approval of the City Engineer consistent with the City's Urban Management Plan.

McIlvaine noted if the Commission was taking action tonight, Mitigation Measure N1 regarding noise should be corrected to read 8 a.m. to 4 p.m.

Commission Sadowski suggested putting a package together of what was presented tonight. He feels it would be more comprehensive.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/jSmhRVLeE38?t=2h49m12s>

Riese spoke to the neighbors and stated he appreciated the concerns they had and stated he would be available for them.

Christen Headland, 498 Yerba Buena St., stated her concerns to the Commission.

- Would like an enclosure around the tanks; concerned airborne particles will harm her family or others in the area.
- Trucks should be covered to keep debris contained.
- Tree replacement should be on site and not on the south end of Morro Bay.

- Would like the neighborhood to be notified if there will be a housing development built in the area.
- The sewer should be viewed for any issues.
- Suggested a website be generated to post updates of the project.
- If there are any changes in the project plans, the neighborhood should be informed of the changes.
- Suggested the project proceed when it's not nesting season.

Graham notified Commission in order to gather information for all of the questions asked, he would like to continue on to the first meeting in October.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/jSmhRVLeE38?t=2h55m6s>

MOTION: Commissioner Lucas moved to continue CP0-500 to the first meeting in October. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

<https://youtu.be/jSmhRVLeE38?t=2h56m22s>

B-3 Case No.: #UP0-394 and #CP0-512

Site Location: Corner of Main and Cabrillo Place, Morro Bay, CA

Project Description: Request for Coastal Development Permit and Conditional Use Permit approval for installation of an unmanned telecommunication wireless facility which consists of a cylindrical antenna on top of an existing 33.5 ft. utility pole and the installation of an equipment cabinet on the ground adjacent to the utility pole within the public right-of-way. The project is located outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally Approve

Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

<https://youtu.be/jSmhRVLeE38?t=2h58m20s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented staff report.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/jSmhRVLeE38?t=3h4m59s>

Tricia Knight, representative for the applicant, stated the project is due to the low coverage in the area and should help out with emergency response. Knight also stated she would be available for any questions.

Joe Antonello, 790 Cabrillo Place, stated he was concerned about the safety on the street if the equipment is placed on the corner of Cabrillo and Main. Antonello noted there would be no visibility to the oncoming traffic. He would like the location to be changed to a less hazardous area.

Knight stated how the plans for the fencing was made, but noted a change could be made in order for it to work. Knight read the Planning condition of approval regarding having a 72 hour backup power and explained in order to have enough power for the 72 hour backup, there would have to be a bigger generator.

Knight requested the Commission consider a receptacle for the backup generator. Knight explained there's not enough space for a generator in the area so if backup is needed, one could be brought in and plugged into the receptacle.

The Commissioner presented their questions to Knight.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/jSmhRVLeE38?t=3h19m21s>

Discussion between the Commissioners, staff and Knight.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/jSmhRVLeE38?t=4h>

Antonello commented he lives two doors down from the project site and still has coverage in his home.

Knight stated a letter was received by the City's Fire Department which explains why coverage is needed in this area.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/jSmhRVLeE38?t=4h1m58s>

MOTION: Chairperson Tefft moved to continue item UP0-394 and CP0-512 to the November 1st meeting. Commissioner Lucas seconded and the motion passed unanimously (4-0).

<https://youtu.be/jSmhRVLeE38?t=4h3m36s>

- C. NEW BUSINESS- NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS - NONE
- F. COMMUNITY DEVELOPMENT DIRECTORDIRECTOR COMMENTS
<https://youtu.be/jSmhRVLeE38?t=4h4m54s>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING –SEPTEMBER 6, 2016

Graham announced SLO County Citizens Planning Academy will be hosting an eight week class for anyone interested in the various facets of urban planning. Classes will start September 29th, 6 p.m. – 9 p.m.

G. ADJOURNMENT

The meeting adjourned at 10:09 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on September 20, 2016, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: November 1, 2016

Staff Report

TO: Planning Commissioners **DATE:** November 1, 2016

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: Request for Continuance for Coastal Development Permit (CP0-512), Conditional Use Permit (UP0-394) to allow Verizon Wireless to perform the installation of an unmanned telecommunication wireless facility which consists of a cylindrical antenna on top of an existing 33.5 ft. utility pole and the installation of an equipment cabinet on the ground adjacent to the utility pole within the public right-of-way. The project is located outside of the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

Staff recommends the Planning Commission hear public testimony on the project and continue the public hearing to a date uncertain for full review at that time.

REASON FOR CONTINUANCE:

The Planning Commission reviewed this project on September 6, 2016 and continued the hearing until November 1, 2016. On October 19th, the Applicants' agent, Tricia Knight, requested continuance of the project to a date uncertain in order to work with the surrounding neighbors in an attempt to find a better utility pole location for the installation of the Verizon Wireless antenna and associated equipment cabinet.

Prepared By: WM

Department Review: ____



AGENDA NO: B-2

MEETING DATE: November 1, 2016

Staff Report

TO: Planning Commissioners

DATE: October 25, 2016

FROM: Cindy Jacinth, Associate Planner

SUBJECT: South Bay Wild, 1217 Embarcadero –Amendment to existing Conditional Use Permit #UP0-058 for change of occupancy use for South Bay Wild. Project proposes tenant improvements to support fish unloading facility, process fish/smoke fish, retail fish sales and outdoor canopy for bird deterrent purposes. The project is located within the Coastal Commission Original Jurisdiction

RECOMMENDATION:

Adopt Planning Commission Resolution 24-16 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated October 19, 2016.

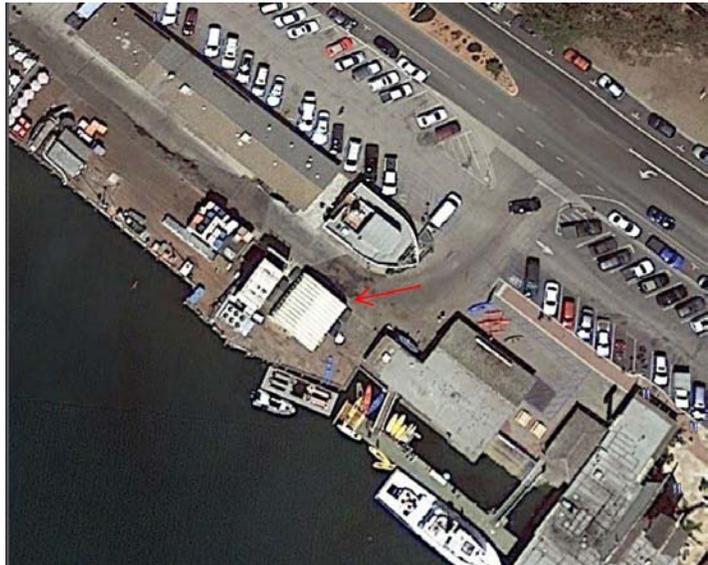
APPLICANT/AGENT: Rob Seitz, South Bay Wild

LEGAL DESCRIPTION/ LEASE

SITE #: 1217 Embarcadero Road.
Also known as water lease 128W.
APN #066-351-010

PROJECT LOCATION:

The project is located at 1217 Embarcadero Road, west of the (across the street) Dynegy power plant. The lease site is currently developed with adjacent businesses such as Morro Bay Landings and Dockside 3 restaurant. These businesses are on adjacent lease sites: Morro Bay Landing, lease sites 125-127; Dockside 3 restaurant, lease site 128; small storage shed building, lease site 124.



BACKGROUND:

The building is located within lease site 128W and was constructed in 2008, after the Coastal

Prepared By: CJ

Department Review:

Commission (CCC) issued a waiver (#3-08-011-W) (Exhibit B) for replacement of a maintenance shed used for storage. Its original use was permitted as storage and has been previously shown as storage use when conditional use permit UP0-058 was approved by the City on May 12, 2008 (CDP#3-08-025 approved on June 10, 2009 and amended on November 15, 2012). The applicant is a sub-leasee of Morro Bay Landing, which took over the lease site from the former Virg's Landing (1215 Embarcadero).

PROJECT DESCRIPTION:

The applicant, South Bay Wild, is proposing tenant improvements to the existing building at 1217 Embarcadero. Tenant improvements are proposed to support a fish unloading facility, process fish/smoke fish, retail fish sales, outdoor canopy for bird deterrent purposes. Plan sheet A-3 (Exhibit D) includes the proposed floor plan which details the retail area floor layout. In addition, the applicant is requesting approval for the canopy which was recently installed on the west side of the building for bird deterrent purposes. The canopy is used to cover the fish processing area. The canopy does not exceed the height of the building and does not cause adverse visual impacts. No addition in square footage is proposed nor is there any change to building height. The only change proposed to the façade is the addition of the bird deterrent canopy on the water side of the building.

South Bay Wild Inc. is a small, family owned & operated commercial fishing business. The goal of South Bay Wild is to open a small retail fish market at this location to sell high quality fresh, frozen, smoked and prepared fish products directly to the public. Currently, the business has no retail component, and as a commercial fishing operation sells its fish to wholesale markets, and direct sales via the internet. Their goal is to provide an important connection between the community and the abundant, sustainably harvested seafood they source just off-shore.

PROJECT ANALYSIS:

Measure D:

Measure D, a voter initiative passed in 1981, and codified at MBMC 17.36, states in part, that the City shall not grant any permit, or approval of any City lease sites between Beach Street and Target Rock unless such development or use is primarily for the purpose of serving or facilitating licensed commercial fishing activities or noncommercial recreational fishing activities, or is clearly incidental thereto...and that no approval shall be granted...for retail establishments serving the general public, and any existing such uses shall be considered nonconforming and shall not be expanded or enlarged.

South Bay Wild is a commercial fishing activity as described in Measure D. The retail component of the proposed project supports commercial fishing and fish sales help facilitate the business and is therefore in compliance with Measure D.

Waterfront Master Plan

The proposal is within the Waterfront Master Plan and is within Planning Area 2: (T-Piers/Fisherman Working Area) . This includes the area from the Dynegy energy intake building to the Embarcadero Road/Beach Street intersection. This area is primarily devoted to the working fishing boats and shoreside support facilities and the proposed project, establishing a commercial fishing business, is consistent with the Waterfront Master Plan. No change in square footage is proposed and the only change to the overall conditional use permit (UP0-058)'s project description is the change of occupancy from storage to fish processing and sales.

General Plan/Local Coastal Plan/ Zoning Ordinance consistency

The property is zoned CF/PD as a commercial/recreational fishing land use designation. The purpose of the CF district is to promote and accommodate both the commercial fishing industry and noncommercial recreational fishing activities in appropriate waterfront areas. The property's zoning also includes the Planned Development (PD) overlay. South Bay Wild and its proposed retail use in association with a commercial fishing business is consistent with the zoning. No exceptions under the PD overlay are being requested.

Signs

A 3' x 5' proposed business wall sign for South Bay Wild is shown on sheet A-1. Under the City's current sign regulations (MBMC 17.68.110), a maximum amount of allowed signage would be 50 square feet based on 2 to 1 lineal feet of building frontage. At 15 square feet, the proposed sign complies with sign regulation. The proposed sign location is shown on sheet A-3 above the door of the east elevation. The Waterfront Master Plan does encourage projecting signs perpendicular to the building and in this case, the proposed sign is a wall sign.

Parking:

The proposed retail use at 1217 Embarcadero would encompass 516 square feet. Under the City's parking requirements which is 1 space per 300 feet (MBMC 17.44.020), the parking standards would necessitate the provision of two spaces or payment of parking in-lieu fees. However, Resolution 54-16 passed by the City Council on June 28, 2016 waives parking in-lieu fees for a project's first four required spaces and therefore, no spaces are required as a result of this proposed project and the new retail space would be deemed compliant with parking requirements. The business is adjacent to an existing City parking lot which is where customers would park, as is the case for existing adjacent businesses in this area.

PROJECT SETTING:

| Adjacent Zoning/Land Use | | | |
|---------------------------------|--|-------|---------------------------------|
| North: | (CF, PD) / Visitor-serving uses (Restaurant) | South | (CF, PD) / Visitor-serving uses |
| East: | (M-2, PD, I) / Industrial use (Power Plant) | West: | Harbor and navigable ways (H) |

| Site Characteristics | |
|-----------------------------|---|
| Overall Site Area | 45,887sf |
| Existing Use | Visitor-serving |
| Terrain | Paved surface, gentle slope to bay |
| Vegetation/Wildlife | None to minimal |
| Access | Existing building entrances is from Embarcadero Road via existing parking lot |
| Archaeological Resources | None known |

| General Plan, Zoning Ordinance & Local Coastal Plan Designations | |
|---|---|
| General Plan/Coastal Plan Land Use Designation | Commercial/ Recreational Fishing |
| Base Zone District | Commercial / Recreation Fishing (CF District) |
| Zoning Overlay District | Planned Development Overlay |
| Special Treatment Area | n/a |
| Combining District | n/a |
| Specific Plan Area | n/a |
| Coastal Zone | Yes, Original Jurisdiction; Coastal Commission responsible for Coastal Development Permit |

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff has determined that it meets the requirements for a Categorical Exemption under CEQA Guidelines Class 3 Section 15303. The exemption applies to the conversion of existing small structures from one use to another.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on October 21, 2016, and mailed directly to all property owners of record within 500 feet of the subject site and occupants within 500 feet of the site. The notices invited the public to

attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

South Bay Wild is a commercial fishing business that is seeking a location to provide for retail sales of locally harvested fish. The proposed project would change the approved storage use of the building at 1217 Embarcadero to provide for fish processing and retail sales consistent with both Measure D as well as the City's General Plan/ LCP / Zoning Ordinance and Waterfront Master Plan and the California Coastal Act.

As conditioned, the proposed project will be consistent with applicable development standards of the Zoning Ordinance, the Waterfront Master Plan, and applicable provisions of the General Plan, and Local Coastal Plan. The Commercial/Recreational Fishing (CF) District is intended to “promote and accommodate both the commercial fishing industry and noncommercial recreational fishing activities in appropriate waterfront areas” and this project advances that goal.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 24-16
- Exhibit B – Coastal Commission permit waiver (#3-08-011-W)
- Exhibit C – Public correspondence received
- Exhibit D – Plans/Plan Reductions dated October 19, 2016

LINKS:

Coastal Development Permit Staff Report, 6/10/2009 Coastal Commission meeting
<http://documents.coastal.ca.gov/reports/2009/6/W7b-6-2009.pdf>

Previous City staff reports and project documents related to CUP #UP0-058
<http://morrobayca.gov/842/Current-Planning-Projects>

EXHIBIT A

RESOLUTION NO. PC 24-16

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING AMENDMENT (#A00-042) TO CONDITIONAL USE PERMIT (#UP0-058) WHICH INCLUDES APPROVAL FOR CHANGE OF OCCUPANCY USE FROM STORAGE TO FISH PROCESSING AND RETAIL FOR SOUTH BAY WILD AT 1217 EMBARCADERO

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 November 1, 2016, for the purpose of considering an amendment (#A00-042) to Conditional Use Permit (#UP0-058); 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.

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)

A. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3 for the conversion of existing small structures from one use to another and will have no potentially significant environmental impacts. Furthermore, none of the exemptions to this Categorical Exemption set forth in CEQA Guidelines, section 15300.2 apply to this project.

Conditional Use Permit Findings

A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the change of occupancy use from storage to fish processing and retail for South Bay Wild because it is an allowable use in its zone district and supports commercial fishing operations; and also does not impede any UP0-058 approved waterside or landside improvements as previously approved by the City in its concept plan approval on May 12, 2008 nor with its precise plan approval on May 19, 2015 and said structure and retail use complies with all applicable project conditions and City regulations. The fishin processing and retail use of the facility at 1217 Embarcadero by South

EXHIBIT A

Bay Wild, Inc. does not conflict with intent of Measure D because its supports commercial fishing.

- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the overall masterplan project of various land and waterside improvements are consistent with the zone designation and will comprehensively provide additional public benefits through the Harborwalk access path, provision of public access to floating docks as well as public seating and view corridors throughout the area entitled under the overall conditional use permit #UP0-058.
- C. The waiver of parking in-lieu fees for South Bay Wild will not adversely affect parking options or cause adverse traffic impacts because adopted City Council Resolution No. 54-16 allows for suspension of parking in-lieu fees for the Embarcadero area in order to support economic development and because there is existing public parking adjacent to the business

Waterfront Master Plan Findings

- A. The proposed project makes a positive contribution to the areawide design character for both visitors and residents, improves economic health for businesses and is consistent with Measure D in that it supports and maintains an existing commercial fishing business while increasing and maintaining commercial fishing industry in adapting existing buildings previously used for storage:
 - a. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project supports commercial fishing businesses by providing a retail option which will also add to the pedestrian and visitor choice of retail sales of locally sourced fish.
 - b. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and does not change the existing visual and pedestrian transition to its immediate neighbor in that the building is existing and does not propose an addition of square footage but only a change of occupancy use, and also that the bird deterrent canopy on the west side of the building aids the commercial fishing operation and also does not exceed the height of the existing building at 1217 Embarcadero and therefore does not cause any adverse visual impacts or block view corridors.

Section 2. Action. The Planning Commission does hereby approve the amendment (#A00-042) to Conditional Use Permit #UP0-058 subject to the following conditions:

STANDARD CONDITIONS

- 1. This permit is granted for the land described in the staff report dated October 26, 2016, for the project at 1217 Embarcadero depicted on plans dated October 19, 2016, on file

EXHIBIT A

with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development through change of occupancy use, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for #A00-042, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Manager. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
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. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of 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 MBMC and is a misdemeanor.

EXHIBIT A

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.
8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Building Conditions:

1. Prior to construction, the applicant shall submit a complete building permit application and obtain the required building permit.

Fire Conditions:

1. Sheet A-1. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13, California Fire Code (Section 3604.1), National Fire Protection (Section 28.1.6.2.1.1), and Morro Bay Municipal Code (Sections 14.08.090(L)(2) and 14.52.060), is required. Applicant shall provide automatic fire sprinkler coverage beneath and inside the proposed commercial fish processing and retail structure, in accordance with NFPA 13 and provide above language in the Project Data Section on Sheet A-1.
2. Fire Safety During Construction and Demolition shall be in accordance with 2013 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations. Applicant shall comply with above language.

Public Works Conditions:

1. Applicant shall comply with the following conditions to be required at Building Permit submittal:
2. Sewer Lateral: Perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. If a new lateral is being proposed and old lateral exists, include a note on the plans to cap and abandon existing sewer lateral.
3. Water Backflow Prevention Device: Devices are required for irrigation systems on a dedicated water meter; systems which may change in character of use (commercial rentals, etc.); gray water systems; fire water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is an approved domestic water backflow prevention device per MBMC chapter 13.08.

EXHIBIT A

4. **Encroachment Permits:** A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application.
5. Applicant shall add the following notes to the Building Plans:
 1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
 2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
 3. Due to mandatory water conservation requirements and stormwater requirements no pressure washing is allowed unless it is directly due to professional preparation of exterior painting of property. No discharge of non-stormwater is allowed into the municipal storm drain system and contractor must provide measures to prevent any discharge for entering the stormwater system.

Planning Conditions:

1. A Coastal Development Permit amendment or waiver as applicable shall be submitted to the Community Development Department prior to issuance of a building permit.
2. All conditions imposed with the Concept Plan as approved by the City Council on May 12, 2008, the Precise Plan approval on August 25, 2015, and any City approved modifications to the conditional use permit shall remain in full force and effect.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1st day of November, 2016 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT A

Planning Commission Resolution #24-16
Amendment (#A00-042) to #UP0-058
Page 6

Robert Tefft, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 1st day of November, 2016.

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863 FAX (831) 427-4877
www.coastal.ca.gov



NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: April 25, 2008
TO: Virg's Fish'N, Attn: Darby Neil
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 3-08-011-W

RECEIVED

APR 28 2008

City of Morro Bay
Public Services Department

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Virg's Fish'N, Attn: Darby Neil

LOCATION: **1215 Embarcadero Road** (lease site 128W located along the Embarcadero in the vicinity of the commercial fishing T-piers), Morro Bay (San Luis Obispo County) (APN(s) 066-351-13)

DESCRIPTION: Replacement of a maintenance shed used to store fishing tools, equipment, and related materials associated with an existing commercial fishing operation.

RATIONALE: The proposed replacement maintenance shed would be located in roughly the same location and would be roughly the same size and configuration as the previous maintenance shed at this location, and it would provide a necessary support facility for an existing coastal dependent use. The replacement shed would be a one-story (13.5' tall) pre-fabricated metal shed occupying a 675 square foot area on the Embarcadero pier at the commercial fishing docks. The shed includes a coated flooring material, and would be set in a curbed foundation containment system to prevent materials or liquids in the shed from leeching or spilling out into the Bay. Absorbent pads and other spill containment/cleanup materials would be also be stored on-site as a contingency measure. In addition, the project includes construction BMPs designed to protect the marine environment during construction. Disruptions to public access during construction will be minimized by maintaining access along the waterfront and restricting access only in the immediate area of construction. Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Friday, May 9, 2008, in Marina Del Rey . If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: DAN CARL
District Manager

EXHIBIT C

RECEIVED

OCT 25 2016

City of Morro Bay
Community Development Dept.

October 23, 2016

Morro Bay Building Commission

595 Harbor Street

Morro Bay CA 93442

Dear Commissioners,

This letter is in support of South Bay Wild's application to sell retail fish from their location at 1217 Embarcadero. Another outlet for fish would be welcome in Morro Bay, a city that prides itself as a fishing community. Even though I live in another city, Morro Bay is where we go for fish and another place with sustainably caught fish is an asset to the community. Please approve South Bay Wild's application to open their retail store.

Thank you for considering this request.

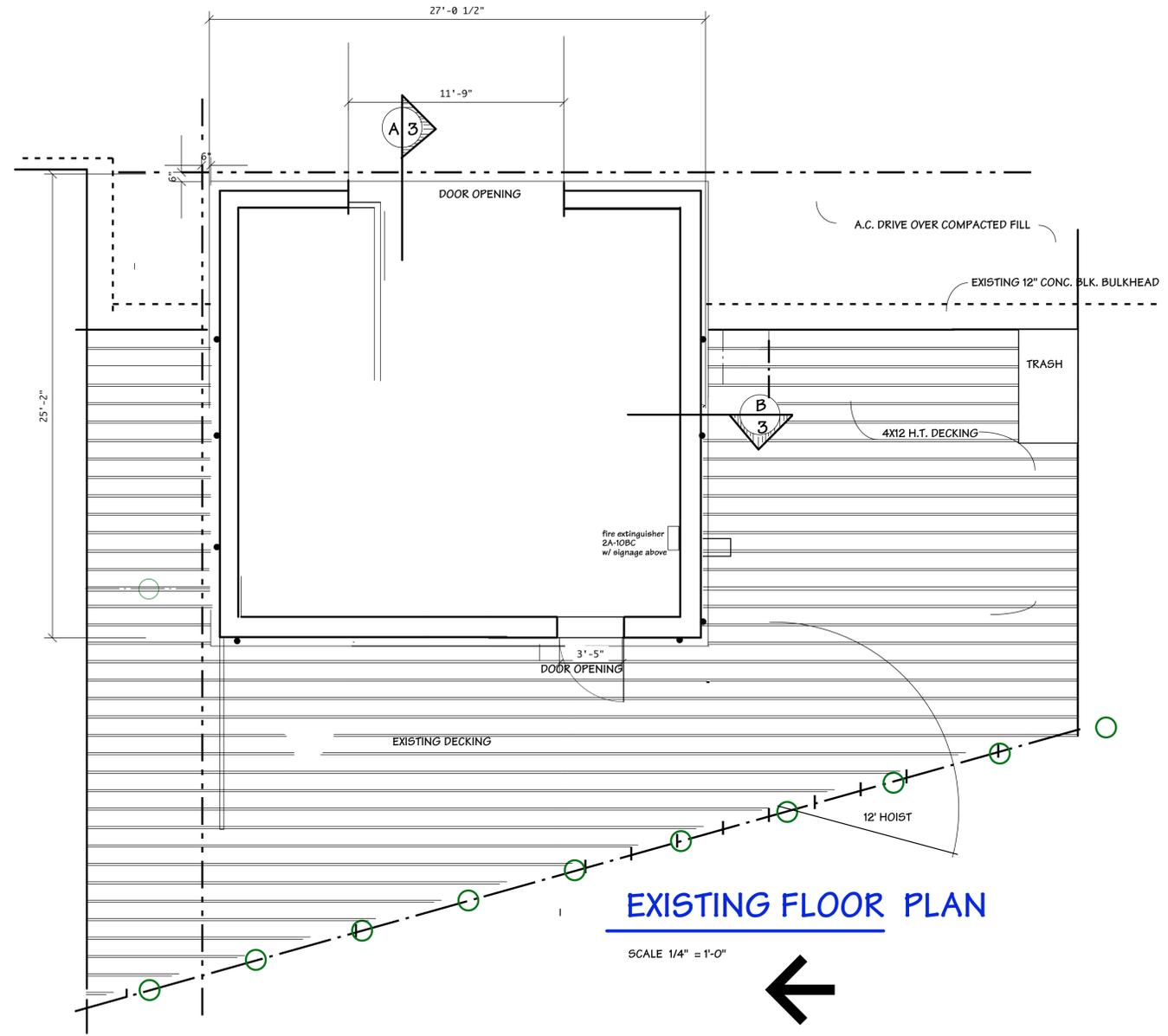
Sincerely,



Bettina H Salter

14080 San Antonio Road

Atascadero CA 93422



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"



The plans, specifications, notes and other documents incorporated by reference herein are the property of the Architect and shall remain confidential. No part of these plans shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.

LAND/SEA INTERFACE
 GENE DOUGHTY-ARCHITECT
 C 18794
 1-805-772-8436

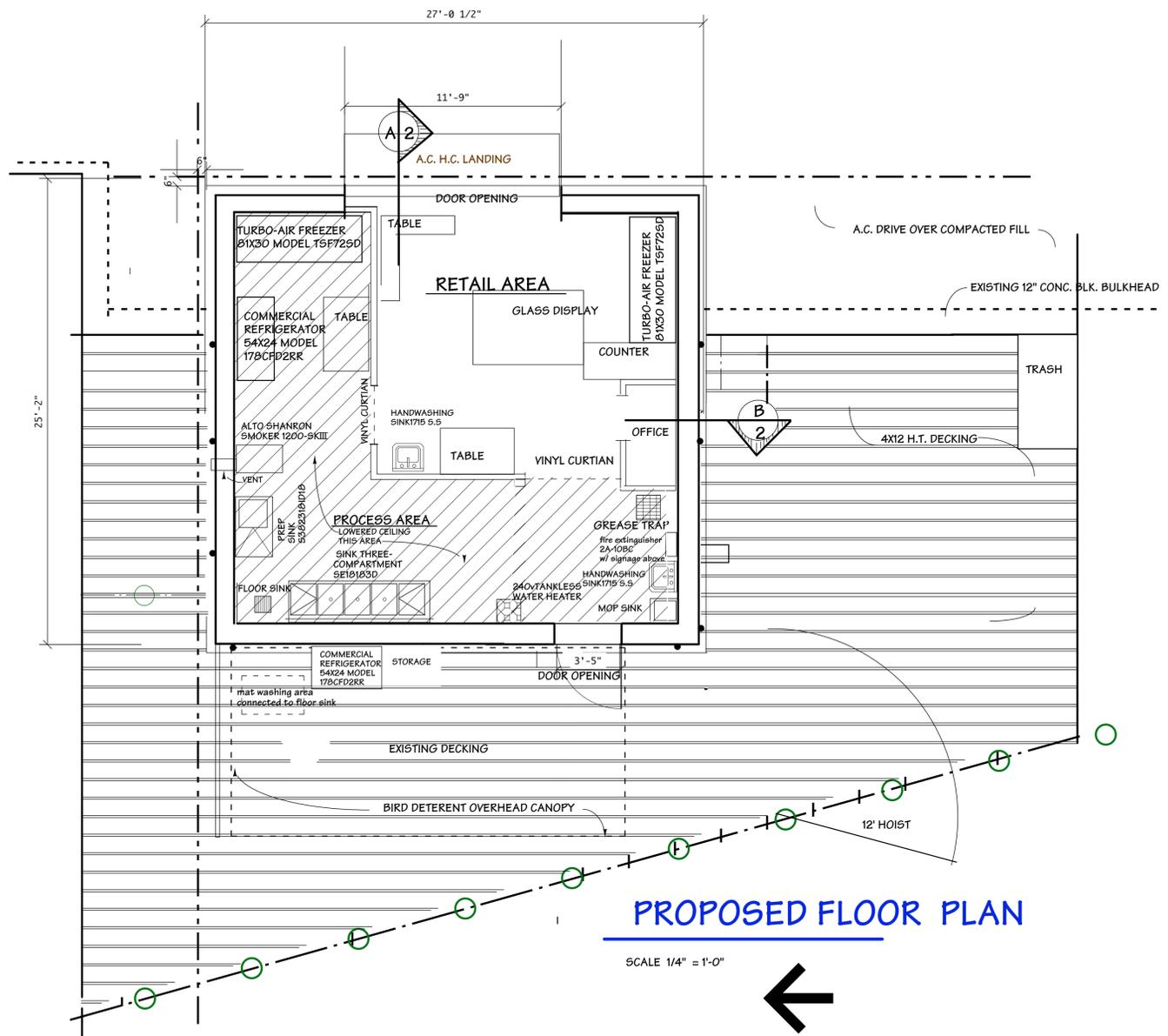
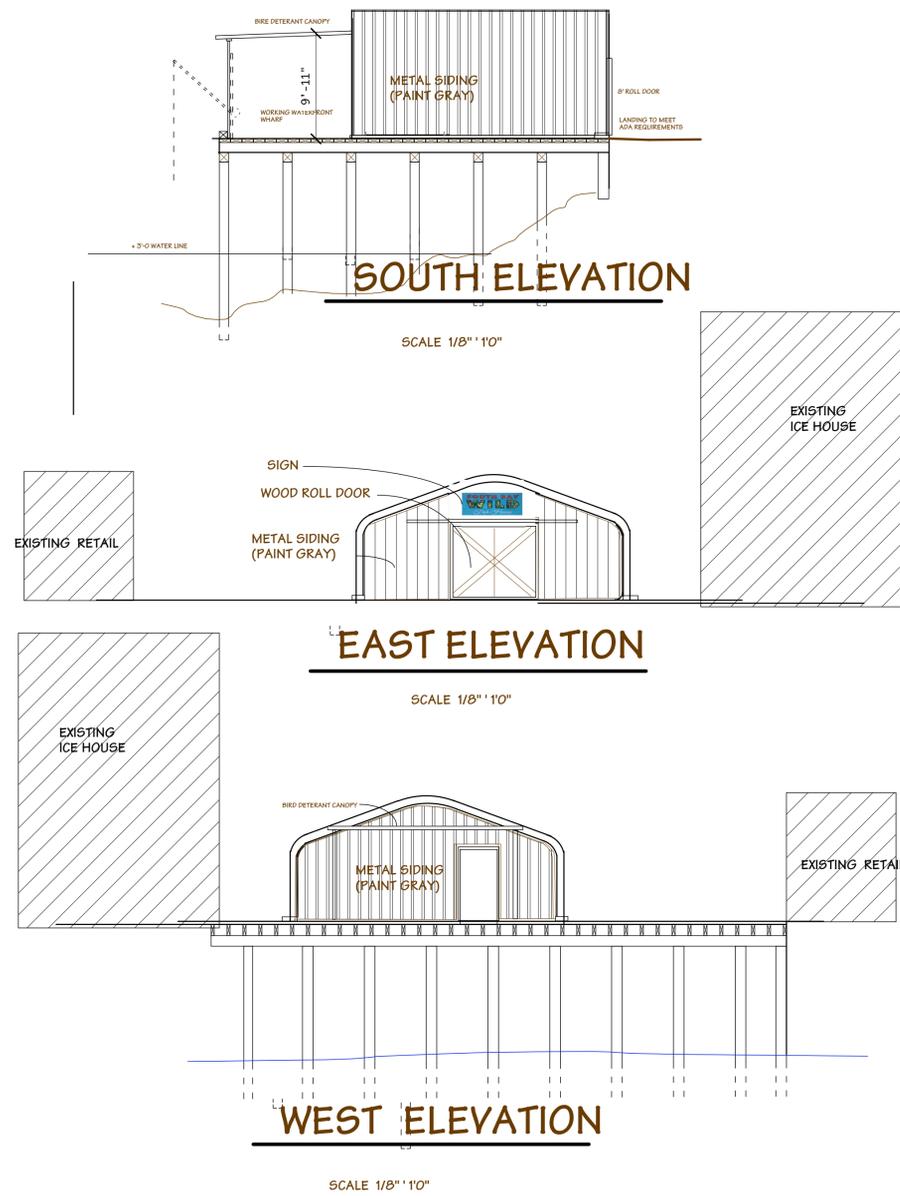
M.M.B.S. L.L.C.
MORRO BAY LANDING
TENANT IMPROVEMENTS
 SOUTH BAY WLD
 LEASE SITE 128 W
 1217 EMBARCADERO MORRO BAY, CALIF.

EXISTING FLOOR PLAN

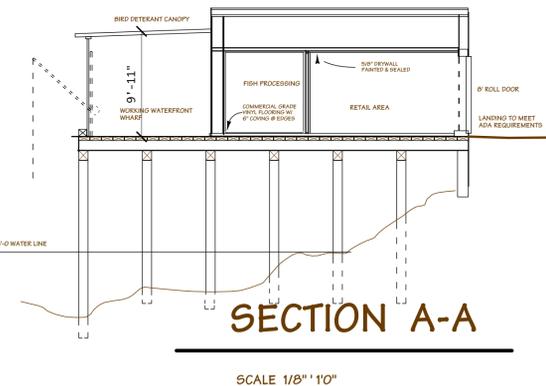
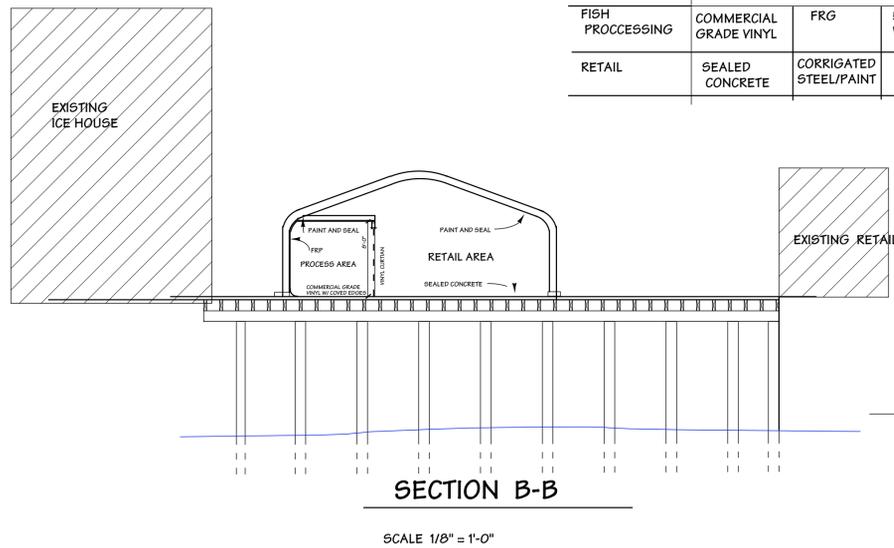
DATE: 8-10-16
 8-15-16
 8-22-16
 10-19-16

SHEET
A-2
 OF 4 SHEET

SCALE AS NOTED
 DRAWING CD



| | INTERIOR SCHEDULE | | |
|-----------------|------------------------|------------------------|-------------------------------|
| | FLOOR | WALLS | CEILING |
| FISH PROCESSING | COMMERCIAL GRADE VINYL | FRG | 5/8 DRYWALL W/ PAINT & SEALED |
| RETAIL | SEALED CONCRETE | CORRIGATED STEEL/PAINT | CORRIGATED STEEL/PAINT |



BUILDING WITHOUT BIRE DETERANT CANOPY

BUILDING WITH BIRE DETERANT CANOPY

The Plans, Specifications, Notes and Schedules are to be read in conjunction with the General Conditions of Contract for Construction of the Project. The Plans, Specifications, Notes and Schedules shall govern in the event of any conflict.

LAND/SEA INTERFACE
GENE DOUGHTY-ARCHITECT
1-805-772-8436
C 18794

M.M.B.S. L.L.C.
TENANT IMPROVEMENTS
MORRO BAY LANDING
SOUTH BAY WILD
LEASE SITE 128 W
1217 EMBARCADERO MORRO BAY, CALIF.

FLOOR PLAN SECTION ELEVATION PHOTO SIMULATION

DATE: 8-10-16
8-15-16
8-22-16
10-19-16

SHEET A-3

SCALE AS NOTED
DRAWN: G.D.

OF 4 SHEET

SAN LUIS OBISPO COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH
 2156 Sierra Way, San Luis Obispo, CA 93401
 Phone: (805) 781-5544 Fax: (805) 781-4211

Permanent Food Facility Construction Plan Check Sheet

Food Facility Address
 Contact Person Phone

The following requirements are based upon the California Retail Food Code (sections cited), San Luis Obispo County (SLOC) policy, and applicable plumbing and mechanical codes.
Use the following checklist to verify that all applicable items requiring review are included in the plan. Include a copy of the checklist with the plan submittal packet. This may help to expedite the inspector's review process.

General Requirements pg section in out

Complete and legible plans, drawn to scale, scale indicated 3 (114380)
 Floor plans include plumbing, electrical, lighting, equipment placement, and refuse disposal area 3

Manufacturer's specification sheets for all new and existing equipment included 3 (114380)
 Attached form, "Menu Items and Food Operations", included 15

Interior Finish Requirements

Floor finish indicated 3 (114268)
 Floor drains floor slope to drain is indicated, as applicable 4 (114269a)
 Wall finish indicated; more durable finish provided where applicable 4 (114271)
 Acoustical paneling, when utilized, installed a minimum 6 feet above the floor 4 (114271)
 Base covering indicated 3,4 (114268b)
 Ceiling finish indicated; Drop ceiling indicated when height less than 15', ceiling painted/sealed when height over 15' 4 (114271)
 Walk-in unit interior and exterior finish material indicated, as applicable 4 (114268a,71)

Water Supply, Plumbing, and Liquid Waste

Approved, adequate, pressurized potable water supply 5 (114192)
 Food fogging devices and/or misters supplied by pressurized water, as applicable 5 (114180)
 Location and heating capacity of proposed or existing water heater indicated 5 (114195)
 Specifications provided for plumbing fixtures and backflow protection devices 5

Sink faucets are equipped with mixing valves for hot and cold water 5 (113953c)
 (114163a3)

Floor sinks or other receptor (approval required) indicated for the collection of liquid waste discharged from equipment requiring indirect plumbing 5 (114193)
 Floor sink(s) not located inside walk-in refrigeration units. 5 (114193)
 Floor sinks 1/2 exposed or otherwise readily accessible for inspection and cleaning 6 (114193)
 Grease trap or interceptor details provided and location shown 6

Cleaning Facilities and Sink Requirements

Handwashing facilities supplied, sufficient, conveniently located 6 (113953b1)
 Permanently installed single-service hand soap and hand-drying device indicated 6 (113953.2)
 Splashguards provided, as applicable 6 (113953b1)
 Manual warewashing 3-compartment sink provided with sufficient compartment size and two integral drainboards 7 (114099)
 Indirect waste from 3-compartment sink indicated 5,7 (114193)
 Integral heating device provided for hot water sanitization operation, as applicable 7 (114099.4)
 Mechanical warewashing system specifications provided as applicable 7 (114101a)
 Mechanical dish machine provided with dual drainboards, as applicable 7 (114103)
 Ventilation provided above heat sanitizing warewashing machines, as applicable 11 (114149.2b)
 Food preparation sink with single drainboard provided, as applicable 7,8 (114163)
 Food preparation sink meets minimum dimensional requirements 7 (114163)

Cleaning Facilities and Sink Requirements (cont.) pg section in out

Indirect waste connection from food preparation sink indicated 7 (114193)
 Janitorial facilities provided with a cleaning basin or sink, drained to sewer 8 (114279)
 Janitorial sink faucet includes atmospheric vacuum breaker (AVB) backflow protection, or equivalent 5,8 (114182c)
 (C)CPC 603.4.7

A rack, room, or area for the storage of mops, brooms, and cleaning supplies 8 (114282)

General Equipment Standards and Installation

Proposed equipment, utensils, etc. meet design and classification standards 8,9 (114130a,b)
 Cold and hot holding and heating equipment sufficient in number and capacity 8 (114153)
 Type of refrigeration drainage (self-contained evaporator or floor sink) indicated 5
 Walk-in refrigeration units open into an approved location 8
 Vertical Rotisserie specifications accompanied by written operational or HACCP plan 8
 Not easily movable floor-mounted equipment is sealed to the floor or elevated 6" 9 (114169b)
 Not easily movable table-mounted equipment is sealed to the table or elevated 4" 9 (114169d)
 Fixed equipment appropriately spaced to allow for cleaning or sealed 9 (114169)
 Sneeze guard protection provided, as applicable 9 (114060a)
 (114063d)
 Beverage tubing/cold-plate cooling device specifications provided, as applicable 9 (114167)
 Conduits, flex lines, plumbing, and gas lines to be mounted or enclosed 5
 Outdoor BBQ located to prevent fire hazard or food contamination, as applicable 9 (114143b)
 BBQ method of separation from public access indicated 9 (114143c)
 Flooring at BBQ location indicated, impervious, extends 5-foot radius around BBQ 9 (114143d)

General Electrical Requirements

Lighting indicated, type and location sufficient 10 (114252)
 Light bulb shatter protection indicated in all areas required 10 (114252.1)
 Ventilation details and/or system specifications for all ventilation systems included 10,11
 Mechanical exhaust ventilation indicated above cooking equipment, as applicable 10,11 (114149.1)
 Exhaust hoods extend at least 6 inches beyond all sides of the cooking equipment 11

Premises

Adequate storage space for dry food, single-use articles, linens, etc. is indicated 11,12 (114047)
 Restroom facilities for employee use provided 12 (114276)
 Separate restrooms provided for men and for women, as applicable 12 (114276b3)
 Customer use restrooms indicated and adequately located, as applicable 12 (114276)
 Permanently installed single-service hand soap or hand-drying device indicated 12 (114276)
 Tight fitting and self-closing toilet room doors indicated 12 (114276)
 Type of restroom ventilation indicated 11 (114149)
 Facility fully enclosed in a permanent building to ensure vermin exclusion 12,13 (114266)
 Open air dining areas in conjunction with a fully enclosed food preparation and storage area 12 (113984b)
 Specifications provided for insect control devices, location indicated 13 (114259)
 Self-closing devices on all doors opening to the outside is indicated, spacing around the base and side does not exceed 1/4 inch 13 (114259)
 Air curtain device specifications provided, locations shown, as applicable 13 (114259)
 Pass-through window service openings and dimensions indicated, as applicable 13 (114259)
 Employee space, changing room, storage enclosures indicated 13 (114256)
 Laundry facilities indicated, as applicable 13 (114185.5)
 Private home, living or sleeping quarters entrance indicated, as applicable 13 (114285.6)
 Existing or proposed refuse disposal storage area indicated, details provided 13,14

PLUMBING FIXTURE LIST

- 240v TANKLESS WATER HEATER
- FOOD PREP SINK - 38.5"x23.5" WITH 18"x18"x14" BOWL
- FLOOR SINK
- 3 COMP SINK - 88"x25.5" WITH (3) 16"x20"x12" BOWLS
- HAND SINK - 17.25"x15.25"
- HYDROMECHANIC GREASE INTERCEPTOR
- MOP SINK

GREASE TRAP SIZING

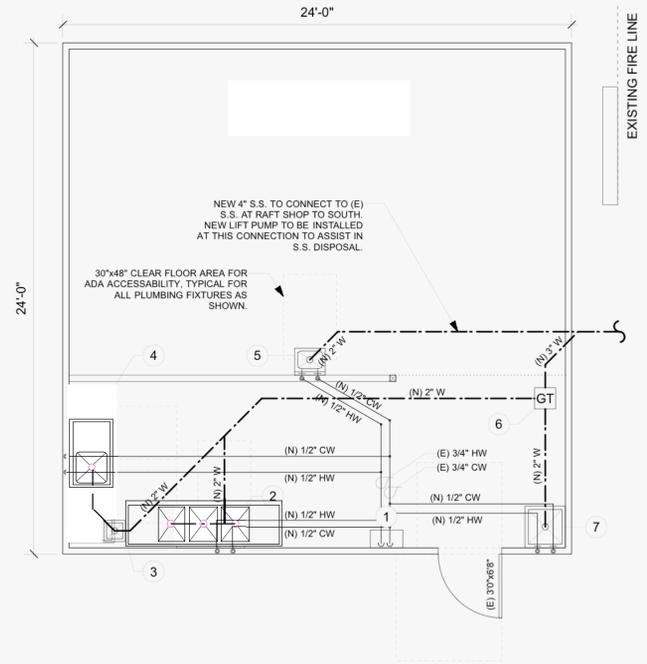
THERE IS ONE 3-COMPARTMENT SINK, EACH BASIN IS 16" X 20" X 12". THIS IS A GROSS VOLUME OF 49.8 GALLONS.

CALCULATION:

- DRAINAGE LOAD = 49.8 GALLONS @ 75% FULL (THIS INCLUDES DISH DISPLACEMENT) = 37.35 GALLONS
- FLOW RATE = 37.35 GAL. / 2 = 18.67 GPM (2 MIN. DISCHARGE MAX FLOW)

NOTE: PER CPC SECTION 1014.2.1 AND TABLE 10-2 THE TOTAL CAPACITY IN GALLONS (L) OF FIXTURES DISCHARGING INTO ANY HYDROMECHANICAL GREASE INTERCEPTOR SHALL NOT EXCEED TWO AND A HALF TIMES THE CERTIFIED GPM (L/M) OF THE INTERCEPTOR.

NOTE: EACH FIXTURE DISCHARGING INTO GREASE TRAP SHALL BE INDIVIDUALLY TRAPPED AND VENTED IN AN APPROVED MANNER PER CPC CHAPTER 10.

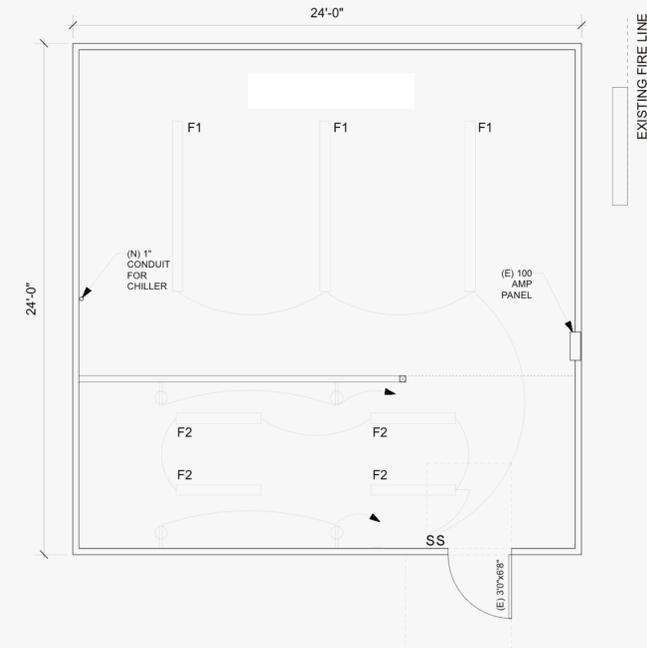


ELECTRICAL FIXTURE LIST

- EXISTING T8 CFL FIXTURE TO REMAIN AS IS
- NEW LITHONIA T8 CFL FIXTURE PART # DMW232MVOLTGB101S

ELECTRICAL PANEL SCHEDULE

| Panel Name / Location: | Panel "A" 1217 Embarcadero | Main Breaker amps | Line Voltage | | | | | |
|------------------------|--|-------------------|--------------|-----------|---------|-----------|-----------|---------|
| Service Type: | <input type="checkbox"/> Wye or <input type="checkbox"/> Delta <input type="checkbox"/> 3 wire or <input type="checkbox"/> 4 wire <input type="checkbox"/> Neutral | 100 | 120/240 | | | | | |
| Load Name | Load amps | Breaker | Load Name | Load amps | Breaker | Load Name | Load amps | |
| Plugs | 10 | 20 | 1 | 1200 | 2 | 20 | 10 | Plugs |
| Water Heater | 24 | 30 | 3 | 1200 | 4 | 30 | 24 | Freezer |
| Water Heater | 24 | 30 | 5 | 5760 | 6 | 30 | 24 | Freezer |
| lights | 10 | 20 | 7 | 1200 | 8 | 20 | 10 | lights |
| | | | 9 | 1200 | 10 | | | |
| | | | 11 | | 12 | | | |



2 PLUMBING FLOOR PLAN
 Scale: 1/4" = 1'-0"

SOUTH BAY WILD
 MORRO BAY CALIFORNIA 93412

BUSINESS OWNER
 SOUTH BAY WILD
 Rick Satt
 Los Osos, CA 93402

PLUMBING CONTRACTOR

ELECTRICAL CONTRACTOR
 Lost Coast Electrical
 353 Dune Street
 Morro Bay, CA 93443
 (805) 423-0099

Drafting
 Julia Storch Oberhoff
 1025 Bayview Heights Drive
 Los Osos, CA 93402
 (819) 302-4747

DRAWN: J S O
 DATE: 01/23/15
 REV1:

SOUTH BAY WILD
 MORRO BAY CALIFORNIA 93412

BUSINESS OWNER
 SOUTH BAY WILD
 Rick Satt
 Los Osos, CA 93402

PLUMBING CONTRACTOR

ELECTRICAL CONTRACTOR
 Lost Coast Electrical
 353 Dune Street
 Morro Bay, CA 93443
 (805) 423-0099

Drafting
 Julia Storch Oberhoff
 1025 Bayview Heights Drive
 Los Osos, CA 93402
 (819) 302-4747

DRAWN: J S O
 DATE: 01/23/15
 SCALE: AS SHOWN
 SHEET:

LAND/SEA INTERFACE
 GENE DOUGHTY-ARCHITECT
 1-805-772-0436
 C 18794

TENANT IMPROVEMENTS
 MORRO BAY LANDING
 SOUTH BAY WILD
 LEASE SITE 128 W
 1217 EMBARCADERO MORRO BAY, CALIF.

HEALTH DEPT. REQUIREMENTS PLUMBING PLAN ELECTRICAL PLAN

DATE: 8-10-16
 8-15-16
 8-22-16
 10-19-16

A-4

SCALE AS NOTED DRAWING STD

OF 4 SHEET



AGENDA NO: B-3

MEETING DATE: November 1, 2016

Staff Report

TO: Planning Commissioners

DATE: November 1, 2016

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: **Conditional Use Permit (UP0-458)** Request to allow for an occupancy change and intensification of use on two parcels within in the Silver City Mobile Home/RV park, from a storage use to a short-term visitor serving commercial use as an RV park. The parcels are located within the M-1/PD/I zoning district and outside of the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

Approve Conditional Use Permit No. UP0-458 by adopting Planning Commission Resolution 26-16 which includes the Findings and Conditions of Approval for the project depicted on the plan set date stamped received 10/13/2016 for a period of 24 months with the option to renew the permit at that time.

APPLICANT: Angus Keith, Silver City Mobile Home Park

LEGAL DESCRIPTION/APN:

068-283-009 (A) and 068-371-011 (B) (See Map Below)

PROJECT SETTING:

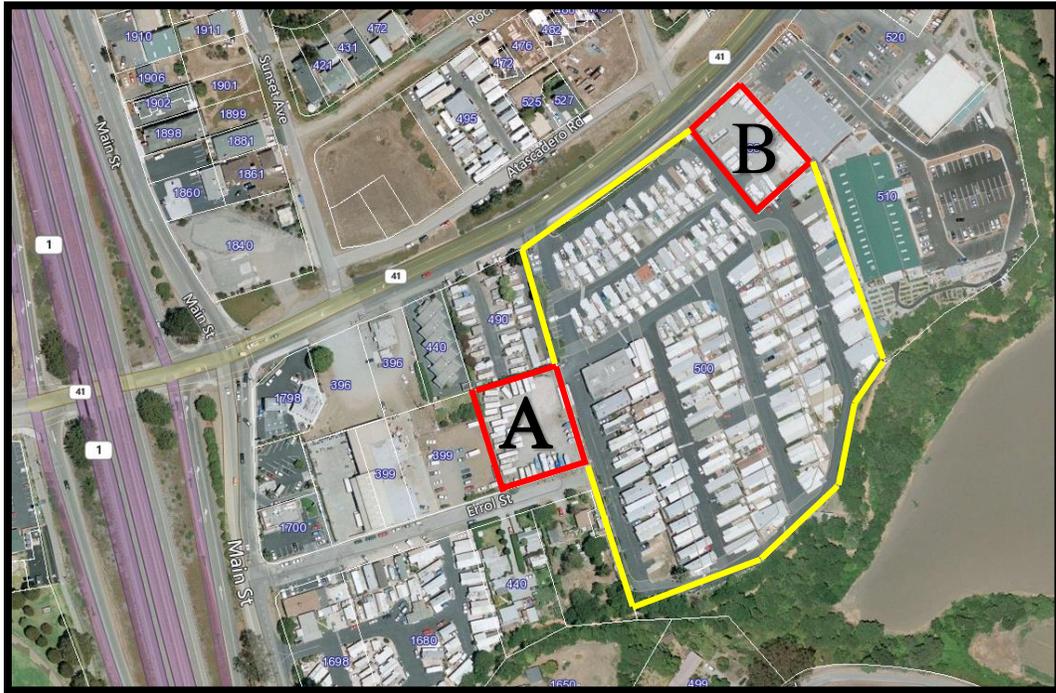
The project is located on the south side of Highway 41, Atascadero Road, to the east of Highway 1 and Main Street and to the west of the Miner's Hardware Store. The two subject parcels are located at 500 Atascadero Road and are part of the larger Silver City Resort property. The Silver City Resort property includes rentals space for mobile homes, recreational vehicles and two areas designated for long term storage of recreational vehicles. The applicant is proposing the conversion of the two storage areas into thirty-two recreational vehicle



Prepared By: ___JG___

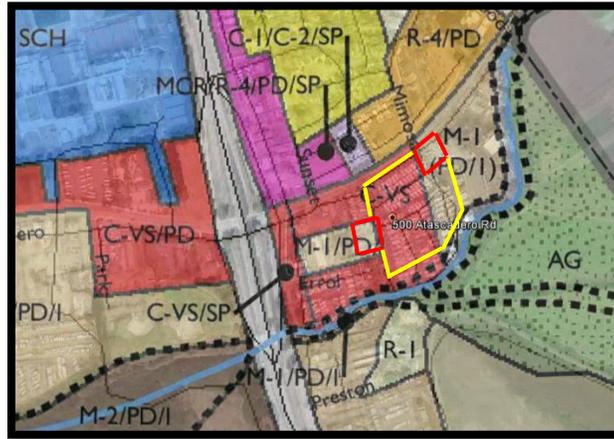
Department Review: _____

rental spaces. APN 068-283-009 (Site A) is located on the west side of the existing Silver City Resort and APN 068-371-011 (Site B) is located in the north east corner of the existing Silver City Park. Both parcels are zoned M-1/PD/I and border on the C-VS zoning district. The project sites are located outside of the Coastal Commission Appeal Jurisdiction.



BACKGROUND:

The Silver City Resort Park includes split zoning with most of the site located within the Visitor-Serving Commercial Zoning District (CV-S) and with a smaller portion of the property dedicated to M-1(PD/I) zoning. Areas A & B, noted on the above map, have historically been utilized as commercial storage yards, consistent with the allowable uses within the light industrial zoning district. The Silver City Resort Park is considered a legal nonconforming use due to the presence of long-term residential mobile home use on site.



| Adjacent Zoning/Land Use | | | |
|---------------------------------|---------------|--------|---------------|
| | Site A | | Site B |
| North: | C-VS | North: | R-4/PD |
| East: | M-1/PD/I | East: | C-VS |
| South: | C-VS | South: | M-1/PD/I |
| West: | C-VS | West: | M-1/PD/I |

| Site Characteristics | | |
|-----------------------------|----------------------------|----------------------------|
| | Site A | Site B |
| Site Area | Approx. 27,500 square feet | Approx. 22,200 square feet |
| Existing Use | Commercial Storage | Commercial Storage |
| Terrain | Virtually Level | Virtually Level |
| Vegetation/Wildlife | Previously disturbed site | Previously Disturbed Site |
| Archaeological Resources | N/A | N/A |
| Access | Atascadero Road | Atascadero Road |

| General Plan, Zoning Ordinance & Local Coastal Plan Designations | |
|---|--|
| General Plan/Coastal Plan Land Use Designation | Light Industrial/Planned Development/Interim Use |
| Base Zone District | M-1: Light Industrial |
| Zoning Overlay District | PD: Planned Development |

| | |
|-------------------------|--|
| Zoning Overlay District | I: Interim Use |
| Special Treatment Area | N/A |
| Combining District | N/A |
| Specific Plan Area | N/A |
| Coastal Zone | Located within the Coastal Zone, outside of the Coastal Commission Appeal Jurisdiction, and outside of the Original Jurisdiction |

PROJECT ANALYSIS:

The Applicant requests Conditional Use Permit approval for a change in use from commercial storage to visitor-serving, short term, RV parking on two lots located within the M-1/PD/I (Light Industrial/Planned Development/Interim Use) zoning district. The project would add 32 new RV rental spaces. The applicant started construction of the infrastructure improvements for establishment of the RV rental use and was subsequently issued a stop work order by the Community Development Department. The Applicant did discuss the project with both City of Morro Bay staff (prior to purchase of the property) and the State Department of Housing and Community Development (HCD) before embarking on the project. HCD indicated that the applicant was only required to obtain permits from their agency. Based on obtaining inaccurate information from HCD, the applicant firmly believed that he had obtained the proper permits.

California Department of Housing and Community Development (HCD)

The California Department of Housing and Community Development has permit authority over all RV and mobile homes installations in these types of parks, within the City of Morro Bay. However, the City maintains land use authority for Coastal Development Permit and Conditional Use Permit issuance for all permanent improvements and for establishment of any use that is subject to a Conditional Use Permit within the City.

Interim Use Overlay Zone

The purpose of the Interim Use Overlay Zone is to allow for properties that may otherwise be underutilized, to be made use of for a higher and better interim use, until such time as the site is developed for its intended purpose. Section 17.40.080 of the Morro Bay Municipal Code (MBMC) states that temporary visitor-serving or recreation uses, including but not limited to ***R-V parks*** may be permitted on all M-1 or M-2 industrial zoned properties also zoned for interim uses. The actual text of Section 17.40.080 is provided below:

A. Purpose

Certain properties being held for future use may be approved for interim uses to allow for proper utilization of the land.

B. Uses Allowed with Interim Use Permits

The following uses may be permitted on all M-1 or M-2 industrial-zoned properties which are also designated in the Coastal Land Use Plan/Coastal Element as appropriate for interim uses, on a temporary

basis until the properties are needed for their principally permitted uses, and subject to the issuance of an interim use permit in accordance with the provisions of this Chapter.

1. Commercial fishing and boating industries

Uses serving the needs of the commercial fishing and boating industries, including but not limited to temporary boat storage and repair, and ancillary uses for same; and

2. Temporary Visitor-Serving or recreation

Temporary Visitor-Serving or recreation uses, including but not limited to paths, R-V parks, camping facilities and ancillary uses for same, playground, exercise courses, restrooms, drinking fountains, sewage dump stations, and parking.

3. Conditions Required

The Planning Commission may grant an interim use permit only if the following conditions are met:

a. The proposed use is limited to relocatable, nonpermanent structures, or existing structures; and

b. The proposed use is subordinate to the character of the visual setting; and

c. The non-owner applicant agrees to remove the interim use after notice from the property owners that the site is necessary for the primary use in the base zoning District.

C. Term of Interim Permit

The Planning Commission shall set such term for the interim use permit as deemed appropriate after considering the level of improvements of the interim use and anticipated demand for the primary uses. An applicant may apply for renewal of an interim use permit. For the industrially zoned, City owned property south of Atascadero Road, an interim use permit may be granted for the following uses only, subject to short term leases of five to ten years, or until such time as the property is needed for its primary permitted use: commercial fishing and boating facilities, RV parks, overflow camping facilities, temporary boat storage and repair and ancillary uses for the same.

Planned Development Overlay Zone

The Planned Development overlay zone requirements, found in Section 17.40.030 of the MBMC, provide for 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 for the modification of or exemption from the development standards of the primary zone which would otherwise apply if such action would result in better design or other public benefit. The project proposal does not include a request for any modification of or exemption from the development standards under the PD Overlay.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff has determined that it meets the requirements for a Categorical Exemption under CEQA Guidelines, Class 3 Section 15303(d) and Class 32 Section 15332. The exemptions apply to the new construction of utility extensions and infill developments.

PUBLIC NOTICE:

Notice of this item was posted at the site, published in the San Luis Obispo Telegram Tribune newspaper on October 21, 2016, and all property owners and occupants within 500 feet of the

subject site were notified of this evening's public hearing and were invited to voice any concerns regarding this application.

CONCLUSION

The proposed project is consistent with applicable development standards of the Zoning Ordinance and all applicable provisions of the General Plan, Local Coastal Plan. Staff recommends that the Planning Commission adopt the Class 3 and Class 32 Categorical Exemptions and approve Conditional Use Permit #UP0-458 for a period of twenty-four months subject to the findings and conditions of approval as specified by Planning Commission Resolution #26-16 attached below as Exhibit A.

EXHIBITS:

Exhibit A – Planning Commission Resolution #26-16

Exhibit B – Site Development Plans

Exhibit C – Written communication received from applicant with Director's Response

Exhibit D – Public Correspondence Received

RESOLUTION NO. PC 25-16

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING INTERIM USE PERMIT (#UP0-458) WHICH INCLUDES APPROVAL FOR CHANGE OF OCCUPANCY USE FROM STORAGE TO SHORT-TERM R-V PARKING AT 500 ATASCADERO ROAD

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 November 1, 2016, for the purpose of considering an Interim Use Permit (#UP0-458); and

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

WHEREAS, this permit shall be effective for a period of twenty-four months and is to expire on Friday, November 2, 2018 unless an extension is applied for and approved by the Planning Commission; 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.

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)

- A. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3 for the conversion of existing small structures from one use to another and will have no potentially significant environmental impacts, and Section 15332, Class 32 for infill development. Furthermore, none of the exemptions to this Categorical Exemption set forth in CEQA Guidelines, section 15300.2 apply to this project.

Conditional Use Permit Findings

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the change of occupancy use from storage to short-term RV parking is an allowable interim use based on Section 17.40.080 of the Morro Bay Municipal Code.

EXHIBIT A

- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City because the use does not cause adverse impacts to the neighboring uses and is designed to be consistent with the City regulations applicable to this development.

Interim Use Permit Findings

- A. The proposed use is limited to relocatable, nonpermanent structures as the proposed use is for short-term, visitor-serving RV parking.
- B. The proposed use is subordinate to the character of the visual setting because the proposed project is consistent and compatible with the existing surrounding land uses.

Planned Development Overlay Findings

- A. The proposed change in occupancy use is consistent with the applicable policies of the Morro Bay General Plan and the Local Coastal Program.

Section 2. Action. The Planning Commission does hereby approve Interim Use Permit #UP0-458 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated November 1, 2016, for the project at 500 Atascadero Road depicted on plans date stamped received October 13, 2016, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development through change of occupancy use, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for #UP0-458, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

EXHIBIT A

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Manager. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
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 Applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of 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 MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

Planning Conditions:

1. Landscape Plan: As required by MBMC Section 17.48.290, plans indicate the inclusion of a drought tolerant landscaped screen extending the existing hedge east along Atascadero Road. Applicant shall provide drip irrigation within 60 day of permit approval (by January 9, 2017) and provide ongoing proper maintenance and care of said landscaped screen.
2. The interim use permit is effective for a period of 24 months from date of approval. Permit shall expire on November 2, 2018 unless a request for extension is granted and approved by the Morro Bay Planning Commission.

EXHIBIT A

Building Condition:

1. Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Building permits from the California Department of Housing and Community Development (HCD). The closest HCD representative is Mike Woods at 805-305-4490 in San Luis Obispo.

Public Works Conditions:

1. Satisfaction of Conditions: These conditions must be fulfilled within 10 working days after the permit effective date of November 14, 2016.
2. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/mainmanual Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. This project appears to be exempt.
3. Utility Easements: Due to the City's sewer mainline going through the property a 10' sewer easement must be granted to the City for all portions without an existing sewer or utility easement.
4. Encroachment Permits: A sewer encroachment permit shall be required for any installation of sewer laterals connecting to the City's sewer mainline.
5. Water Equivalency Units: Per MBMC 13.20.070 Water equivalency table, the addition of 32 spaces to an existing RV park, will require a water equivalency unit rate of 0.54 per purposed space (32 x 0.54 WEU). Payment of an "In-Lieu" fee program of two times \$3,016 (\$6,032) per required Water Equivalency Units (WEU) is required for each of the 32 additional spaces for a total of (\$6,032 x 17.28 WEU) \$104,232.96
6. Water Meter: Per Resolution No. 06-16, all new water allocations requested for 2016 shall be offset on a two-to-one basis (or 440 gallons per day) by providing retrofits to existing uses or providing non-required water savings features for development that would benefit from water allocation. Submit a list of items and supporting documents proving water savings amount. See attached "Water Allocation Form" and "Off-site Water Allocation Form". The Public Works Director is responsible for the review and

EXHIBIT A

approval of the proposed retrofits to ensure they offset the water supply requested by new development. Retrofits may include, but are not limited to, any of the following water savings best management practices:

- Irrigation retrofits
- Waterless urinals
- Waterless toilets
- Ultra-Low flow toilets
- Lawn/Landscape replacement
- Grey water system installation in new construction
- Installation of rainwater recovery system
- Other water savings best management practices as approved by the Public Works Director
- If retrofit is deemed to be infeasible by Public Works Director (whose decision is not appealable), then payment of an “In-Lieu” fee program of two times \$3,016 (\$6,032) per required Water Equivalency Units (WEU). Applicant must submit proof that retrofit is infeasible.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1st day of November, 2016 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 1st day of November, 2016.



VOLTAGE DROP CALCULATIONS

| CKT | DESCRIPTION | TYPE | FULL LOAD AMPS | LOAD CENTER LENGTH | TOTAL LENGTH | CABLE SIZE | KM | V.D. | % |
|---------|--|------|----------------|--------------------|--------------|------------|-------|------|-----|
| SUB 'C' | | | | | | | | | |
| C8 | 200/2 18R, 19R, 20R, 21R & 2 LITS @ OTKWEA | RV | 120.5 | 70' | 110' | * | 28.94 | 1.8 | 0.7 |
| C4 | 200/2 31R, 30R, 29R, 28R | RV | 120.0 | 165' | 205' | * | 28.8 | 4.2 | 1.7 |
| C10 | 200/2 24R, 23R, 22R + 1 ST. LIT. | RV | 46.3 | 165' | 200' | * | 23.11 | 3.3 | 1.4 |
| C11 | 200/2 27R, 26R, 25R + 3 ST. LITS. | RV | 46.4 | 220' | 255' | * | 23.25 | 4.5 | 1.4 |
| SUB 'A' | | | | | | | | | |
| A1 | 200/2 R14, R13, R12, R11 + 2 ST. LITS. | RV | 120.5 | 115' | 140' | * | 28.94 | 2.4 | 1.2 |
| A8 | 200/2 R17, R16, R15 + 1 ST. LIT. | RV | 46.3 | 140' | 230' | * | 23.11 | 3.8 | 1.6 |
| A4 | 200/2 R4, R3, R1, R6, R5 | RV | 190.0 | 265' | 360' | * | 31.2 | 1.2 | 3.0 |
| A10 | 200/2 R1, R2, R3, R4 + 1 ST. LIT. | RV | 120.3 | 265' | 240' | * | 28.87 | 6.2 | 2.6 |

* = 410, 410 (AL) USE-2 & 1#6 (UL) 6RD. 2' SCHED. 40 PVC

LEGEND (NOT ALL SYMBOLS MAY APPLY)

| SYMBOL | DESCRIPTION |
|------------------|---|
| [T] | POWER CO. TRANSFORMER SCALE - VERIFY EXACT SIZE REQUIREMENTS |
| [Hatched Box] | MAIN SWITCHBOARD M/SB - VERIFY POSITION |
| [Square] | SITE SERVICE PEGS/VAL |
| [MBS-1] | SUB STATION (480V / 481 PHASE) PRIMARY & SECONDARY (PHASE TO MBSB) DIAGRAM ON SHEET E-3 |
| [Lightning Bolt] | STREET LIGHTS SEE SHEET E-5 |
| [Dashed Line] | TYPICAL REACHING |
| [Dashed Line] | UTILITY COMPANY CONDUIT AND CABLE, VERIFY EXACT LOCATION AND REQUIREMENTS |
| [Dashed Line] | HOWEVER TO SUB A CKT 3 SEE SINGLE LINE DIAGRAM ON SHEET E-3 |
| [Arrow] | A-3 |
| [Box] | PROPOSED NEW 2500 PULL BOX PRECAST WITH RAFTIC RATED 110 OR 145 REQUIREMENTS PER E-1 |

REVISIONS

DATE: BY:

DRAWINGS PREPARED BY:

ELECTRICAL DESIGN BY DALE MCDONALD

1134 VILLA CALIMESA SPC. A-38 CALIMESA, CALIFORNIA 92320
PHONE: (909) 376-7137
dalemac1025@yahoo.com



SILVER CITY MHP
500 Atascadero Road
MORRO BAY, CA.

PROJECT: DATE: 04/22/2016

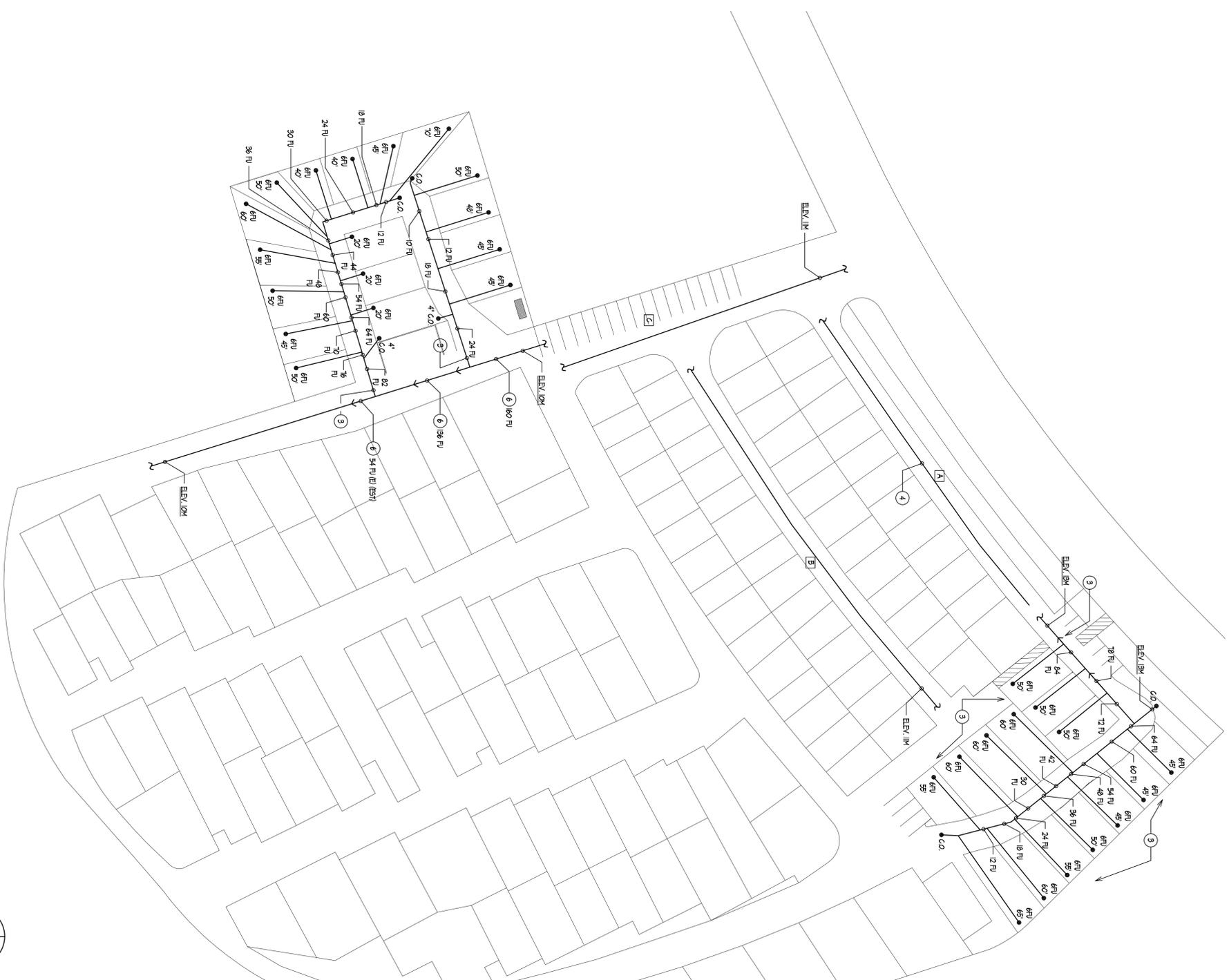
SCALE: as noted

DRAWN BY: S. Quiroz

CHECKED BY: D. McDonald

SHEET: OF 3 SHEETS





CALIFORNIA T-25 ART 15 PIPE SIZE & SLOPE TABLES 1260-1 & 1260-2

SEWER KEY NOTES

(THIS SHEET ONLY)

| | |
|---|------------|
| SIZE MAX | |
| 4" INDIVIDUALLY VENTED MAX. F.I.U.S = 180 F.I.U.S | |
| 6" INDIVIDUALLY VENTED MAX. F.I.U.S = 600 F.I.U.S | |
| | SLOPE MIN. |
| 4" 15' PER 100' OR MIN. FLOW VELOCITY OF 2FT/PS | |
| 6" 15' PER 100' OR MIN. FLOW VELOCITY OF 2FT/PS | |

- ① NEW 4" SINGLE LOT CONNECTION - 6" F.I.U. INDIVIDUALLY VENTED.
- ② EXISTING 4" SEWER VERIFY EXACT CONDITION, LOCATION, TYPE, SIZE AND DIRECTION OF FLOW.
- ③ NEW 4" SEWER THROUGHOUT.
- ④ VERIFY EXISTING 4" SEWER EXACT CONDITION, LOCATION, TYPE, SIZE AND DIRECTION OF FLOW [A] VERIFY THAT [B] DRAINS SEPARATELY, INSTALL 6" SEWER TO [C].

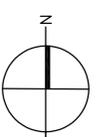
NOTE

THESE DRAWINGS AND CALCULATIONS WERE PRODUCED BY REFERENCED TO PREVIOUS PLANS AND A LOCAL SITE VISIT. AS MOST OF THE SYSTEMS ACTUAL UNDERGROUND LOCATIONS ARE UNKNOWN, THESE PLANS AND CALCULATIONS WERE PREPARED CONSERVATIVELY WITH WORST CASE SCENARIOS APPLIED.

THE INSTALLING CONTRACTOR(S) SHALL VERIFY THE ON-SITE CONDITIONS AND INFORM THE DESIGNER OF ANY DISCREPANCIES THAT MAY REQUIRE RECALCULATION AND ALSO TO PRESENT TO OWNER/MANAGEMENT FOR THEIR RECORDS.

SEWER GENERAL NOTES

1. NEW SEWER PIPE SHALL BE SOL VENT WELD COCO P/C BELL COUPLING OR APPROVED EQUAL.
2. NEW COUCH CONNECTIONS SHALL BE INDIVIDUALLY VENTED - NO BUILDING TRAP.
3. MINIMUM SLOPE SHALL BE PER TABLE 1260-1 T-25. ALL CONNECTION DEPTHS, AT-TIE-INS, AT MAIN BRANCHES & AT COUCH END OF LATERALS SHALL BE NOTED ON AS-BUILT DRAWINGS FOR OWNER RECORDS.
4. PIPES ON FIRM SOIL OR SAND AS PER CURRENT CODES, T-25 & CFC-2014.
5. MINIMUM DEPTH COVER UNDER ROADWAYS - 36" BACKFILL SHALL BE APPLIED IN THIN LAYERS TO MINIMUM OF 12 INCHES ABOVE THE TOP OF PIPE WITH CLEAN EARTH, T-25, ART 15-1521.
6. INDIVIDUAL LOT CONNECTIONS SHALL BE CONSTRUCTED AS PER T-25 ART 15-1254.
7. TRAPS AND VENTING SHALL COMPLY WITH T-25 ART 15 SECTIONS 1240 THRU 1260 & CFC-2014.



SEWER PLAN

SCALE: 1"=40'-0"



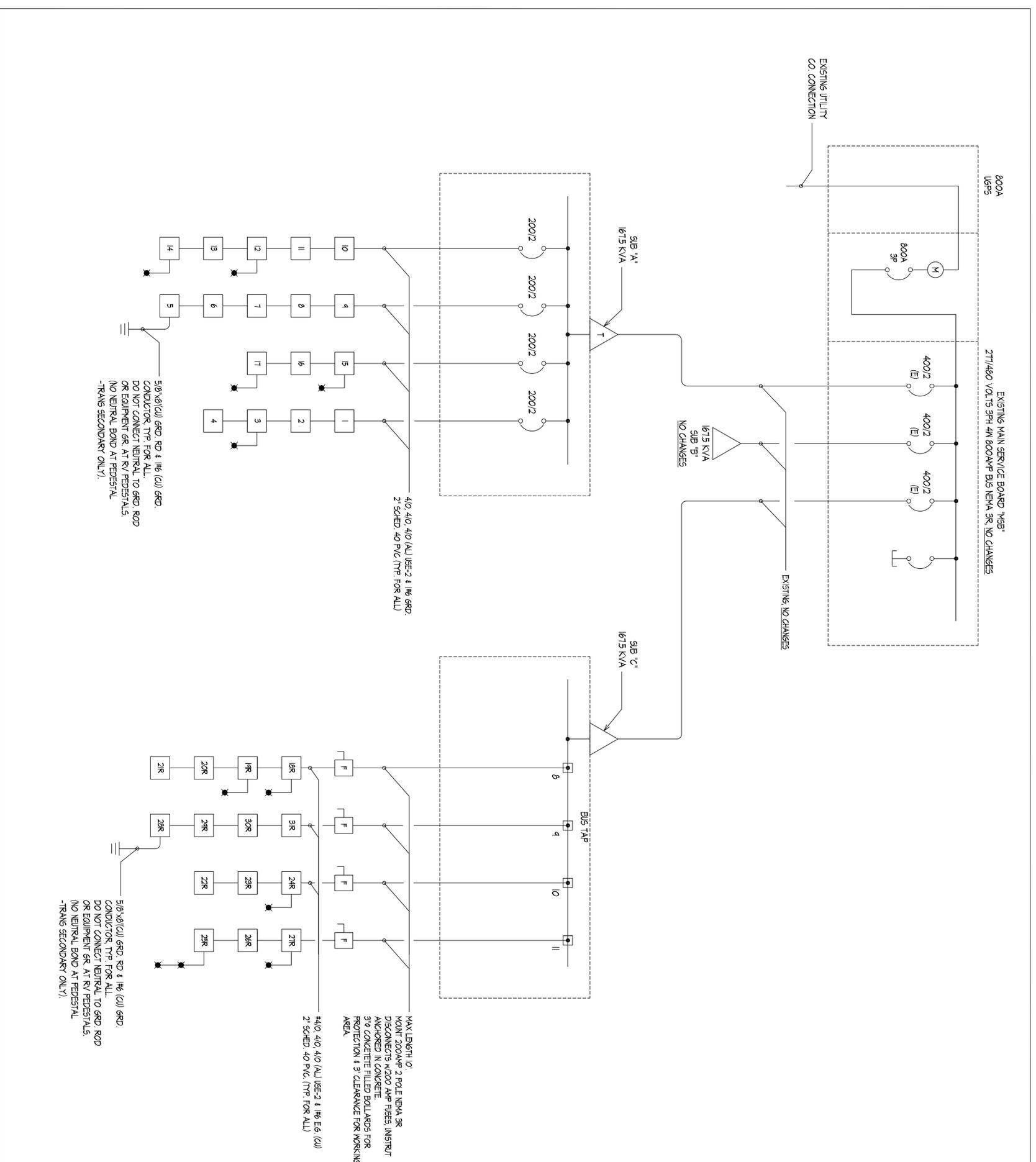
SILVER CITY MHP
500 Atascadero Road
MORRO BAY, CA.

**ELECTRICAL DESIGN
BY DALE MCDONALD**
1134 VILLA CALIMESA SPC. A-38 CALIMESA, CALIFORNIA 92320
PHONE: (909) 376-7137
dalemac1025@yahoo.com

DATE: 04/22/2016
SCALE: as noted
DRAWN BY: S. Quiroz
Checked: D. McDonald
SHEET: SW-1 OF 3 SHEETS

| | |
|-----------|-----|
| REVISIONS | BY: |
| | |

SINGLE LINE DIAGRAM



LOAD CALCS

| EXISTING MAIN SERVICE LOAD CALC | |
|---------------------------------|------------|
| SLB A | 12516 KN |
| SLB B | 16750 KN |
| SLB C | 10183 KN |
| LAUNDRY PANEL | 1152 KN |
| CH. / REC ROOM PANEL | 1420 KN |
| SHOP PANEL | 1420 KN |
| 21 EX ST LIGHTS EST. @ 0.1KW/ea | 169 KN |
| TOTAL KN | 54331 KN |
| TOTAL AMPS @ 277/480V 3PH 4W | 633.8 AMPS |
| MSB RATED FOR 800 AMPS | |

| EXISTING SLB "A" LOAD CALC | |
|---------------------------------------|-------------|
| 22 (E) MH LOTS @ 16KW/ea x 0.24 D.F. | 8448 KN |
| 11 NEW RV LOTS @ 46 KW/ea x 0.41 D.F. | 3158 KN |
| SLB TOTAL | 11606 KN |
| 13 EX ST LIGHTS EST. @ 0.1KW/ea | 1410 KN |
| TOTAL KN | 12516 KN |
| TOTAL AMPS @ 480V 1PH | 260.75 AMPS |
| TOTAL AMPS @ 120/240V 1PH 3W | 521.5 AMPS |

| EXISTING SLB "C" LOAD CALC | |
|---------------------------------------|------------|
| 26 (E) MH LOTS @ 16KW/ea x 0.24 D.F. | 10752 KN |
| 14 NEW RV LOTS @ 46 KW/ea x 0.41 D.F. | 6451 KN |
| SLB TOTAL | 17203 KN |
| 14 EX ST LIGHTS EST. @ 0.1KW/ea | 169 KN |
| TOTAL KN | 18183 KN |
| TOTAL AMPS @ 480V 1PH | 378.8 AMPS |
| TOTAL AMPS @ 120/240V 1PH 3W | 757.6 AMPS |

GENERAL NOTES

- THE INTENT OF THESE PLANS, NOTES AND CALCULATIONS IS TO FURNISH THE OWNER WITH A DIAGRAMMATIC ELECTRICAL DESIGN FOR THE PROPOSED ELECTRICAL SYSTEM. FINAL ACCEPTANCE OF THE WORK SHALL BE BY THE OWNER UPON ACCEPTANCE OF THESE DRAWINGS. THE OWNER AND ELECTRICAL CONTRACTOR SHALL HOLD HENCEFORTH THE PRIMARY DESIGNER AND ENGINEER OF RECORD.
- OUTLET LOCATIONS AND CONDUITOR CABLE RINGS ARE SHOWN DIAGRAMMATICALLY. ACTUAL INSTALLATION DETAILS SHOULD BE DETERMINED ONLY AFTER A COMPLETE INSPECTION OF THE SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, COUNTY AND STATE CODES INCLUDING BUT NOT LIMITED TO, TITLE 25 CALIFORNIA CHAPTER 2 ADMIN. AND 2013 CALIFORNIA ELECTRICAL CODE AND 2013 CEC.
- VERIFY ALL UTILITY REQUIREMENTS PRIOR TO CONSTRUCTION MAIN SWITCHGEAR SHALL BE SUBJECT TO APPROVAL BY THE UTILITY CO. VERIFY EXACT LOCATIONS AND REQUIREMENTS. UTILITY CO. COORDINATION BY ELECTRICAL CONTRACTOR.
- ALL MATERIALS AND EQUIPMENT SHALL BE DELIVERED TO THE SITE WITH IN THEIR ORIGINAL UNBROKEN PACKAGES BEARING APPROVAL BY UL, NEMA, OR OTHER APPROPRIATE TESTING AGENCIES.
- ALL LIGHTING FIXTURES SHALL BE SUBJECT TO APPROVAL BY OWNER.
- ELECTRICAL CONTRACTOR SHALL GUARANTEE WORK FOR A PERIOD NOT LESS THAN ONE YEAR FROM COMPLETION OF PROJECT (OR SPECIFIC PHASE OF PROJECT).
- ELECTRICAL CONTRACTOR SHALL SUBMIT SIX (6) SETS OF ELECTRICAL SUBMITTALS APPROPRIATELY BOUND AND LABELED WHICH SHALL INCLUDE SHOP DRAWINGS OF MAIN SWITCHGEAR, SUBSTATIONS, FEDESTALS, CABLE SPECS, CONDUIT SPECS TO ENGINEER / DESIGNER.
- BACK FILL SHALL BE COMPACTED TO THE RELATIVE COMPACTION OF 40% OR RESTORE TO SIMILAR OR ORIGINAL CONDITION.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL EQUIPMENT DIMENSIONS SPECIFICATIONS AND COMPATIBILITY WITH EXISTING ELECTRICAL EQUIPMENT AND SITE SPACE AVAILABLE FOR INSTALLATION.
- LINEAR DISTANCE SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR PRIOR TO BID SUBMISSION.
- THE TABLES, SYMBOLS, NOTATIONS & TECHNIQUES USED TO PRODUCE THESE DRAWINGS AS DEVELOPED BY DALE MCDONALD AND WILL REMAIN HIS PROPERTY AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DALE MCDONALD.
- ANY CONFLICTS OR DISCREPANCIES RELATED TO THESE DRAWINGS SHALL BE REPORTED TO DALE MCDONALD AS SOON AS POSSIBLE FOR CHANGES TO BE MADE AND ALL DIMENSIONS, LOCATIONS AND PROPOSED EQUIPMENT SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR PRIOR TO BID SUBMISSION.



| DATE: | REVISIONS | BY: |
|-------|-----------|-----|
| | | |

DRAWINGS PREPARED BY:

ELECTRICAL DESIGN BY DALE MCDONALD

1134 VILLA CALIMESA SPC. A-38 CALIMESA, CALIFORNIA 92320
PHONE: (909) 376-7137
dalemac1025@yahoo.com

SILVER CITY MHP
500 Atascadero Road
MORRO BAY, CA.

PROJECT:
DATE: 04/22/2016
SCALE: as noted
DRAWN BY: S. Quiroz
Checked: D. McDonald
SHEET: 1

EXHIBIT C

OCT 7 2016

to Scott Graham, community
development director.

I Angus Keith would like to
proceed in the installation of
the water, sewer and elec. on the
two ^{parcels} ~~parcels~~ Apr # 060-283-009
and 068-371-011. I acknowledge
responsibility of removal of said
utilities should the planning ^{commission} ~~dept~~
deny the request for the conditional
use permit.



EXHIBIT C



City of Morro Bay

City Hall
955 Shasta Avenue
Morro Bay, CA 93442
805-772-6261

MEMORANDUM

To: Angus Keith
From: Scot Graham, Community Development Director 
Date: October 07, 2016
Subject: Utility Installation for RV hook ups at 500 Atascadero Road, Silver City Resort

You may proceed, at your own risk, with installation of utilities (water, sewer and electricity) on the two parcels previously utilized for storage purposes and further identified by APN's: 068-283-009 & 068-371-011. Authorization is provided based on your letter, dated October 7, 2016, in which you acknowledge and accept full responsibility for removal of said utilities should the Planning Commission deny your request for expansion of the RV Park into the aforementioned storage area parcels.

EXHIBIT D

RECEIVED

OCT 17 2016

City of Morro Bay
Community Development Dept.

October 13, 2016

To Whom It May Concern:

The Silver City Resort situated at 500 Atascadero Road, Morro Bay, California, 93442, was recently purchased by Angus Keith. Mr. Keith has commenced a major expansion of Silver City by closing off the storage yards and adding 31 new spaces for mobile/modular homes.

This expansion raises some major questions some which are:

1. Were the necessary permits obtained from your office for this expansion.
2. Was an environmental impact report done as to the impact this expansion will have traffic, water, sewage, the Morro Creek and so forth.
3. Was a native American retained to inspect the expansion sites for possible Native American artifacts

A Concerned Morro Bay Resident

cc

Fish & Game
P.O. Box 47
Yountville, Ca. 94599

Ca. Costal Commission
725 Front St., #300
Santa Cruz, Ca. 95060

City of Morro Bay
Code Enforcement
595 Harbor St.
Morro Bay, Ca 93442

Dept of Interior
Fish & Wilde Life Services
2943 Portola Rd. Suite B
Ventura, Ca. 93003

Reg. Water Quality Control Board
81 Higuera St. #200
San Luis Obispo, Ca. 93401

Robert Stafford Biologist, Region 3
P.O. Box 6360
Los Osos, Ca 93412

EXHIBIT D

From: howard uyeno januyeno@icloud.com

Date: Oct 23, 2016, 8:06:10 PM

To: feedthecatoday@gmail.com

RECEIVED

OCT 26 2016

City of Morro Bay
Community Development Dept.

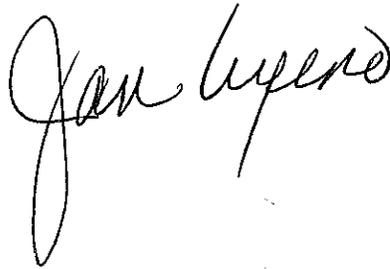
Re: Case No. #UPO-458 500 Atascadero Rd., Morro Bay, CA

I have been a full time resident of Silver City for 2 years. The new owner's vision is to use the 2 parcels in question to create an additional short/long term R V Park.

It is a good plan and I support his vision to make this park more desirable for the current residents as well as the prospective part time/full time residents.

Morro Bay is a great place to visit and to live.

Sent from my iPad

A handwritten signature in cursive script that reads "Jan Uyeno". The signature is written in black ink and is centered on the page.

2016 OCT 26 10:00 AM

2016 OCT 26 10:00 AM

EXHIBIT D

October 24, 2016

RECEIVED

OCT 25 2016

City of Morro Bay
Community Development Dept.

City of Morro Bay
Community Development Department
955 Shasta
Morro Bay, CA 93442

RE: Case No.: #UPO-458
Location: 500 Atascadero Road, Morro Bay, CA 93442

Attention: Mr. Scott Planning Director, and the Planning Commission Panel Members

A notice of a Conditional Use Permit for this Morro Road address was received this weekend. Thank you for the notice, however there are some concerns that should be addressed.

The conversion is underway, as you are aware, by this time. The major concerns include information shared with the residents of Silver City. The new owner did meet with us a week or so ago and informed us the new construction was permitted by the state. Additionally he did tell us the new units would eventually be all permanent units under 400 or 500 square feet, known as park models. He said in the interim he will allow high end newer RVs to use those sites for limited times up to several months. Eventually there are to be 34 unites in the two areas.

It also proposed that two permanent units will be placed at the end of one of the access streets (H-J). This would make this street with current permanent residents with only one point of access. This would also be an issue when emergency vehicles to enter and exit. This information was learned through the markings and other sources; although the renderings do not reflect this option.

Concerns also include increased water and sewage usage. We are living through a drought and much building in Morro Bay has been on moratorium for years. Perhaps the rules have changed, however we believe 34 new units would impact these services.

One last comment, the notice received, states this is for "short-term visitor-serving" commercial use. That is not the story told to the residents of the park who attended the meeting led by the new owner of Silver City.

It is our wish to have you consider these concerns when making your decision. Considering all points presented. We feel that this may not be the opportune time and manner to proceed with this project and you might consider denying this application.

Respectfully Submitted; Two residents of Silver City Mobil Home Manor
(We wish to keep our identity private to avoid any negative reprisals.)

EXHIBIT D

From: **Evy Metzler** feedthecattoday@gmail.com
Date: **Oct 22, 2016, 12:41:20 PM**
To: **Aaa Feedthecattoday@gmail.com**

RECEIVED
OCT 25 2016
City of Morro Bay
Community Development Dept.

Re: Case No. #UPO-458 500 Atascadero Rd., Morro Bay, CA

October 22, 2016

To whom it ay concern;

As a resident of Silver City Park I am confident the owner and management will endeavor to maintain discretion in keeping the current standard and screening of new occupants, however temporary.

The two parcels in question have lain dormant with the exception of storage.

I love living in Morro Bay. I support improvements in our community.

Respectfully,
Evy Metzler

