



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, February 21, 2017
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 December 6, 2016.

Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of December 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.: UP0-468

Site Location: Auto Body Builders

Project Description: Conditional Use Permit approval for the continued operation of an existing auto-body repair and paint shop located within the R-1/S.1 residential zoning district since 1981. The project site is located outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15301, Class 1

Staff Recommendation: Continue to the March 7, 2017 PC meeting

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

B-2 Case No.: UP0-467

Site Location: 2926 Fir Avenue

Project Description: Conditional Use Permit approval for a 270 sq. ft. addition to an existing nonconforming SFR located within the R-1/S.2 Single-Family Zoning District. Specifically the Applicant proposes to add a bedroom, bathroom, and new entry porch. The project site is located outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15301, Class 1

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 March 7, 2017 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.

Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date February 21, 2017

#	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	Smith	2926 Fir Ave	1/4/17	UP0-467	Conditional Use Permit request for a 270sf addition to an existing nonconforming SFR within the R-1/S.2 zoning district. Project includes addition of bedroom,bathroom & new entry porch.	Under Initial Review. Project Noticed for 2-21-17 PC meeting.		PN- Conditionally approved per memo dated 2/3/17		jg
2	Pall	340 Jamaica	1/5/17	UP0-468	Conditional Use Permit for an existing auto-body shop in a residential district	Under Initial Review. Project Noticed for 2-21-17 PC meeting. To be continued to 3/7/17 hearing due to noticing error.	FD Conditionally Approved 1/23/17			jg
3	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. Resubmittal received 12-13-16. Public Works and Applicant working on plan design corrections.		PN- Conditionally Approved per memo dated 2/7/17		cj
4	Moloney	840 Pacific	12/29/16	CP0-526	Coastal Development permit, as-built for existing secondary dwelling unit and an addition of habitable square footage	Project Review Complete. Correction Letters sent 1/19 and 2/9. Tentative Action Date: 3/3.		PN- Conditionally approved per memo dated 1/23/17		rr
30 -Day Review, Incomplete or Additional Submittal Review Projects:										

#	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
5	Grover	484 Kings	2/2/17	UP0-469 & AD0-110	Conditional Use Permit & Parking Exception for addition of 510 sf to nonconforming single family residence and 301sf garage and parking exception.	Under Initial Review				jg
6	Guesno	297 Bradley	1/17/17	CP0-528	Admin CDP to convert existing two story 4,300sf single family home to an upper level primary residence and lower level secondary dwelling unit by removing interior statrs and installing wall to separate dwellings.	Under Initial Review. Correction Letter Sent 1/26				rr
7	Vankrieken	462 Arbutus	12/9/16	UP0-465	Conditional Use Permit for new 515 sq. ft. garage and remodel of existing nonconforming SFR	Under Initial Review. Correction Letter sent 1/6. Resubmittal received 1/20/217		PN- Conditionally approved per memo dated 12/22/16		jg
8	Elliott	2654 Greenwood	12/9/16	UP0-464	Conditional Use Permit for 192 sq. ft. addition to a nonconforming SFR	Under Initial Review. Correction Letter sent 1/6		PN- Conditionally approved per memo dated 12/22/16		jg
9	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	Coastal development permit & Conditional Use Permit for Bay Pines Solar Project.	Under Initial Review. Bio Report and Phase 1 Arch report rcv'd. Waiting for preliminary title report		PN-Approved 12/9/16		jg
10	Barker	2214 Coral Ave	11/18/16	CP0-523/UP0-462	New 1,950 sq. ft. SFR in the Cloister's Subdivision	Under Initial Review. Correction letter sent 12/14		PN-Conditionally Approved per memo dated 12/14/16		jg
11	Branch	845 Embarcadero	11/14/16	A00-045	Modification to existing CUP 30-99. Finger docks to be lengthened, seawall repair.	Under initial review. Project deemed incomplete and letter sent 12-13-16.				cj
12	Najarian	321 Luzon	11/7/16	CP0-521	Coastal Development Permit for a new 1,694 sq. ft. SFR	Under Initial Review. Correction Letter sent 12/5. Resubmittal received 2/2/2017		PN-Conditionally approved per memo dated 12/2/16		jg
13	Najarian	320 Mindoro	11/7/16	CP0-520	Coastal Development Permit for a new 1,694 sq. ft. SFR	Under Initial Review. Correction Letter Sent 12/5. Resubmittal received 2/2/217		PN-Conditionally approved per memo dated 12/2/16		jg
14	Barfield	260 Shasta	11/4/16	UP0-461	Conditional Use Permit for 498 sq. ft. addition to an existing 999 sq. ft. nonconforming SFR	Under Initial Review. Correction Letter Sent		PN-Conditionally approved per memo dated 11/29/16		jg

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15	Carpenter	938 Pacific	11/3/16	CP0-519	Conversion of existng guest house to a secondary dwelling unit	Under Initial Review. Correction Letter Sent 12/5/16. Resubmitted materials 2/10/17		PN-Conditionally approved per memo dated 12/1/16		jg
16	Mac Millan	590 Morro Bay Blvd.	11/1/16	UP0-460/CP0-518	Change of use from retail to restaurant	Under Initial Review. Correction Letter Sent		PN-Conditionally approved per memo dated 11/29/16		jg
17	Fennacy	939 Main Street	10/18/16	UP0-459	Use permit approval for change of occupancy for the creation of outdoor dining area at the Brickhouse BBQ	Project under review. Correction letter sent 11/17.		Conditionally approved per memo dated 11/9/16		rr
18	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. Correction letter sent 11-21-16		PN Disapproved per memo dated 10/25/16		cj
19	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.	PN-Conditionally approved per memo dated 11/17/16		wm
20	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. Resubmittal received 12-2-16. Response requesting plan corrections emailed 1/3/17.				cj
21	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. Resubmittal rcv'd				jg
22	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. Additional staff comments regarding City design guidelines emailed to applicant on 11/8/16		PN- Conditionally Approved per memo dated 9/15/16		wm
23	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
24	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. REsubmittal received. Correction Letter Sent 11/7/2016. REsubmittal received 1/17/17				jg

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25	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
26	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
27	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-		wm
28	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 incompleated. 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:										
29	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 to 12/6 PC meeting. Project reviewed at 1/3/17 PC hearing and continued to a date uncertain.		PN- Conditionally approved per memo dated 7/26/16		wm

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30	Verizon / Knight	484 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. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg
31	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 informal comments 10/26. Revised preliminary plans emailed 1-27-17. Staff comments emailed 2-16-17	Bldg -- Review complete	PN- Sonic has submitted Preliminary Stormwater Requirements. RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.		cj
32	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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33	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
34	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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35	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										
36	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 recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects:										
37	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. Resubmittal received 1/5/17				cj

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38	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. Grading permit issued. Awaiting revised CC&Rs.				
39	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. Received map resubmittal 11-28-16. Response letter sent 12-27-16.	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		cg sg/cj
Projects requiring coordination with another jurisdiction:										
40	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		
41	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		

#	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:										
42	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
43	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:										
44	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 or receive Planning Commission approval prior to modification approval. Waiting on Applicant to take action				kg

#	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
45	T-Mobiile	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
46	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
47	Maritime Museum Association (Larry Newland)		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. Revised preliminary plans emailed to City 11-4-16 for initial comment review. Staff feedback emailed to Architect 11-15-16.	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. Awaiting execution of contract for \$200,000 LCP Planning grant by CCC for Round 3 awards.	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 in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16.	No review performed.	N/R		cj

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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:											
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	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 deemed withdrawn - Approved Planning permit substantially different than 2011 application.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC per memo of 1/18/12.		
3	Martinez	235	Bradley	12/1/16	B-31311	SF-Alter 274 s.f. covered deck, 10'4" X 26'6" at rear of property. Covered deck.	Approved by jg 12-05-16	Disapproved by cdl on 12/21/16.	Approved by rps on 12-01-16.		
4	Williams	297	Bradley	10/19/16	B-31236	Remove & Replace existing 2nd floor 177sf deck.		Disapproved by cdl on 1-13-17.	PN- Approved 10/24/16		
5	Curtsinger	513	Dawson	11/10/16	B-31272	Interior remodel, replace plumbing, repair and/or replace existing entry stairs and landing.		Approved by cdl on 12-22-16.	PN- Approved per memo dated 1/20/17		
6		1215	Embarcadero		B-31326	Demo existing Dockside 3 and Morro Bay Landing to replace with 2 story new structure	Disapproved with plan corrections 1-5-17. CJ.	Plans sent to Ca, Code Check 1-5-17.	PN- Disapproved per memo dated 1/18/17		
7	Govers	404	Fairview	1/27/17	B-31379	SF Addition -convert existing 2nd story deck over garage into habital space 120sq.ft. Adding new 5' 2nd story converted deck off new additi		Disapproved by cdl on 2/8/17.			
8	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		
9	Whitaker	1170	Front	3/10/16	B-30885	New 6 unit hotel	Needs CDP from Coastal Commission.	Denied by cdl on 6-17-16.	PN- Disapproved 6/30/16		
10	Stanley	570	Harbor	11/15/16	B-31280	New SFR on lot with existing commercial structure. SFR includes 1507sf living, 480sf garage and 194sf decking		Disapproved by cdl on 12-22-16.	PN- Disapproved per memo dated 12/8/16		
11	Page	2657	Greenwood	12/27/16	B-31045	2nd floor 1028sf addition to exisiting SFR with new 350sf deck & remodel of 1st floor.		Disapproved by cdl on 1-9-17.	PN- Disapproved per memo dated 1/20/17		
12	Moffat	2950	Greenwood	1/12/17	B-31362	Install new bathroom to exisiting den in SFR		Disapproved by cdl on 1-19-17.	PN- Approved 1/23/17		
13	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-		

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14	Audland	2605 Ironwood	1/17/17	B-31367	SF-Alter Stabalize foundation of existing SFR, install piers utilizing standard founation brackets to prevent further	Approved by sg on 01-20-17	Approved by cdl on 01/19/17			
15	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		
16	Channing	471 LaJolla	10/11/16	B-31221	Construct 20' x 11' exterior deck		Disapproved by cdl on 10-18-16.			
17	Wright	520 LaJolla	7/25/16	B-31114	Convert walk-in closet to bathroom, add shower, two windows, convert windows to french doors.	Correction memo sent 10/20/16. jg.	Approved by cdl on 12-19-16.	PN- Disapproved per memo dated 12/21/16		
18	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	Under Review. JG. Denial	Plans Denied 10/16/15 cdl	PN 9/30/15 Approved as submitted. No		
19	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		
20	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		
21	Burgstrom	372 Main	12/14/16	B-31350	SF-Alt -Rebuild existing 235 sf deck and stairs, add approx 69 sf to enlarge existing deck.		Disapproved by cdl on 12-30-16			
22	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.	Disapproved by cdl on 1-23-17.			
23	Streeter	1128 Market	10/26/16	B-31247	New SFR with 1345sf Living, 434sf garage & 80sf Deck		Disapproved by cdl on 11-21-16.	PN- Disapproved 11/17/16		
24	Streeter	1138 Market	10/26/16	B-31252	New SFR with 1345sf Living, 437sf garage & 131sf Deck		Disapproved by cdl on 12-6-16.	PN- Disapproved 11/17/16		
24	Castro	190 Mindoro	12/29/16	B-31351	New SFR with 888sf Living & 234sf garage		Approved by cdl on 12-13-16.	PN- Disapproved per memo dated 1/24/17		
26	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing,		Disapproved by cdl on 11-17-16.	PN- Disapproved 11/16/16		
27	Howard	1255 Morro Ave.	11/10/16	B-31270	Addition Entry way and interior remodel of Kitchen and master bathroom.		Approved by cdl on 12-8-16.	PN- Approved 2/8/17		
28	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		
29	Robson	110 Orcas	12/9/16	B-31350	2098 s.f. living, 939 s.f. subterranean garage, and 376 s.f. decking		Disapproved by cdl on 01-12-17			
30	Moloney	840 Pacific	9/22/16	B31194	350sf addtion to existing SFR		Disapproved by cdl on 9-29-16.	RB-Disapproved per memo dated 10/19/16		
31	Lewis	290 Piney Lane	12/19/16	B-31325	New two story SFR - 2735 sf living, 581 sf garage, 376 sf deck	Conditional Approval by jg on 01-04-17 (need to add Cond of App to plans sets	Approved by cdl on 12-30-16	Disapproved by pn on 12-22-16 Resubmitted on 2/8		

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32	Volk	800 Quintana	4/25/16	B-30811	Unmanned cell site including locating an antenna on and radios on roof, equipment at	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		
33	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		
34	Scoto	330 Sicily	10/18/16	B-31232	New SFR w/1743sf living area, 457sf garage & 150sf deck.		Disapproved by cdl on 12-5-16.	PN- Approved 12/8/16		
35	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		
36	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		
37	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		
38	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		
39	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		
40	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		
41	Hartsock	242 Surf	1/27/17	B-31380	Addition to a non-conforming SFR w/ detached garage. Also ref: CP0-509, AD0-106					
42	Jordan	340 Tulare		B-31046	2nd floor 650sf Addition & 75sf garage addition		Disapproved by cdl on 1-13-16.	PN- Approved 2/2/17		
Planning Projects & Permits with Final Action:										
1	Elliott/ Bernal	2620 Laurel Ave	9/30/15	CP0-489	Admin CDP for new 1,558 sf Single family home w/ 728 sf garage and 336sf of decking	Redesign resubmitted 11/1/2016. Review. Correction Letter Sent. Resubmittal 12/9/2016. Permit issued 2/7/2017		PN- Conditionally approved per memo dated 10/23/15		jg
2	Crews	1286 Hillcrest	11/21/16	CP0-522	Coastal Development Permit for a secondary dwelling unit	Under Initial Review. Correction Letter sent 12/13. Permit issued 2/7/2017				jg
3	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. Project reviewed at 12/20 PC meeting and continued to 1/17 PC meeting. Favorable recommendation forwarded to City Council who reviewed on 2-14-17 and continued to date uncertain - to direct applicant to remove and relocate pole sign and delete parking exception request (AD0-109)		PN- Conditionally approved per memo dated 8/3/16		cj

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4	Symington/ Pewter Plough Playhouse	545 Shasta Ave	12/15/16	UP0-466/ CP0-527	Special Use Permit for Pewter Playhouse performing theater at existing church	Under Initial Review. Goes before Planning Commission 1/17/2017. Approved by PC				jg

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

PRESENT: Robert Tefft Chairperson
Richard Sadowski Commissioner
Joe Ingraffia Commissioner
Michael Lucas Commissioner
Gerald Luhr Vice-Chairperson

STAFF: Scot Graham Community Development Director
Whitney McIlvaine Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/xENgTSszN1U?t=3m56s>

Betty Winholtz, Morro Bay resident, presented her questions regarding delineating the boundary of the ESHA and buffer of the Coastal Appeals jurisdiction zone with regard to the proposed demolition project at 3300 Panorama Drive. Winholtz stated the reason she brings this up is because she's a member of a local non-profit group called "Save the Park" who won a lawsuit against the Coastal Commission because they did not require the delineation while in planning with the developer. Winholtz hopes the Commission will require delineations by a surveyor. Winholtz stated a letter from the Air Pollution Control District (ACPD) recently was received and wanted to know if these requirements are the same or different as the initial requirements the Commissioners reviewed originally.

Chairperson Tefft closed the Public Comment Period.

<https://youtu.be/xENgTSszN1U?t=5m59s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/xENgTSszN1U?t=2m12s>

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

A-2 Approval of minutes from the Planning Commission meeting of October 4, 2016.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of October 18, 2016.

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Lucas moved to approve the Consent Calendar. Commissioner Ingraffia seconded and the motion passed unanimously (5-0).

<https://youtu.be/xENgTSszN1U?t=3m15s>

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.: #CP0-500 and #UP0-440

Site Location: 3300 Panorama Drive, Morro Bay, CA

Project Description: Continued from September 6, 2016 and October 4, 2016:

Request for approval of a Coastal Development Permit and Conditional Use Permit for demolition and removal of tanks and associated pipelines and pumps, concrete foundations, and shotcrete on the containment berms in the R-1/PD/ESH zone on a site once used by the U.S. Navy for storage and distribution of jet fuel. The project is anticipated to require some level of disturbance over approximately 8 acres and is expected to require 2 to 3 months to complete. 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), available, along with other project documents, on the City website at <http://www.morro-bay.ca.us/842/Current-Planning-Projects>. Mitigation is recommended to reduce potential environmental impacts to a less than significant level.

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/xENgTSszN1U?t=6m5s>

Chairperson Tefft notified everyone the item was not adequately noticed. Tefft stated this is not a public hearing but the Commission will hold a discussion on the item.

Discussion between Commissioners.

McIlvaine presented staff report.

Chairperson Tefft opened the Public Comment period for applicant/consultants.
<https://youtu.be/xENgTSszN1U?t=36m44s>

Michael Tiffany, certified Hygienist/professional geologist and certified asbestos consultant and lead inspector for the State of California, stated he was originally brought in to certify the tanks were cleaned and gas free before demolishing them. Tiffany is now working on other issues i.e. soil contamination, lead and asbestos issues, etc. Tiffany described how they will be handling the issues with the tank removal. Tiffany stated he will be available to answer questions.

Brian Dugas, Biologist for Terra Verde, stated the surveys were done by his staff. Dugas reviewed what would be done for the project and stated he would be available to answer any questions.

Chairperson Tefft closed the Public Comment period for applicant/consultants.
<https://youtu.be/xENgTSszN1U?t=43m58s>

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/xENgTSszN1U?t=43m58s>

Donald Headland, 498 Yerba Buena, stated the stakeholders are in favor of removing the tanks. Headland stated he was never notified of what was going through the newspaper and postcards. Headland feels his neighborhood needs to be aware of what's going on and noted they have not been properly informed.

Anne Pivarski, 515 Yerba Buena, stakeholder, spoke of the lack of trust with the applicant, LP and LLC's. Pivarski noted the lack of knowledge the City has on the effects on the citizens, environment and infrastructure regarding an insurance guarantee required as a condition of approval. Pivarski stated, to this date there was no insurance certificate from the applicant. Pivarski asked the Commissioners to base their decision on the concerns of the citizens of Morro Bay along with thorough review and scrutiny of all applicable documentation.

Ed Griggs, 539 Whidbey St., stated to the Commissioners how dramatically the description of the project has changed since the September 6th meeting. Griggs spoke of the increase in volume of material which would be removed along with the increased number of truck loads per day. Griggs noted there was a huge trust issue among the Morro Bay stakeholders in the neighborhood. Griggs would like to see all trucks weighed before they leave the site and a more scientific way of measuring impact on the roads instead of videotaping it. Griggs requested a proper survey of the roads as they exist now and a survey when the project is done.

Carole Truesdale, 331 Kodiak St. and steering committee member for the Stakeholders of Morro Bay, stated she has attended all meetings regarding this project in order to voice her concerns. Truesdale noted she is confused with all of the changes made since the application submittal on July 25, 2016. Truesdale was pleased the

Community Development Department heard their pleas to require an insurance guarantee to protect the City from financial impact which might be associated with the project. Truesdale asked the Commissioners to not approve the project until January in order to find out why there has been numerous changes and for the neighborhood to prepare for the noise and disruption.

Robert Walker, 523 Whidbey St., lives directly across from the project. Walker stated the owls are back and getting ready for nesting. Walker has read the documents and would like to know what the definition of “protecting the nesting period” and “if practical” means”. Walker would like clarification on the set back of the ESHA and would like to know if this is an urban ESHA. Walker doesn’t understand why a performance bond is not required. Walker stated the Commissioners job is to make sure the City and its citizens are properly protected.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/xENgTSszN1U?t=1h4m14s>

Chairperson Tefft reminded the Commission this is not a public hearing. Tefft noted it would be inappropriate to discuss opinions.

Commissioners asked questions of staff.

Commissioners presented questions and concerns to the consultants.

Chairperson Tefft asked staff about the lack of legal noticing.

McIlvaine explained the noticing process and noted the notice to the Tribune was not sent.

Commissioner presented questions and concerns to the consultants.

Staff advised the Commission the public hearing for 3300 Panorama Drive will continue on January 3, 2017.

C. NEW BUSINESS
<https://youtu.be/xENgTSszN1U?t=2h58m51s>

C-1 Review of the Final Draft plans for the Centennial Parkway and Embarcadero Widening project.

Staff recommendation: Review the staff report and attached materials and make a recommendation to the City Council.

Staff contact: Scot Graham, Community Development Director, (805) 772-6291

Graham presented the staff report.

Questions and concerns presented to staff by the Commission.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/xENgTSszN1U?t=3h34m10s>

Roger Ewing, Morro Bay resident, urged the Commissioners to say no to this project. Ewing noted the project has no resemblance to Morro Bay.

Questions and concerns presented to staff by the Commission.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/xENgTSszN1U?t=3h47m40s>

Commissioner Sadowski thanked everyone who came out to vote this past election. Sadowski noted he wanted to voice his gratitude and appreciation.

Chairperson Tefft asked staff when they will be bringing the Code Enforcement survey back for discussion.

Graham stated since the next few agendas will be filled; they could take a look at it on the second meeting in January.

Chairperson Tefft asked staff about the sign ordinance.

Graham stated they would have to meet again due to additional changes and also will need to meet with Erica from the Chamber of Commerce for the outreach to the four commercial areas in town, in order to set up the presentations.

Chairperson Lucas asked staff about the antenna/flagpole issues. Lucas noted they voted to agendaize these at one time.

Graham stated the items would be discussed in the upcoming goals and objectives. Graham also noted McIlvaine will be working on a wireless ordinance when done with the Panorama project.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/xENgTSszN1U?t=3h51m39s>

Graham notified the Commissioners of the presentation for Gary Clay's class at Cal Poly on Friday, 1:30 pm – 4:00 pm.

G. ADJOURNMENT

The meeting adjourned at 9:53 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 20, 2016, at 6:00 p.m.

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

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: A-3

DATE: FEBRUARY 21, 2017

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – DECEMBER 20, 2016
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft Joe Ingraffia Michael Lucas Gerald Luhr	Chairperson Commissioner Commissioner Vice-Chairperson
ABSENT:	Richard Sadowski	Commissioner
STAFF:	Scot Graham Cindy Jacinth Joan Gargiulo	Community Development Director Associate Planner Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS – NONE

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/kM7F58om-2g?t=2m46s>

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

A-2 Approval of minutes from the Planning Commission meeting of November 1, 2016.
Staff Recommendation: Approve minutes as submitted.

Commissioner Lucas asked to correct the minutes to show he was present instead of absent.

Graham responded the minutes would be rectified.

MOTION: Commissioner Lucas moved to approve the Consent Calendar. Commissioner Ingraffia seconded and the motion passed unanimously (4-0).
<https://youtu.be/kM7F58om-2g?t=4m52s>

Chairperson Tefft announced there would be a change in the agenda tonight. Item D-1, Unfinished Business, will be discussed before Public Hearings.

MOTION: Vice-Chairperson Luhr moved to change the order of the agenda. Commissioner Lucas seconded and the motion passed unanimously (4-0).
<https://youtu.be/kM7F58om-2g?t=4m53s>

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.: UP0-448

Site Location: Gray's Inn, 561 Embarcadero, Morro Bay, CA

Project Description: Request for Conditional Use Permit for both land and waterside improvements including installation of new 10-foot harbor walk to match existing elevation, installation of 1 new pile, sleeving of 4 existing piles, provide 4-foot-wide vertical access on south side of building to allow public access to harbor walk, along with building façade improvements, sidewalk improvements, repair of existing decking,

CEQA Determination: Categorically exempt Section 15303, Class 3c.

Staff Recommendation: Forward a favorable recommendation to the City Council.

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

<https://youtu.be/kM7F58om-2g?t=30m6s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Jacinth presented staff report.

Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/kM7F58om-2g?t=1h2m31s>

Cathy Novak, representative for the applicant, thanked staff for their time, assistance and recommendations. Novak presented her comments and concerns to the Commissioners.

Gene Doughty, architect, presented his comments and concerns to the Commissioners.

The Commissioners presented their questions to Doughty and Novak.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/kM7F58om-2g?t=1h31m22s>

Discussion between Commissioners.

Chairperson Tefft would like to continue the item in order to allow Applicant to submit additional information required of a Precise Plan submittal, in order to present to the City Council.

Chairperson Tefft opened Public Comment.
<https://youtu.be/kM7F58om-2g?t=1h53m17s>

Novak responded she was alright with the Commissioners continuing the meeting.

Staff stated the continuance would be held on January 17, 2017.

MOTION: Vice-Chairperson Luhr moved to continue to January 17, 2017.
Commissioner Lucas seconded.
<https://youtu.be/kM7F58om-2g?t=1h54m33s>

Staff reviewed with Commissioners the items which will need to be addressed at the January 17th meeting, as follows:

1. Provide the required Precise Plan submittal items.
2. The PC was supportive of the gangway design encroaching into the lateral access path by 2 feet along a four-foot section of the lateral access way.
3. The PC was supportive of the requested modifications to Planning conditions 6 and 8, but not 9. Modify condition 9 to state, “hydro acoustical noise mitigation plan” instead of hydro acoustical monitoring plan.
4. Provide information on what the building approvals looked like with the 1993 CUP, specifically in regards to view corridor.
5. Provide additional detail on the existing pole sign that encroaches into the northernmost parking spot, and specifically whether when the vertical access is opened up and the parking lot is re-striped, if that will still yield a usable compliant parking spot.
6. Corridor Maintenance – The PC discussed the possibility of removing the side private motel deck and remove the private fence gate, in order to yield a wider pedestrian view corridor. Also discussed was height of hedges and fence height in the view corridor area.
7. Determine the connectivity potential from the proposed harbor walk lateral access to connect to Kayak Horizons when that future project comes forward for lease renewal.

Motion passes 4-0 to continue to the January 17th meeting.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/kM7F58om-2g?t=2h37s>

Novak asked the Commissioners for direction on condition #9 regarding hydro acoustical monitoring.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/kM7F58om-2g?t=2h37s>

Commissioners discussed language regarding Condition #9, and gave direction to the applicant.

Chairperson Tefft closed the Public Hearing.
<https://youtu.be/kM7F58om-2g?t=2h4m41s>

C. NEW BUSINESS

C-1 Goals and Objectives Discussion related to Planning Commission work plan for fiscal year 17/18.

Staff Recommendation: Review, discuss and provide recommendation to Council

Staff Contact: Scot Graham, Community Development Director
<https://youtu.be/kM7F58om-2g?t=2h4m41s>

Graham presented staff report.

Discussion between Commissioners and staff.

D. UNFINISHED BUSINESS - NONE

D-1 Planning Commission review of the Landscape Plan for the change in use at the Silver City RV and Mobile Home Park, 500 Atascadero Road.

Staff Recommendation: Approve Landscape Plan

Staff Contact: Joan Gargiulo, Assistant Planner
<https://youtu.be/kM7F58om-2g?t=5m13s>

Gargiulo presented the staff report.

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

<https://youtu.be/kM7F58om-2g?t=8m35s>

Discussion between Commissioners and staff.

Commissioners added condition; The applicant will work with staff to locate trees among the existing hedges located along the Atascadero Road frontage.

Vice-Chairperson Luhr asked staff if it would be a good idea to have the applicant provide landscaping within the new development area.

Graham responded, if the Commission would give direction to staff, they could forward it to the applicant.

MOTION: Vice-Chairperson Luhr moved to approve the Landscape Plan with the following condition added:

Staff shall work with the Applicant to choose an appropriate number and size of plants to fill in the gaps in the existing screening hedge located along Atascadero Road directly to the west of the proposed landscaped area depicted on the plan set date stamped December 6, 2016.

Commissioner Lucas seconded and the motion passed unanimously (4-0).

<https://youtu.be/kM7F58om-2g?t=28m39s>

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 9:00 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 3, 2017, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: February 21, 2017

Staff Report

TO: Planning Commissioners **DATE:** February 21, 2017
FROM: Joan Gargiulo, Assistant Planner
SUBJECT: Request for Continuance for Conditional Use Permit (UP0-468) to allow for the continued operation of an existing auto-body repair and paint shop located within the R-1/S.1 Residential Zoning District. 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 the March 7, 2017 Planning Commission meeting for full review at that time.

REASON FOR CONTINUANCE:

Staff requests a continuance to the next scheduled Planning Commission meeting on March 7, 2017 due to a clerical error in the mandated public noticing. Since the hearing was publicly noticed in the February 11, 2017 edition of the Tribune newspaper, staff recommends that the Commission open the public hearing for testimony by interested persons wishing to speak about the project before continuing review to the next schedule hearing date.

Prepared By: JG

Department Review: ____



AGENDA NO: B-2

MEETING DATE: February 21, 2017

Staff Report

TO: Planning Commissioners **DATE:** February 21, 2017

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: **Conditional Use Permit (#UP0-467) and Parking Exception (#AD0-111)**
Request to allow an addition to a single-family residence with a nonconforming side-yard setback and parking situation at 2926 Fir Avenue, located in the R-1/S.2 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 04-17** which includes the Findings and Conditions of Approval for the project depicted on site development plans dated stamp received January 4, 2017.

APPLICANTS:

Darrell and Jackie Smith

DESIGNER: Aaron Gannage

LEGAL DESCRIPTION/APN:
068-197-008

PROJECT DESCRIPTION:

The Applicant is requesting Conditional Use Permit and Parking Exception approval for an addition to an existing nonconforming single-family residence. The Applicant proposes to add a 270 sq. ft. addition of habitable square footage to an existing 1,491 sq. ft. nonconforming single-family residence in the R-1/S.2 Residential Zoning District. Specifically, the Applicant proposes to add a new bedroom and bathroom on the first floor



Prepared By: JG

Department Review: _____

with a 231 sq. ft. roof top deck above, a new 50 sq. ft. covered front porch, and interior remodeling. The existing residence is considered nonconforming because it does not meet the side-yard setback or parking requirements as discussed below in the ‘Project Analysis’ section.

PROJECT SETTING:

The project is located in the Del Mar residential neighborhood, designated as Planning Area 3 in the Local Coastal Plan. The parcel at 2926 Fir Avenue lies to the south of Del Mar Park, north of San Jacinto, and east of Highway 1. The mostly flat, rectangular-shaped 4,000 sq. ft. lot is located in the R-1/S.2 Single-Family Residential Zoning District. Housing in the surrounding area includes a variety of one and two-story homes. The site is located outside of the Coastal Commission Appeals Jurisdiction.

Adjacent Zoning/Land Use			
North:	R-1/S.2 Single-Family Residential Use	South:	R-1/S.2 Single-Family Residential Use
East:	R-1/S.2 Single-Family Residential Use	West:	R-1/S.2 Single-Family Residential Use

Site Characteristics	
Site Area	4,000 square feet
Existing Use	Single-Family residential
Terrain	Developed and virtually flat
Vegetation/Wildlife	Ornamental landscaping
Archaeological Resources	N/A
Access	Fir Avenue and Greenwood Avenue

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Low-Medium Density Residential
Base Zone District	R-1
Zoning Overlay District	S.2
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located outside the Coastal Commission Appeal Jurisdiction

PROJECT ANALYSIS:

Background

Records indicate the existing nonconforming single-family residence was originally built in 1972 similar to other homes in the neighborhood. The residential use is consistent with the General Plan designation of Low-Medium Density Residential and with the Single-Family Residential (R-1) Zoning District.



Zoning Ordinance Standards			
	Standards	Existing	Proposed
Front Setback	15 feet	17'3"	15'1"
Side-Yard Setback	5 feet	4'5"	4'5"
Rear Setback	5 feet	22'5"	17'4"
Height	25 Feet	22'	22'
Lot Coverage	Max. 50%	33.2%	33.2%
Parking	2 Car Garage	1 Car Garage	1 Car Garage and Tandem

Zoning Ordinance Consistency

Current requirements of the Morro Bay City Zoning Ordinance (the "Zoning Ordinance") pertaining to side-yard setbacks and parking render the existing structure nonconforming. However, additions to nonconforming structures may be permitted with approval of a conditional use permit, subject to certain findings (Morro Bay Municipal Code (MBMC) section 17.56.160).

Side-Yard Setback

The existing side-yard setback of 4'5" does not conform to the current 5 ft. setback requirement as set forth in Section 17.40.050 of the Zoning Ordinance. The proposed addition shall be in conformance with all provisions set forth in the MBMC.

Parking

The existing residence does not conform to the current parking requirements as set forth in Section 17.44 of the MBMC. When the residence was built in 1972, the garage was designed to house the tank-style water heater and the forced air unit in the rear corner resulting in clear interior garage dimensions of 15'6" x 17'6" where 20' x 20' is the minimum for a two-car garage. The existing garage is large enough to accommodate one car with clear interior dimensions of 17'5" x 21'3" where 11' x 20' is the minimum requirement. A Parking Exception is required to memorialize the use of a tandem parking space in the driveway to provide for the required off-street parking.

Parking Exception

The Zoning Ordinance, subsection 17.44.050, allows for an exception to the parking standards provided that certain findings are made:

1. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the reduced parking or alternative to the parking design standards of this chapter will be adequate to accommodate on site all parking needs to be generated by the use.

Single-family residences are required to provide two covered and enclosed parking spaces. If tandem parking is approved, the project will meet that requirement. Many dwellings within the City were built with substandard garages.

2. The exception will not adversely affect the health, safety, or general welfare of person working or residing in the vicinity and that no traffic safety problems will result from the proposed modification of parking standards.

Tandem parking will not result in traffic safety problems at this location because there is adequate space to accommodate a parked car in the driveway and adequate sight distance for vehicles maneuvering into and out of the driveway.

3. The exception is reasonably necessary for the Applicant's full enjoyment of uses similar to those upon the adjoining real property.

The Applicant's parking proposal is reasonable given similar parking arrangements in the

project vicinity and given the footprint and construction of the existing buildings on site.

Conditional Use Permit Requirement

The Zoning Ordinance, subsection 17.56.160A, requires approval of a conditional use permit for any structure which is nonconforming with any provision of this title. The project proposes to add a 270 square-foot addition to a nonconforming structure. As noted above, the structure is nonconforming with regard to the side-yard setback and parking. Approval of a Conditional Use Permit requires the following findings to be made:

1. The enlargement, expansion, or alteration is in conformance with all applicable provisions of the Zoning Ordinance.

The proposed addition is consistent with Zoning Ordinance requirements.

2. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use.

The applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.

3. The project is suitable for conforming uses and will not impair the character of the zone in which it exists.

The project proposes an addition to a single-family dwelling, which is an allowed use in the R-1 zone. The surrounding neighborhood is developed with one and two-story homes.

4. It is not feasible to make the structure conforming without major reconstruction of the existing structure.

Major reconstruction would be necessary to meet the required side-yard setback and parking.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on February 11, 2017, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1.

The exemption applies to additions to existing structures and the project will have no potentially significant environmental impacts. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Low/Medium Density land use designation and because the Zoning Ordinance allows additions to nonconforming structures upon approval of a conditional use permit (MBMC section 17.56.160).

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Conditional Use Permit #UPO-467 and Parking Exception #AD0-111 for the proposed addition to a nonconforming structure for the project at 2926 Fir Avenue, as shown on plans date stamp received January 4, 2017, by adopting Planning Commission **Resolution 04-17** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 04-17
Exhibit B – Graphics/Plan Reductions

RESOLUTION NO. PC 04-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (UP0-467) AND PARKING EXCEPTION (AD0-111) TO ALLOW AN ADDITION TO A NONCONFORMING RESIDENTIAL STRUCTURE AT 2926 FIR AVENUE

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on February 21, 2017, for the purpose of considering Conditional Use Permit UPO-467 and Parking Exception AD0-111 for a proposed addition to a nonconforming single-family residence at 2926 Fir Avenue.; and

WHEREAS, notice of the public hearing was provided 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) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt pursuant to Class 1, CEQA Guidelines Section 15301(e) for additions to existing structures with no potentially significant environmental impacts. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

Conditional Use Permit Findings

1. The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure that residential land is developed to a density suitable to its location and physical characteristics.
2. The proposed addition is in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance (the “Zoning Ordinance”), including building height, setbacks, and lot coverage.
3. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use since the applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.
4. The project is suitable for conforming uses and will not impair the character of the zone in which it exists because it proposes an addition to a single-family dwelling,

which is an allowed use in the R-1/S.2 zone and the surrounding neighborhood is developed with one and two-story homes.

5. It is not feasible to make the structure conforming without major reconstruction of the existing structure. Major reconstruction would be necessary to meet the required side-yard setback and parking.

Section 2. Action. The Planning Commission does hereby approve Conditional Use Permit UPO-467 and Parking Exception AD0-111 for property located at 2926 Fir Avenue subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated February 21, 2017, for the project at 2926 Fir Avenue depicted on plans date stamped January 4, 2017, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, 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 Manager (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 Director. 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. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings: The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

BUILDING CONDITIONS

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

PUBLIC WORKS CONDITIONS

1. 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.morrobay.ca.us/EZmanual. Projects with more than 2,500 sq ft of new or redeveloped impervious area are subject to these requirements. This project appears to be exempt from this requirement.
2. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD. Lateral shall be repaired if necessary. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral. 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. Sewer Backwater Valve: A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070). Indicate and label on plan.
4. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
5. 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.

Add the following Notes to the 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 Department Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

FIRE CONDITIONS:

1. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer’s instructions. (CRC R315.2)

Applicant shall provide Carbon Monoxide detection in accordance with CRC R315.2.

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 include above language on Building Plan submittal.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of February, 2017 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 21st day of February, 2017.

Smith Addition

2926 Fir Avenue, Morro Bay, CA

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GANNAGE
 DESIGN & CONSTRUCTION
 Aaron Gannage
 Design Director
 P.O. Box 14502
 San Luis Obispo, CA 93406
 E-mail: aaron@gannageinc.com
 Off: 805-212-9899
 Fax: 805-537-5957



Soil Inspections

Table 2: Required Verification and Inspections of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

Code Compliance

THIS PROJECT HAD BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE CITY OF MORRO BAY ADOPTED CODE AND ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND I/WE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

This project shall comply with the following model codes:
 City of Morro Bay Municipal Code Ordinance 583, Title 14 MBMC
 2016 California Building Code
 2016 California Residential Code
 2016 California Mechanical Code
 2016 California Electrical Code
 2016 California Plumbing Code
 2016 California Energy Code
 2016 California Fire Code
 2016 California Green Building Standards Code

General Notes

- All work described in the drawings shall be verified by the contractor for dimension, grade, extent and compatibility to the existing site. Any discrepancies and unexpected conditions that affect or change the work described in the Contract Documents shall be brought to the Architect's attention immediately. Do not proceed with the work in the area of discrepancies until all such discrepancies are resolved. If the Contractor chooses to do so, he shall be proceeding at his own risk.
- Omissions from the drawings and specification or the mis-description of the work which is manifestly necessary to carry out the intent of the drawings and specifications, or which is customarily performed, shall not relieve the Contractor from performing such omitted or mis-described details of the work as if fully and completely set forth and described in the drawings and specifications.
- Dimensions shown shall take precedence over drawings scale or proportion. Larger scale drawing shall take precedence over smaller scale drawings.
- The Contractor shall coordinate with the Owner for the selection of all plumbing fixtures including toilets, tub/shower, lavatories, sinks and all appropriate faucets, trim and drains. The Owner shall select all colors, finish and options.
- Approval of plans and specifications does not permit the violation of any section of the building code or other ordinance or law. CBC 105.4
- Remodeling Pre-1978 structures without using Lead Safe Work Practices is a violation of California Health and Safety Code Section 105256. Contractors, remodelers, and painters are required to use "lead-safe" work practices pursuant to Title 17, CA Code of Regulations Section 36050. Construction debris known to contain lead-based paint must be disposed at an approved location. Contact Utilities Conservation 781-7213

Public Works Code Requirements

- SEWER LATERAL:** If an existing is used, upon issuance of the Building Permit, perform a video inspection of the lateral and submit to Public Services via flash drive or DVD. Lateral shall be repaired if necessary. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.
- 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 Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
- Any damage, as a result of construction operations of 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.

Consultant Directory

Designer Gannage Design & Construction P.O. 14502 San Luis Obispo, CA 93406 (805) 212-3699 Contact: Aaron Gannage	Structural Engineer - - - PH: - Contact: -
Energy Compliance Carstairs Energy P.O. Box 4736 San Luis Obispo, CA 93403 Ph. 805-904-9048 Contact: Tim Carstairs	Soils Engineer GeoSolutions, Inc 220 High Street San Luis Obispo, CA 93401 PH: (805) 543-8539 Contact: Kraig Crozier

Sheet Index

T-1	Title Sheet, Building Info, Existing Site Plan
T-1.1	California Green Building Code
A-1	Existing & Proposed Site Plan
A-2	Existing 1st & 2nd Floor Plan
A-3	Proposed 1st & 2nd Floor Plan
A-4	Proposed Building Elevations

Property Owner

Darrell & Jackie Smith
 2926 Fir Ave.
 Morro Bay, CA 93442
 Ph: (805) 704-5798

Lot Description

APN:	068-197-008
ADDRESS:	2926 Fir Ave.
ZONING:	R-1
LOT NUMBER:	8
BLOCK:	Ocean Heights #1
LOT AREA:	4,000 SQ. FT.

Occupancy & Construction Type

SINGLE FAMILY RESIDENCE:	R-3	Fire Sprinklers:	NO
GARAGE:	U-1	Fire Sprinklers:	NO
CONSTRUCTION TYPE:	V-B		
STORIES:	EXISTING 2 STORY		

Scope of Work

- Add new bedroom #4 and Bath #4 with roof deck above
- Remodel Kitchen
- Remodel Master bath
- Remodel bath #3 & powderery
- Add new entry porch

Building Height

MAXIMUM EXISTING BUILDING HEIGHT ABOVE GRADE: 22'-0"
 MAXIMUM PROPOSED BUILDING HEIGHT ABOVE GRADE: 22'-0"

Building Area

EXISTING 1st FLOOR LIVING AREA:	553 SQ. FT.
PROPOSED 1st FLOOR LIVING AREA:	270 SQ. FT.
EXISTING 2nd FLOOR LIVING AREA:	938 SQ. FT.

TOTAL LIVING AREA: 1,761 SQ. FT.

EXISTING GARAGE AREA:	455 SQ. FT.
PROPOSED COVERED ENTRY PORCH:	50 SQ. FT.
PROPOSED ROOF DECK:	231 SQ. FT.

EXISTING HARDSCAPE AREA: 830 SQ. FT.

Lot Coverage

TOTAL EXISTING BUILDING COVERAGE:	1,008 SQ. FT.
TOTAL PROPOSED BUILDING COVERAGE:	1,328 SQ. FT.

PROPOSED LOT COVERAGE: 33.20%

Cut & Fill

TOTAL CUT	0 CUBIC YARDS
TOTAL FILL	0 CUBIC YARDS



Vicinity Map

SITE LOCATION

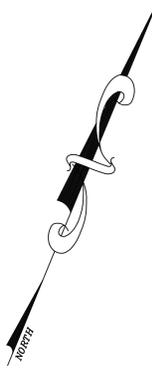
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PROJECT
Smith Addition
2926 Fir Ave.
Morro Bay, CA

DRAWN	Aaron Gannage
CHECKED	
DATE	11-30-16
SCALE	
JOB NO.	
SHEET	T-1
OF SHEETS	

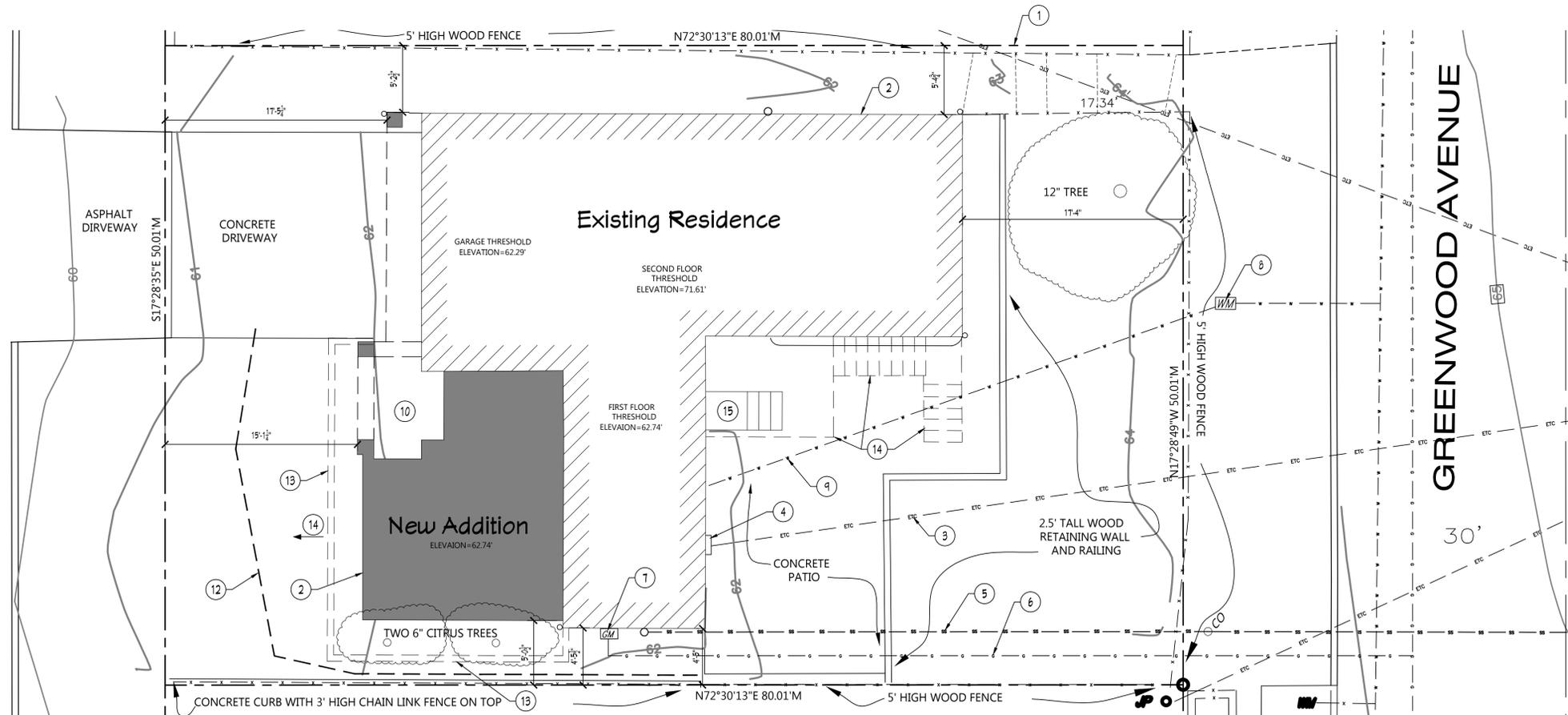
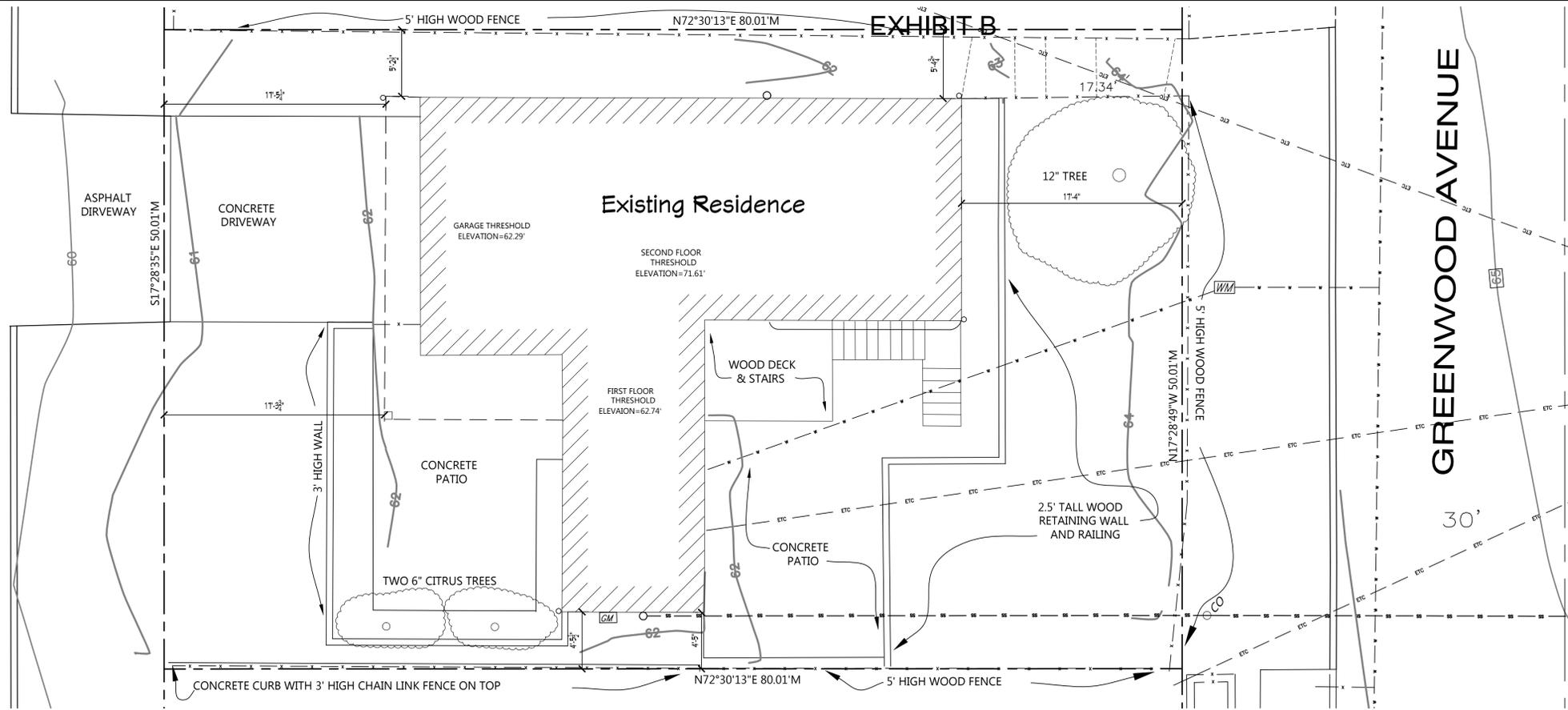
FIR AVENUE

30'



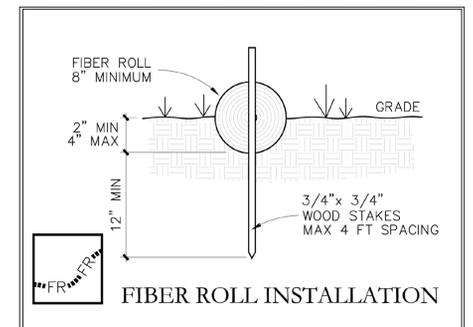
FIR AVENUE

30'



Site Plan Key Notes

- 1 PROPERTY LINE
- 2 BUILDING FOOTPRINT OUTLINE
- 3 EXISTING OVERHEAD PHONE, CABLE, AND ELECTRICAL LINE
- 4 EXISTING 200amp ELECTRICAL PANEL TO BE REPLACED
- 5 EXISTING SEWER LINE
- 6 EXISTING UNDERGROUND GAS LINE
- 7 EXISTING GAS METER
- 8 EXISTING WATER METER
- 9 EXISTING UNDERGROUND WATER LINE
- 10 FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE 5% FOR A MINIMUM 10'-0" TYPICAL
- 11 CONCRETE LANDING AT DOOR TO BE 36" WIDE x 36" DEEP MIN. SLOPE 2% AWAY FROM DOOR IF SOLID SURFACE
- 12 STORM WATER MANAGEMENT FIBER ROLL
- 13 EXISTING 3'-0" HIGH WALL TO BE REMOVED
- 14 EXISTING SECOND STORY DECK, STAIRS, AND ROOF TO BE REMOVED
- 15 NEW DECK LANDING AND STAIRS



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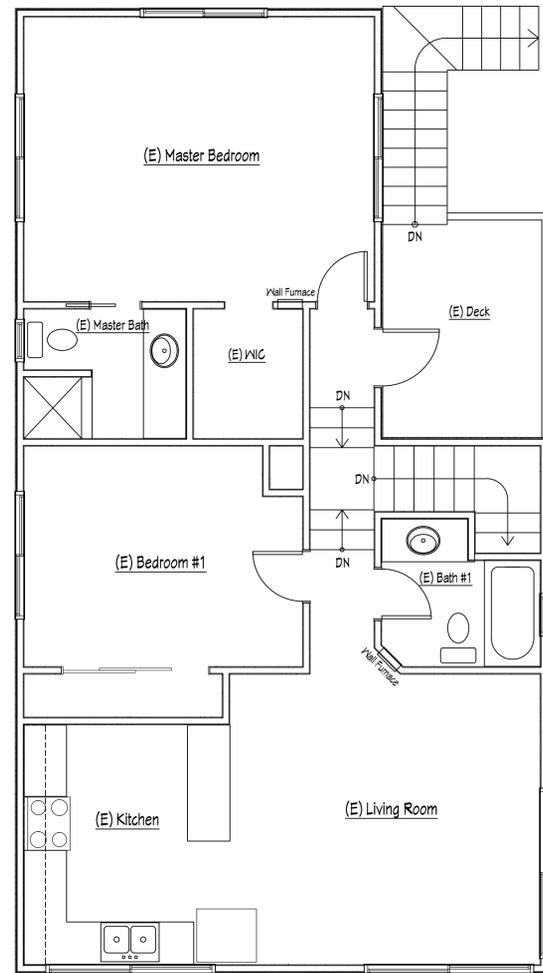
SHEET TITLE	DATE	△

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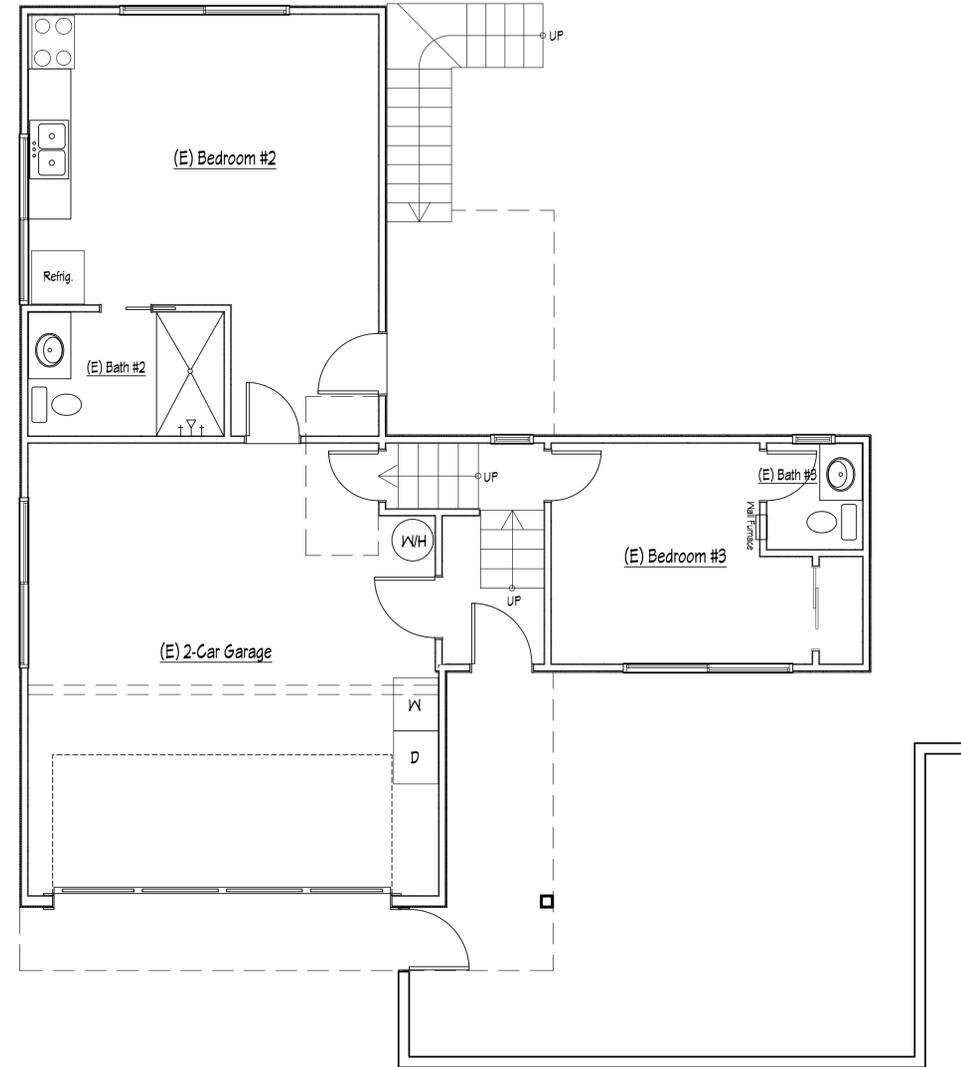
A-1
OF SHEETS

EXHIBIT B



Existing Second Floor Plan

SCALE: 1/4" = 1'-0"

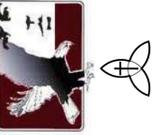


Existing First Floor Plan

SCALE: 1/4" = 1'-0"

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SHEET	

A-2
OF SHEETS

EXHIBIT B



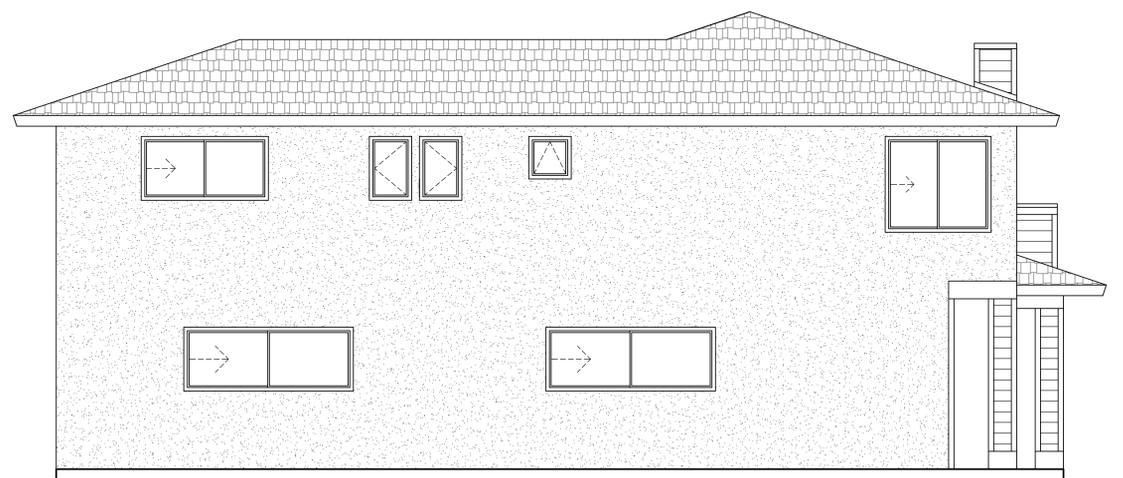
Right Elevation

SCALE: 1/4" = 1'-0"



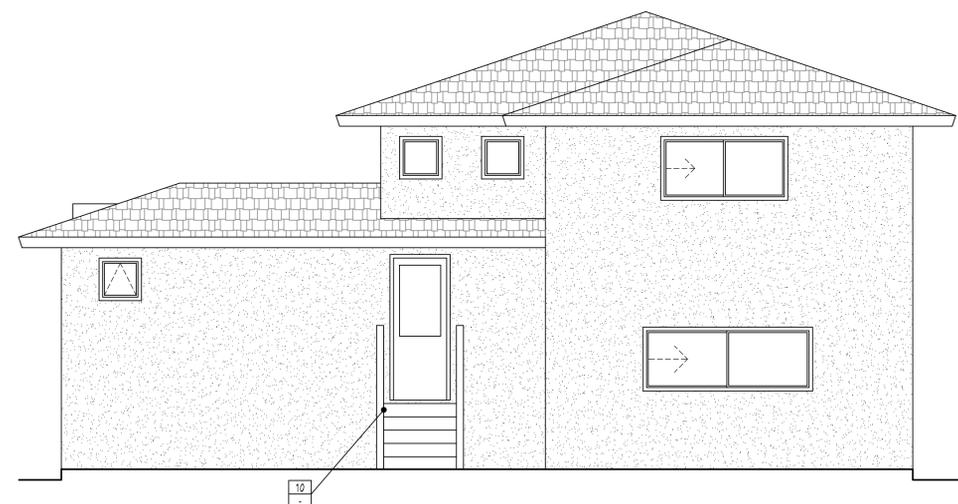
Front Elevation

SCALE: 1/4" = 1'-0"



Left Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

SCALE: 1/4" = 1'-0"

Colors

- A. CREAM
- B. WHITE
- C. CHARCOAL
- D. BLUE
- E. NATURAL COLORING

Materials

1. EXISTING COMPOSITION ROOFING WITH 30# FELT UNDERLAYMENT MATCH AT NEW ADDITION
2. EXISTING SMOOTH STUCCO SIDING WITH 2 LAYERS OF GRADE "D" PAPER BETWEEN SHEATHING & STUCCO PATCH AROUND NEW WINDOWS & DOORS TO MATCH EXISTING
3. EXISTING 2x6 FASCIA BOARD WITH 3" METAL EDGE FLASHING MATCH AT NEW ADDITION
4. NEW VINYL WINDOWS & DOORS
5. NEW "HARDIE" BOARD LAPPED SIDING WITH 1" EXPOSED
6. 1x4 CORNER TRIM
7. 1x4 WINDOW & DOOR TRIM
8. 2x10 BAND BOARD
9. FABRIC ANNING
10. NEW WOOD DECK AND STAIRS
11. NEW FIRE PLACE CHIMNEY WITH SPARK ARRESTOR

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Aaron Gannage
Design Director

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JOB NO.
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SHEET

A-4

OF SHEETS

EXHIBIT B



EXHIBIT B

