



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, May 16, 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 – NONE

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 March 21, 2017.
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.

NONE

C. NEW BUSINESS

C-1 Case No.: UP0-476/CP0-541 Conceptual Review

Site Location: 101 Fig Street

Proposal: **Conceptual Review of a potential future public hearing project** proposing to construct a new two-story, 2,250+/- SF single family house on a bluff property with an existing residence between the west end of Fig Street and the Embarcadero Tidelands area. The property is zoned Duplex Residential with a Planned Development overlay (R-2/PD). This project is located in the Coastal Commission appeal jurisdiction.

CEQA Determination: No determination is required for conceptual review.

Staff Recommendation: Hear a presentation on the project and provide comments. This is a Business Item for information gathering and discussion purposes only and NO ACTION will be taken at this time.

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

C-2 Case No.: n/a

Project: **Downtown Waterfront Strategic Plan (DWSP)**

Review of draft Downtown Waterfront Strategic Plan created as part of *Plan Morro Bay*, the City's General Plan/ Local Coastal Program update. The DWSP is a long-range strategic planning document with objectives to connect the downtown and waterfront areas, establish design guidelines, identify opportunity sites and catalyst projects with a 10 year near-term vision. Public draft document available at <http://www.morro-bay.ca.us/DocumentCenter/View/10458> with copies available upon request. Powerpoint presentation attached.

Staff Recommendation: Review and provide input

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

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on June 6, 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 \$268 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 May 16, 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	Maritime Museum Association (Larry Newland)		11/21/05	UP0-092	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. Resubmitted 3-20-17. Project located in C-VS/S.4 zoning district. Museum use allowed in C-VS zone with a Minor Use Permit. Determined not to require PC approval. Project located in original jurisdiction of Coastal Commission which will require CDP review. Noticed 5/9/2017	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		cj
2	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. Resubmittal rcv'd 4/3. To be noticed 5/26. Ready for PC hearing 6/6/17		PN-Conditionally Approved per memo dated 12/14/16		jg
3	Frye	3121 Sandalwood Ave.	4/21/17	UP0-477/AD0-118	Conditional Use Permit and Parking Exception for a 215 sq. ft. addition to a nonconforming SFR	Under Intial Review. Complete. To be noticed 5/26 Scheduled for 6/6/2017 PC meeting				jg
4	Leage	1205 Embarcadero	9/28/16	A00-044 (UP0-058)	Minor amendment to UP0-058 to relocate approved floating dock location and construct new finger slip and lease line amendment	Project under review. Correction letter sent 11-21-16. Resubmittal received 1-27-17 and under review. Fire corrections forwarded to applicant to be made prior to noticing.		PN Disapproved per memo dated 10/25/16		cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
5	San Luis Coastal Unified School District	235 Atascadero	5/8/17	UP0-479	Temporary Use Permit for MBHS bike marathon fundraiser to occur around the MBHS track.	Noticed 5/9/2017				rr

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6	Spencer	2445 Ironwood	5/4/17	UP0-478	Conditional Use Permit for an addition to a nonconforming SFR to include 151 sq. ft. of living area and 78 sq. ft. of decking	Under Initial Review				jg
7	2130 Morro Bay, LLC./Belsher & Skidmore	2130 Main St.	4/13/17	CP0-540	Regular Coastal Development Permit for new 34 suite hotel w/ partial subterranean parking. Project includes demolition of existing on-site structure	Under Initial Review				wm
8	Morgan	101 Fig St.	4/12/17	UP0-476	Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.	Under Initial Review. Conceptual Review for Planning Commission input to be reviewed as a new business item on 5/16				wm
9	So Cal Gas Company	0 Sequoia St (Public Right of Way, 32' west of Alder Ave)	3/29/17	CP0-539	Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole	Under Initial Review				wm
10	So Cal Gas Company	0 Nutmeg (Public Right of Way, 710' north of Cuesta St.)	3/29/17	CP0-538	Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole	Under Initial Review				wm
11	Mathias Family Trust	2515 & 2525 Greenwood	3/29/17	CP0-537	Administrative Coastal Development Permit for demolition of two residential structure, prep site for new construction, prune & trim overgrown bushes, and removal of fallen tree.	Under Initial Review		PN- Conditionally Approved per memo dated 5/1/17		wm
12	Assembly of God	615 Monterey	3/6/17	CP0-534/ AD0-113	Admin CDP and Parking Exception to convert existing garage to living space (house adjacent to church), convert lower rear portion of church to new garage.	Under Initial Review. Waiting on project redlines 4/12 then ready to notice		PN- Conditionally Approved per memo dated 4/24/17		jg
13	James / Nisbet	310 Mindoro	3/2/17	CP0-533	Admin CDP for New SFR on vacant lot for 1542sf living, 462sf garage, 176sf deck.	Under Initial Review		PN- Disapproved per memo dated 3/24/17		wm
14	James/ Nisbet	300 Mindoro	3/2/17	CP0-532	Admin CDP for New SFR on vacant lot, 1433sf living, 446 sf garage, 195sf deck.	Under Initial Review		PN- Disapproved per memo dated 3/24/17		wm
15	Crowfoot	416 Napa St	3/1/17	CP0-531	Admin CDP to create secondary dwelling unit through conversion of existing downstairs square footage. Concurrently applied for building permit of same.	Under Initial Review. Correction letter sent 4/4. Site inspection complete. Planning review complete, waiting for Fire comments 4/25.		PN- Conditionally Approved per memo dated 3/29/17		rr
16	Huber	2783 Coral Ave	2/24/17	CP0-530, UP0-470, S00-127	Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto & Coral Ave.	Under Initial Review		PN- Not Approved per memo dated 3/16/17		wm

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17	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. Rcv'd 3/15. Sent to PW: Under Review. Correction letter sent 4/12/2017. Rcv'demail resubmittal 5/5, have not rcv'd hard copies...		PN-Approved 12/9/16		jg
18	Najarian	321 Luzon	11/7/16	CP0-521 & UP0-473 and AD0-115	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- Disapproved per memo dated 3/24/17		wm
19	Najarian	320 Mindoro	11/7/16	CP0-520 & UP0-472 & AD0-114	Admin CDP and MUP to build a SFR in an MCR/R-4 zone on a vacant lot. Proposed 2 story, 1694sf living, 546sf garage, & 144sf deck.	Under Initial Review. Correction Letter Sent 12/5. Resubmittal received 2/2/217		PN- Disapproved per memo dated 3/24/17		wm
20	Barfield	260 Shasta	11/4/16	UP0-464	Conditional Use Permit for 498 sq. ft.- addition to an existing 999 sq. ft.- nonconforming SFR. Building permit applciation to recify nonconformities and add habitable floor area to a proposed conforming structure	Under Initial Review. Correction Letter Sent. Applicant working to redesign in order to remedy the existing nonconformity. Waiting on resubmittal. Rcv'd 4/24/2017. Building permit application only		PN-Conditionally approved per memo dated 11/29/16		jg
21	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. Resubmittal rcv'd 4/4/2017. Noticed 5/1/2017. Admin Action on/after 5/11		PN-Conditionally approved per memo dated 11/29/16		jg
22	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. Resubmittal Rcv'd 3/27		Conditionally approved per memo dated 5/1/17		rr
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. No recent activity as of 3-1-17		Conditionally approved 6/14/16		cj
24	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. <i>Applicant now wants to remove development from proposal and process the parcel map independently of any development.</i> Waiting on updated map (4/7/2017) Rcv'd 4/17		PN- Diapproved per Memo dated 6/14/16		jg

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25	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. No recent activity as of 3-1-17.				cj
26	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
27	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:										
28	Vankrieken	462 Arbutus	12/9/16	UP0-465/ CP0-535	CDP and 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. Correspondence with Agent regarding residential design guidelines, waiting for updated front elevations. Noticed for PC hearing on 3/10/16. Agendized for 3/21/17. Continued to a date uncertain with direction for design changes		PN- Conditionally approved per memo dated 12/22/16		jg
29	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. PC on March 7, 2017. Continued to a date uncertain.				jg
30	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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31	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		ig
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		cg
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:

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
35	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. PC approval on 3/7/17. Project Appealed to City Council to be heard at 5/23/2017 Council meeting.	FD Conditionally Approved 1/23/17			jg
36	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. Project heard by PC on 3-21-17 and favorable recommendations with direction to City Council. Revised plans reflecting PC recommendations resubmitted 4-21-17. Project agendaized for 5-23-17 City Council meeting.				cj
37	Baston	561 Embarcadero	UP0-448	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. Project reviewed for favorable recommendation to the City Council with direction. City Council reviewed and continued to a date uncertain to allow plan revisions to sign location and ADA clarification.		PN- Conditionally approved per memo dated 8/3/16		cj
38	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11. City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. 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. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg.	No review performed.	N/R		sg
Environmental Review										

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39	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects:										
40	Tract 2739	485 S. Bay Blvd, Black Hill Villas Subdivision	1/17/17	Map	Final Map - Tract 2739 / 16 lot subdivision with dedicated lot for riparian enhancement and raptor preservation.	Final Map Application Under review. Map corrections forwarded to Engineering/Public Works Dept. on 3/13/16. Final Map & Public Improvement Plans resubmitted to City on 4/24/17.		JW/PN - Disapproved final map and public improvements		cj
41	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. Corrections sent 4-7-17		JW/PN - Disapproved final map and public improvements		cj
42	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.		JW/PN - Approved public improvements		cj
43	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		sg/cj

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Projects requiring coordination with another jurisdiction:										
44	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		
45	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		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing:										
46	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. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.	No review performed.			

wm

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
47	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 preformed.	N/A		sg
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
48	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg
Grants										
49	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation.	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. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	No review performed.	N/A		sg
50	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
51	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		

#	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
2	Smith	460 Avalon	4/5/17	B-31463	SFR Alteration - Remove and replace 2nd story wood deck. Demo 96 sf, new deck 93 sf.					
3	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.		
4	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.		
5	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		
6	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		
7		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		
8	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.	PN-Approved 4/6/17		
9	Gannage	2926 Fir	3/3/17	B-31423	270 sf Addition (new bdrm #4 & new bath #4) to SFR, new 50 sf covered entry porch, new 231 sf roof deck, remodeling kitchen, master bath, and relocating and coverting full bath to	PLAN- Approved by jg on 3-22-17	Disapproved by CDL on 3-29-17	PN- Disapproved per memo dated 4/7/17		
10	Appleby	381 Fresno	7/31/14	B-30227	Carpport& Storage Shed. Remians in plan check status.	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	Building approved 08-04-15 cdl	RPS - No PW comments if street access is not required for storage bldg		
11	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		
12	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		
13	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- Approved 3/22/17		
14	Richardson	2790 Greenwood	3/15/17	B-31437	Remedial foundation repair, 9 push piers installed to stabilize and lift foundation to maximum practical recovery.		Approved by cdl on 3-23-17.			
15	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		
16	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	CDP approved 11-22-16. WM	Conditionally approved per memo dated 9/12/16.	PN-Conditionally approved per memo dated 11/17/16		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
17	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-		
19	Stanton	2335 Ironwood	4/19/17	B-31367	75sf addition to existing SFR			PN- Not approved per memo dated 4/28/17		
18		2450 Ironwood	3/6/17	B-31424	Installation of deck and stairs to front entry, approx. 200 sq. ft	Disapproved by sg	Disapproved by cdl on 3-16-17	Approved by rps on 3-6-17.		
19	Audland	2605 Ironwood	1/17/17	B-31367	SF-Alter Stabilize foundation of existing SFR, install piers utilizing standard foundation brackets to prevent further	Approved by sg on 01-20-17	Approved by cdl on 01/19/17			
20	Romero	3036 Ironwood	1/25/17	B-31340	New SFR with 2,484sf living, 559sf garage, 100sf deck & 71sf porch	Disapproved 2-24-17. JG	Disapproved by cdl on 1/31/17. Comments mailed on 2/28/17	PN- Disapproved per Memo dated 2/17/17		
21	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		
22	Rochenbach	2670 Juniper	3/9/17	B-31428	Install residential interior elevator (3 floors) resulting in roof extension, add new roof tiles, add new windows, doors, reconfigure front concrete stairs to entry, revise existing guardrail	Disapproved by sg on 3-17-17.	Disapproved by CDL on 3-31-17			
23	Gardner	454 Kern Ave	4/5/17	B-31459	SFR Alteration - Interior remodel kitchen & bathrooms			PN- Disapproved per memo dated 4/25/17		
24	Channing	471 LaJolla	10/11/16	B-31221	Construct 20' x 11' exterior deck	Disapproved 10-20-16. JG	Disapproved by cdl on 10-18-16.			
25	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		
26	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		
27	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		
28	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		
29	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			
30	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.	PN- Approved waiting for RL sign-off of WEU form.		
31	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		

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32	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		
33	Castro	190 Mindoro	12/29/16	B-31351	New SFR with 888sf Living & 234sf garage	Disapproved 1-5-17. JG	Approved by cdl on 12-13-16.	PN- Approved 4/6/2017		
34	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing.	Disapproved 11-10-16. JG	Disapproved by cdl on 11-17-16.	PN- Disapproved 11/16/16		
35	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom. Remains in plan check Status.	Approved 9/25/14. CJ.	Plans approved 9-30-2014 bc	RPS returned for corrections per		
36	Crowfoot	416 Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CP0-531)		Approved by cdl on 3-23-17	PN- Disapproved per memo dated 3/29/17		
37	Rushaupt	2301 Nutmeg	3/22/17	B-31451	Increase size of existing first floor bathroom.	Approved by wm on 3-23-17.				
38	Robson	110 Orcas	12/9/16	B-31350	2098 s.f. living, 939 s.f. subterranean garage, and 376 s.f. decking	Corrections sent 3-24-17 to Bldg. CJ.	Disapproved by cdl on 01-12-17			
39	Moloney	840 Pacific	9/22/16	B31194	350sf addition to existing SFR	Disapproved 10-5-16. JG	Disapproved by cdl on 9-29-16.	RB-Disapproved per memo dated 10/19/16		
40	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	PN- Disapproved per memo dated 2/16/17		
41	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		
42	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		
43	Scoto	330 Sicily	10/18/16	B-31232	New SFR w/1743sf living area, 457sf garage & 150sf deck.	Approved 5-16. JG	Disapproved by cdl on 12-5-16.	PN- Approved 12/8/16		
44	Dolezal	1885 to 1905 Sunset	3/17/17	B31378	Addendum to Grading permit #G00-045 issued 12/7/16. Changes to approved Grading to on-site improvements	Disapproved 5/9/17. CJ		PN- Not Approved per memo dated 3/29/17		
45	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		
46	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		
47	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		
48	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		
49	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		
50	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		
51	Hartsock	242 Surf	1/27/17	B-31380	Addition to a non-conforming SFR w/ detached garage. Also ref: CP0-509, AD0-106					
52	Jordan	340 Tulare		B-31046	2nd floor 650sf Addition & 75sf garage addition	Approved 5-17. JG	Disapproved by cdl on 1-13-16.	PN- Approved 2/2/17		

#	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
Planning Projects & Permits with Final Action:										
1	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. Resubmittal received 1-27-17 and under review. Conducting environmental review.				cj

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 21, 2017
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
Cindy Jacinth Associate Planner

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

<https://youtu.be/d7O1XxvERgw?t=1m55s>

Commissioner Sadowski announced the Tabor College Choir will be giving a free concert on Friday, March 24th, 7 pm, at the Shoreline Calvary Chapel.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS

A. CONSENT CALENDAR

<https://youtu.be/d7O1XxvERgw?t=3m5s>

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

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

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.:** CP0-529 and UP0-464
Site Location: 2654 Greenwood
Project Description: Coastal Development and Conditional Use Permit approval for the addition of 192 sq. ft. of habitable floor area to an existing nonconforming 840 sq. ft. single-family residence located within the R-1/S.2 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt Section 15301, Class 1(e)
Staff Recommendation: Continue to the April 4th, 2017 Planning Commission Meeting
Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270
<https://youtu.be/d7O1XxvERgw?t=3m42s>

Graham requested a continuance on the item because the notice didn't include a parking exception.

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

<https://youtu.be/d7O1XxvERgw?t=4m35s>

MOTION: Commissioner Ingraffia motioned to continue the item to the April 4th Planning Commission meeting. Commissioner Lucas seconded and the motion passed (5-0).

- B-2 Case No.:** CP0- 535 and UP0-465
Site Location: 462 Arbutus Avenue
Project Description: Coastal Development and Conditional Use Permit approval for the addition of 352 sq. ft. of habitable floor area to an existing nonconforming 1,724 sq. ft. single-family residence located within the R-1/S.2 Residential Zoning District. The project involves the relocation of the existing two-car garage and extensive interior remodeling. The project is located outside of the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt Section 15301, Class 1(e)
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270
<https://youtu.be/d7O1XxvERgw?t=5m59s>

Graham presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/d7O1XxvERgw?t=20m14s>

Bob Crizer, contractor, explained he was aware of the non-conforming rear yard setback and the extra setback on the north side and was working with the applicant on these.

Vicky McKay, 453 Arcadia Avenue, stated she knows the history of the garage at 462 Arbutus Ave. McKay has concerns regarding the rear setback. She requested the 10 feet setback be enforced for this project.

Bob McKay, 453 Arcadia Avenue, stated there would only be seven feet between the homes if the project is approved. McKay stated when the former owner lived there, he could hear every noise that came from his neighbor's home. McKay also noted he knew the history of the home and would be available to answer any questions.

The Commissioners presented their questions to the applicant.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/d7O1XxvERgw?t=31m53s>

Discussion between the Commissioners.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/d7O1XxvERgw?t=55m26s>

Crizer answered questions from the Commissioners.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/d7O1XxvERgw?t=1h1m19s>

Discussion between the Commissioners.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/d7O1XxvERgw?t=1h16m53s>

Crizer stated he wasn't in favor of a denial or taking the item to the City Council. Crizer stated a continuance would be the best option.

MOTION: Commissioner Lucas motioned to continue CP0-535 & UP0-465 to a date uncertain. Commissioner Ingrassia seconded and the motion passed (5-0).

- B-3 Case No.:** Major Amendment (#A00-041) to #UP0-359
Site Location: 725 Embarcadero, Morro Bay, CA
Project Description: Major Amendment to Conditional Use Permit #UP0-359 for conversion of Rose's Landing second floor restaurant use to a 9-room boutique hotel. Change of use includes conversion of 1st floor commercial space to a hotel unit. Building façade alterations to include addition of three outdoor decks for hotel use. Minor changes improving public bayside and vertical access previously approved. Project includes the previously approved proposal for 7 boat slips and

new gangway. The project site is located in the original jurisdiction of the California Coastal Commission.

CEQA Determination: Mitigated Negative Declaration, SCH #2015011002

Staff Recommendation: Forward favorable recommendation to City Council with conditions.

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Sadowski met with staff and met with a vendor at this location.

Vice-Chairperson Luhr walked onto the second floor public access deck and was confronted by management and was politely asked to leave.

Jacinth presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/d7O1XxvERgw?t=2h2m13s>

Steve Puglisi, architect, explained to the Commission how he and Doug Redican came up with the concept for Rose's Landing in 2000. Puglisi noted the upstairs deck was not designed as a public viewing deck. Puglisi noted, due to the parking requirements, the deck was turned into an outdoor dining area. Puglisi stated, sixteen years ago, the Coastal Commission requested the deck be available to the public and signage be placed outside to inform the public of the deck. Redican agreed, and now the Coastal Commission thinks the dock is for public viewing only. Puglisi stated the deck belongs to the hotel and it was out of good gesture the public was allowed on the deck.

Puglisi reviewed what the applicant would like to do with the deck and would like to get input from the Commission. Puglisi also spoke of the previous eelgrass studies they have done and noted they will be conducting another study before construction starts.

The Commissioners presented their questions to the applicant.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/d7O1XxvERgw?t=2h35m57s>

Discussion between Commissioners

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/d7O1XxvERgw?t=4h7m1s>

Puglisi explained how he would make changes to the ramp and noted the applicant had already paid money to the City for the project parking spaces.

Discussion between Commissioners and staff.

MOTION: Commissioner Lucas motioned to approve the recommendations to City Council per Commissions discussion, and to include recommendation to delete condition #10, 14 and to modify #11, 13 as discussed and add conditions 20, 21 as stated.

20. No unpermitted outdoor display of merchandise shall be allowed in any landscaped area.

21. Remove the 3' ramp and replace with a 10' wide ramp that extends from the public lateral access way up to the plaza area on the south side of the building.

Vice-Chairperson Luhr seconded and the motion passed (5-0).
<https://youtu.be/d7O1XxvERgw?t=4h20m24s>

C. NEW BUSINESS

C-1 Planning Commission FY 17/18 Work Program. The Planning Commission work program Includes FY 17/18 related goals and objective as well as other items the PC may work on during the coming year.

MOTION: Vice-Chairperson Luhr motioned to approve to continue the item. Commissioner Sadowski seconded and the motion passed (5-0).
<https://youtu.be/d7O1XxvERgw?t=4h19m40s>

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS
<https://youtu.be/d7O1XxvERgw?t=4h21m38s>

Commissioner Lucas asked staff to verify the date and time for the City Council Joint Meeting.

Staff verified the meeting will be on March 28th, 3:30 pm at the Vets Hall.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 10:23 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 4, 2017, at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 21, 2017

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: C-1

MEETING DATE: May 16, 2017

Staff Report

TO: Planning Commissioners

DATE: May 16, 2017

FROM: Whitney McIlvaine, Contract Planner

SUBJECT: Conceptual Review of a proposed new single family house at 101 Fig Street in the R-2/PD zone.

RECOMMENDATION:

Review the staff report and attachments, hear a presentation by the applicant, and provide comments and direction.

APPLICANT/AGENT:

Jim and Gail Morgan, Applicants/Owners
Chuck Stevenson, Agent

ASSESSOR PARCEL NUMBER:

066-211-031

PROJECT DESCRIPTION AND SETTING:

Plans show a new two-story single family house on the upper portion of a 5,721 square-foot lot with an existing smaller residence on a lower area of the lot. The existing structure dates back to the 1920's and the proposed new house is designed to be compatible in terms of materials, colors and architectural style. Conceptual architectural plans and site topography are shown on the 11" by 17" plans attached as Exhibit B.

The property is at the west end of Fig Street and also fronts on the parking lot at the southern end of the Embarcadero in the Tidelands area. The existing house is addressed 332 Embarcadero. A fairly steep bluff runs through the center of the site north to south, creating distinct upper and lower levels on the lot. A large Cypress tree is growing near the center of the upper level.

SITE DEVELOPMENT: ISSUES, CONSTRAINTS, PERMITS:

Existing development, vegetation, topography, and current zoning regulations pose challenges to further site development. Any further development needs to address the existing structure which likely has some historic significance. It is probably not possible to develop the upper level and retain the large cypress. Current bluff development standards require a minimum 20-foot setback from the top edge of the bluff as well as height restrictions. In combination with other required

Prepared By: __WM__

Department Review: __SG__

setbacks, bluff standards virtually preclude any development on the upper level of the lot.

A complete application for development of this site must include:

- a geologic report addressing proposed foundation construction and site stability proximate to the bluff,
- an historic house report to determine the historic significance of the existing structure on site with recommended measures to ensure any additional site development does not adversely affect a potentially significant historic structure, and
- an archaeological report.

The site's Planned Development overlay zoning and location in the bluff buffer require approval of a conditional use permit. Construction of a new single family house also requires approval of a regular coastal development permit. A variance from setback and height requirements will be necessary to accommodate the proposed site development, given the way the lot is situated and its topography.

Given the constraints and expenses associated with any future development of this particular site, staff and the applicants agreed that conceptual review would allow the Planning Commission to provide input and direction ahead of a complete application. Please review the attached Exhibit A, prepared by the applicant's agent, which provides detailed context for the site and the design process to date, photos of on-site and nearby development, architectural concept drawings, and a letter from a geotechnical engineer.

The existing structure on site is shown in the photo to the right.



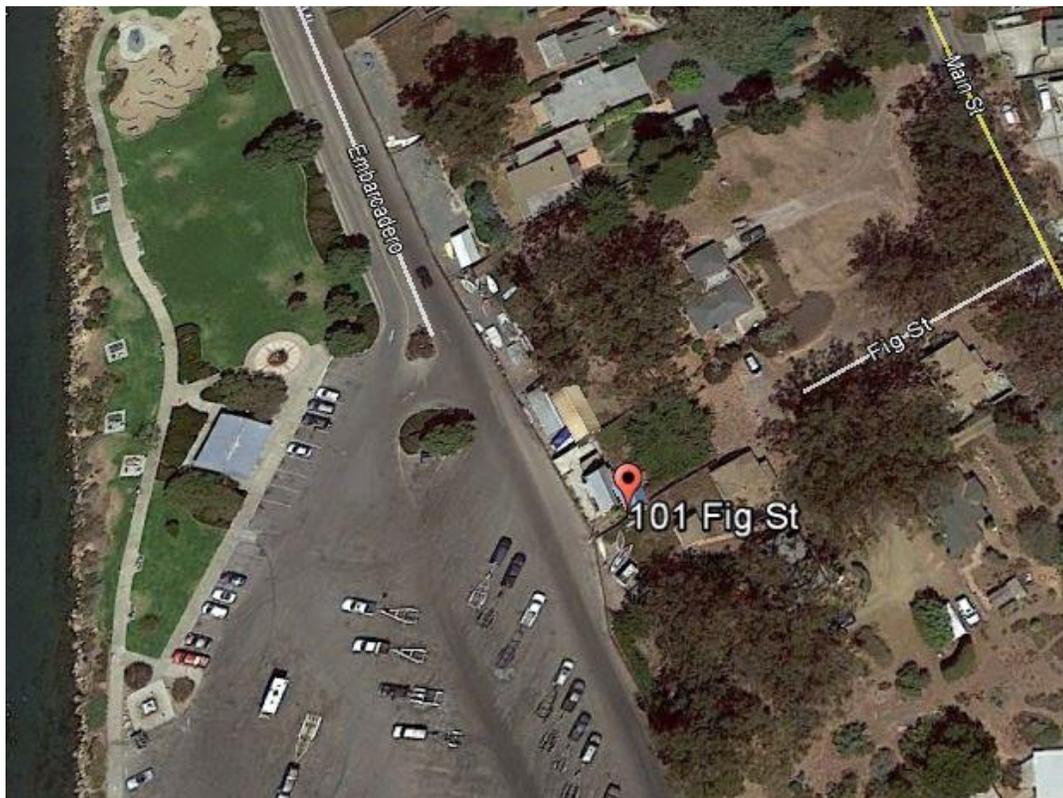
SITE / PROJECT STATISTICS:

<u>Adjacent Zoning/Land Use</u>			
North:	R-2/PD Residential	South:	R-2/PD Residential
East:	R-2/PD Fig Street right-of-way	West:	OA-2/PD Embarcadero parking

<u>Site Characteristics</u>	
Lot Size	5,721 Square Feet
Existing Use	Residence
Terrain	Level areas bisected by 15-foot bluff
Vegetation	Monterey cypress tree and ornamentals
Access	Fig St. and Embarcadero parking area

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Low/Medium Density Residential
Base Zone District	Duplex Residential (R-2)
Zoning Overlay District	Planned Development (PD)
Coastal Zone	Located inside the appeal jurisdiction

<u>Zoning Ordinance Standards</u>		
	Standards	Proposed
Front-Yard Setback	20 feet	9 feet (existing)
Side-Yard Setback	5 feet	Minimum of 5 feet
Rear-Yard Setback	9.5 feet	10 feet
Garage Setback	20 feet	10 feet
Bluff Edge Setback	20 feet	5 feet
Lot Coverage	50% allowed	Aprox. 35%
Maximum Height	25 feet	Existing House - unknown Proposed House – 24 feet
Parking	2 covered and enclosed spaces	2 covered and enclosed spaces



PUBLIC NOTICE:

Notice of a Conceptual Review of this item was published in the San Luis Obispo Tribune newspaper on May 5, 2017, and all property owners of record and occupants within 500 feet of the subject site were mailed notification of this evening's *New Business* item and invited to comment.

EXHIBITS:

Exhibit A – Letter to the Commission from Chuck Stevenson, project agent, dated April 12, 2017
Exhibit B – 11" x 17" reduced conceptual plan set date stamped 4/12/17

Full size plans are included in the Commissioners' packets and available for review at the Community Development Dept. at 955 Shasta Avenue.

Date: April 12, 2017
To: City of Morro Bay Planning Commission
From: Chuck Stevenson, AICP, on behalf of Jim and Gail Morgan, Owners
Subject: Conceptual Review for a proposed Single Family Dwelling located at 101 Fig Street, Morro Bay

Dear Chairman Tefft and Members of the Commission,

Jim and Gail Morgan want to construct a new two-story home of approximately 1850 square feet on property they've owned for twenty-one years. However, because the site has several constraints, as discussed below, development of the home will require review and approval of a Variance in addition to a Coastal Development Plan (CDP). Due to the multiple constraints, prior to submittal of a formal application for Variance and CDP, Planning staff, as well as the Morgans, felt it would be helpful to first bring this matter to the Planning Commission for a Conceptual Review. This Conceptual Review step will be an opportunity for Commission receive information and provide feedback to the Morgans and staff on the proposed home location. Based on outcome of the Conceptual Review, an application for Variance and CDP will be submitted for consideration by your Commission at a future date.

Site Conditions

The site is located at the southerly end of the Embarcadero as it enters the parking lot for the marina. The property contains 5,721 square feet and is comprised of two relatively level areas bisected in nearly the middle by a slope and an elevation change of about 15 feet. The lower level is at the same grade as the marina parking lot and the upper level is atop a former coastal bluff. The slope is heavily vegetated with ice plant and protected at the base with a four foot high retaining wall. The property is developed with a small (approximately 400 square feet) historic residence, deck, tool shed and concrete driveway. There is a medium-size Cypress tree on the upper portion of the site. An existing PG&E utility pole on the upper portion of the lot will be removed and the service relocated underground.



The small residence on the site was erected at this location in the early 1920s and is referred to by many as the "Little Red Cabin". It is easily recognizable to those entering the Marina parking lot. People often stop to photograph the building and talk to the Morgans about it. An historic building report will be provided as part of the Variance and CDP application.

Because of their long term ownership and affection for the Little Red Cabin, the Morgans will retain the building after construction of their new home. However, because of zoning limitations and building code issues it will be converted from a residence to an allowable accessory use (to be determined) prior to final inspection of the new home. During construction of the new home, no construction activity will occur near the cabin and measures to protect the slope will be put in place.



Access:

Legal and physical access to the site is available from both the Embarcadero and Fig Street. Fig Street connects to Main Street and is an all-weather, but unpaved, platted subdivision right of way that has never been accepted for maintenance by the City. Currently, the Morgans and residents of three other homes on Fig Street use it for driveway access.



Legal Lot Status

Although the Little Red Cabin was erected at this location in 1922, when it comprised a larger land ownership, the lot lines on which it is presently located were legally created later in 1983 by action of the City of Morro Bay. A Chain of Title prepared by First American Title Company has been provided to staff for verification of legal lot status.

Site Constraints for the New Home

There are several constraints relating to site conditions that create a hardship for placing the new home:

- The location of the slope in approximately the middle of the lot.
- An elevation change of fifteen feet from the lower to the upper area of the lot.
- Limited area for building on the upper portion of the lot if the bluff setback is applied

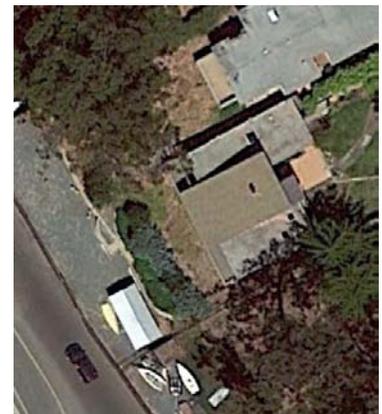
- Limited size of the property at just over 5,000 square feet.
- The location of the Cypress tree in the middle of the upper portion of the lot.
- The historic Little Red Cabin located on the lower portion of the site
- High liquefaction soil condition on the lower portion of the lot.

In particular, zoning standards relating to bluff setback, if strictly applied, would severely restrict any new construction on the upper portion of the lot and would prevent a second story.

1. Bluff setback: When applying a bluff setback of twenty-five feet and a rear yard setback of ten-feet, the resulting available building would be nineteen feet deep. A basis for allowing a reduced setback from the top of slope would be to recognize that the slope is no longer subject to wave or tidal erosion, hence, no longer a coastal bluff that would otherwise benefit from a 25 foot bluff setback. Bluff retreat due to wave and or tidal erosion is a potential threat to homes and is the main reason why bluff setbacks are applied along the beach. Since it can be readily observed that the site is not adjacent to the bay and thus not subject to tidal or wave erosion, it is reasonable to evaluate the site as a hillside lot rather than a coastal bluff. As a hillside lot, appropriate foundation design with adequate setbacks from the top of a slope can be safely determined by a Registered Geotechnical Engineer based on the physical characteristics of the soil and slope. Please see the attached preliminary Geotechnical Report.
2. Building height limitation: A setback of fifty-feet from the top of slope for any portion of the building that is more than 14 feet high imposes another hardship for this lot related to topography and lot size. The standard would not enable a second floor at all because of the location of slope is in the middle of the lot and the building area on the upper portion of the lot is relatively small. Therefore, strict application of the fifty-foot setback for any portion of the building over 14 feet high would result in an unreasonable limitation.

Surrounding Conditions

Over time, development of some nearby homes in the surrounding neighborhood has occurred at or near the top of slope as shown in the photos at the right and below. The surrounding properties are varied in size and shape and this has perhaps led to a variety of home locations. It is noteworthy to mention that no visible indication of erosion of the slope where homes have been built within 25 feet from the top of slope has occurred.

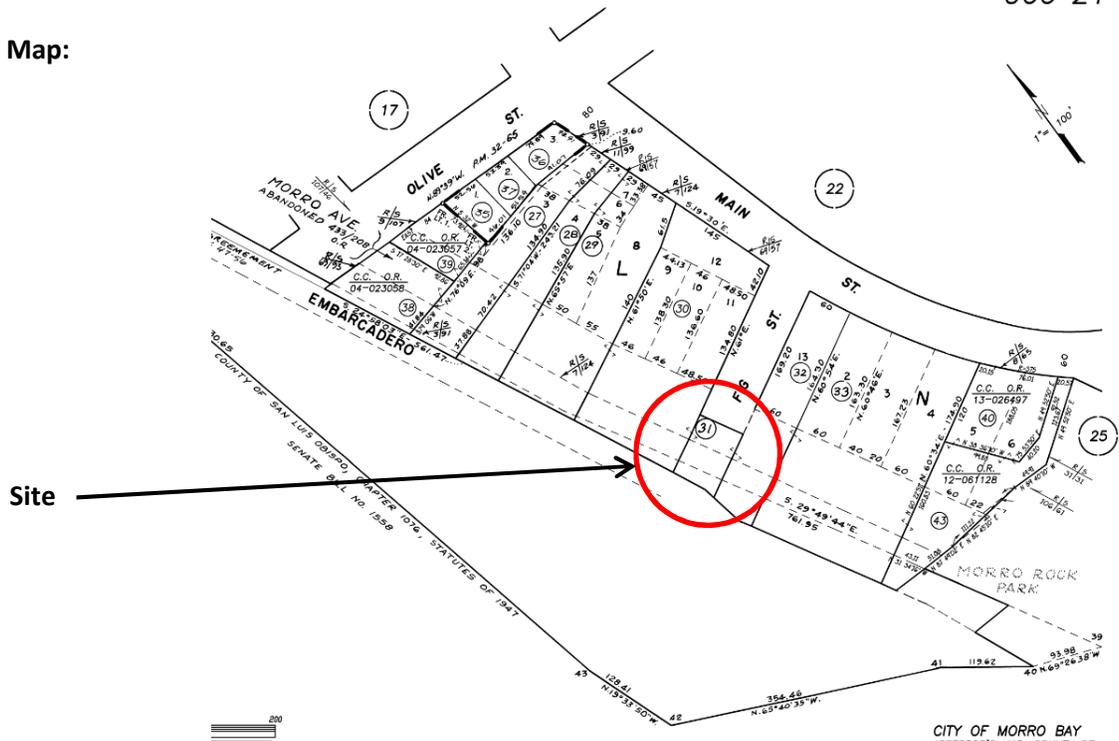


Neighborhood aerial map:



066-21

Assessor's Parcel Map:



Basis for a Variance approval:

Although this hearing is for Conceptual Review only at this time and no formal action will be taken, there are adequate reasons for granting a Variance from the bluff setback for building placement and height. These reasons, as explained below, satisfy the findings needed for approval based on Morro Bay Municipal Code Section 17.60.060.

Morro Bay Municipal Code Section: 17.60.060 - Variance— General provisions.

Applications for variances from the strict application of the terms of this title may be made and variances granted when all of the following circumstances are found to apply:

A. Not a Special Privilege. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is situated;

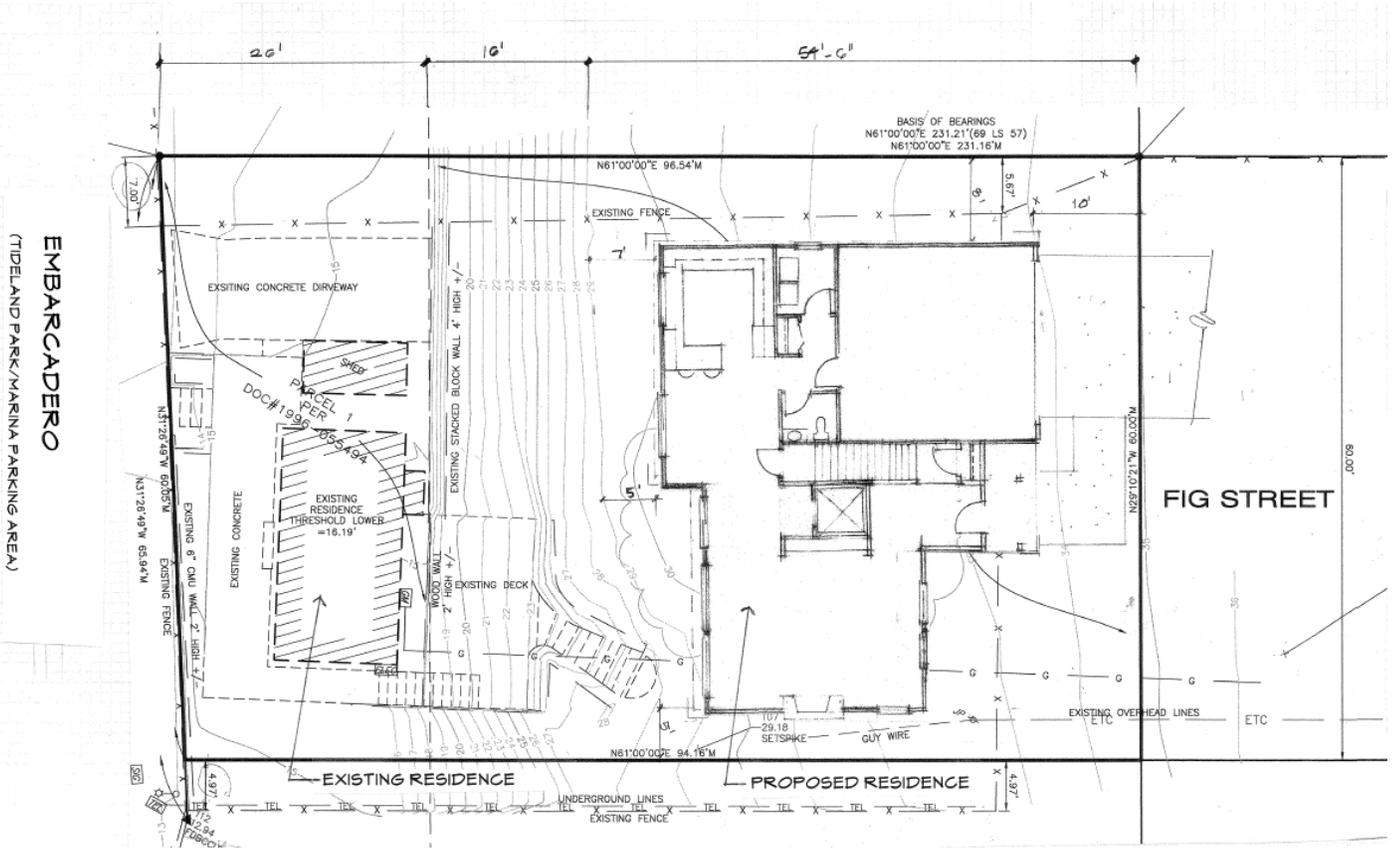
Response: This site contains a rare combination of constraints due to the unique configuration and size of the site, as described earlier, and the presence of an historic building which will remain on the site, such that granting a Variance would not constitute a grant of special privilege or that would set a precedent for future decisions.

B. Special Circumstances with Property. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and

Response: Due to the unique topographical features of the site as described earlier, the location of the site not residing adjacent to the coast subject to wave or tidal erosion, the location of a mature Cypress tree, and special circumstance of having a historic building on the site creates a severe hardship that prevents a reasonably sized two-story home that other properties in the vicinity under identical zoning enjoy.

C. Consistent with General Plan and LCP. That the variance is consistent with the intent of the general plan and land use plan of the local coastal program.

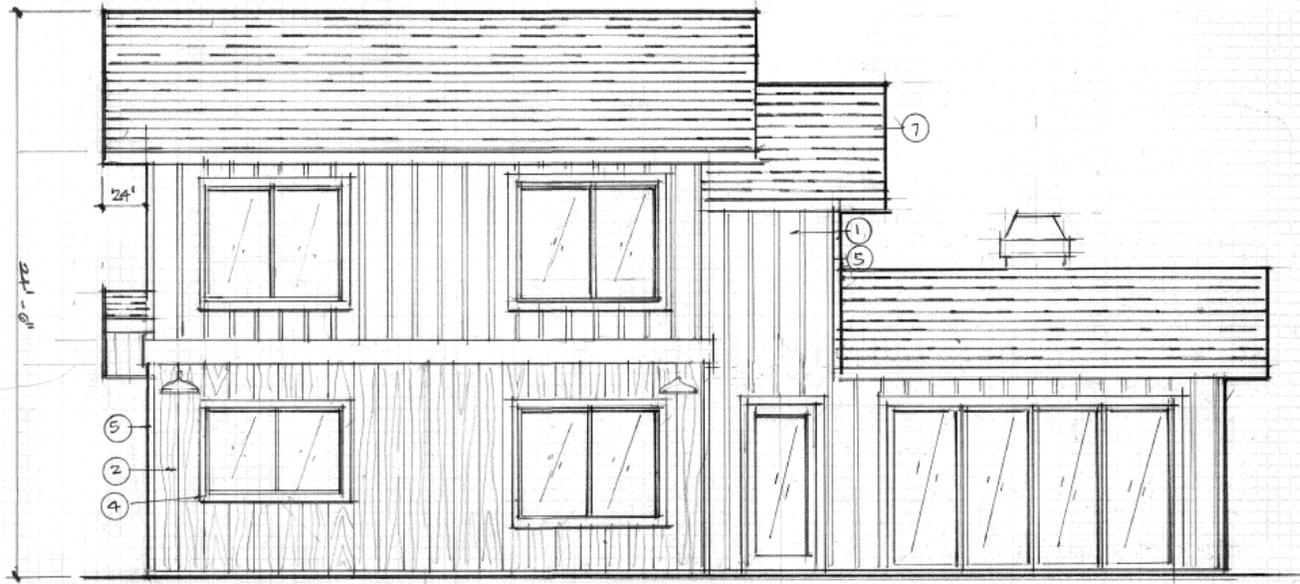
Response: A approval of a variance from the bluff setback is consistent with the LCP and General Plan because the slope is no longer a coastal bluff subject to tidal or wave erosion which is the main purposed for the setback. Coastal Policy’s intent is to protect property and buildings located on Coastal bluffs by establishing reasonable setbacks in anticipation of erosion by wave and tidal action. Instead the slope on the subject site presents a stable hillside lot condition and not a coastal bluff as defined above. In similar hillside lots in the City, recommendations for appropriate setbacks from the top of slope are typically specified by a Registered Geotechnical Engineer based on soil bearing capabilities and slope stability factors.



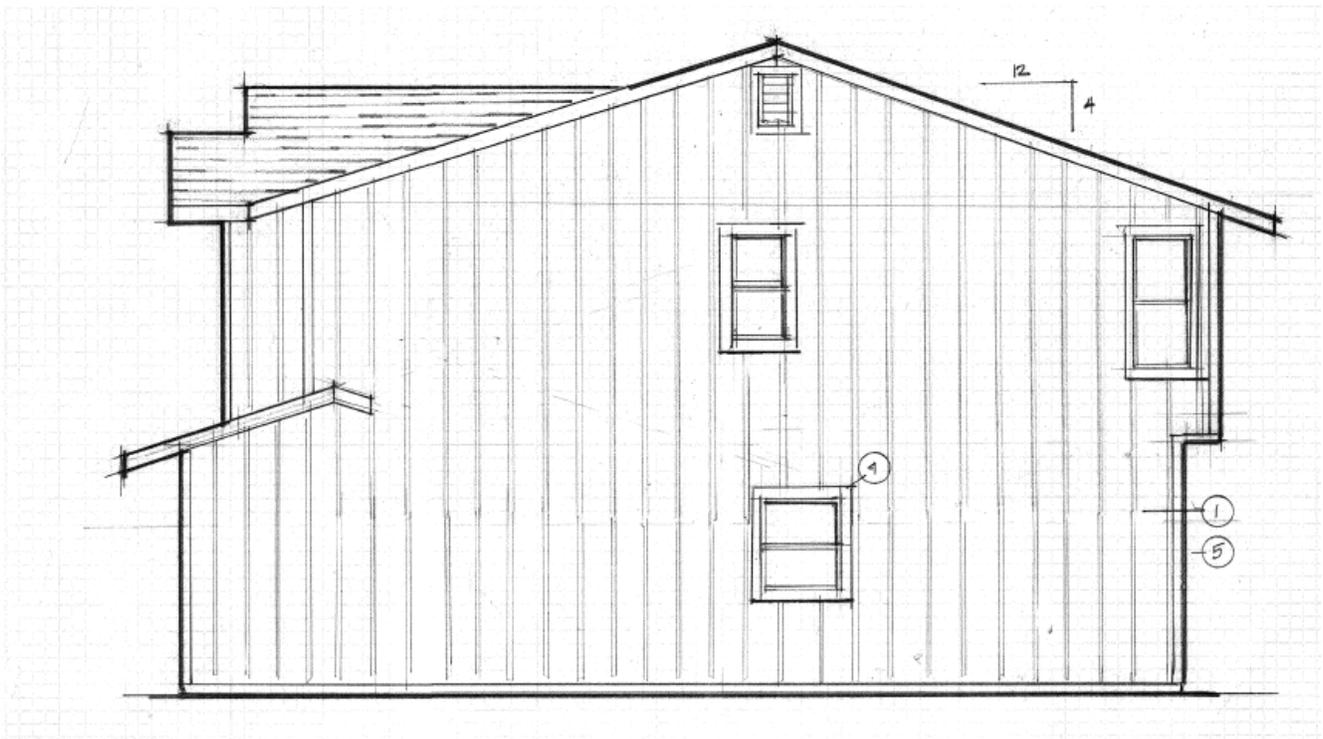
Proposed Building Layout



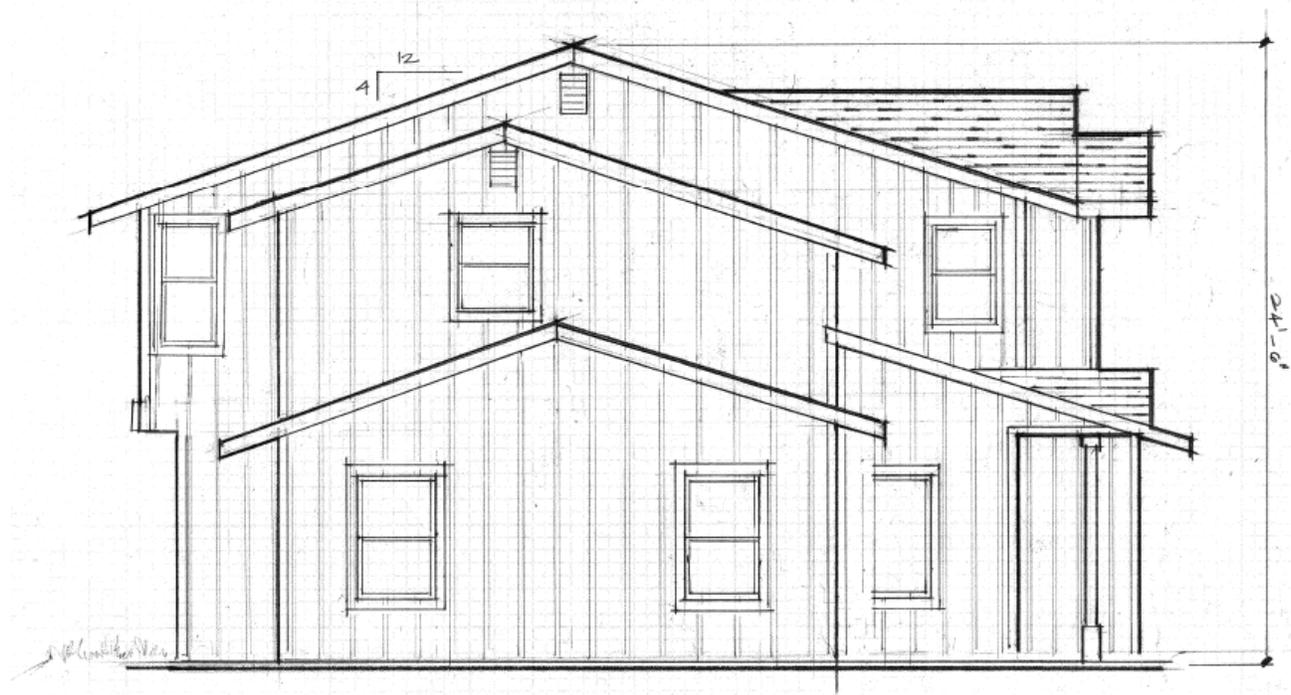
West Elevation (view from Fig Street)



East Elevation (view from the Marina parking lot)



North Elevation



South Elevation

Requested Planning Commission Input

For this Conceptual Review, the Morgans respectfully request your Commission's input and general support on the project, and if possible, an indication that adequate findings could possibly be made in support of a Variance for the proposed house based on the information provided thus far. Based on your Commission's direction, the Morgans are prepared to proceed with a Phase 1 Archaeological Study, Historic Building Report, and finalizing of the Geotechnical Report. We fully understand that no promise can be made this evening concerning the possible outcome of a Variance hearing.

Sincerely,

Chuck Stevenson, AICP

On behalf of Jim and Gail Morgan, Owners

Letter from Geotechnical Engineer – Fred Potthast, GE, Earth Systems



February 16, 2017

File No. SL-17985-SA

Jim and Gail Morgan
1312 State Route 208
Yerington, NV 89447

PROJECT: MORGAN RESIDENCE (PROPOSED)
APN 066-211-031
101 FIG STREET
MORRO BAY, CALIFORNIA

SUBJECT: Report of Site Visit and Opinion of Possible Outcome of Geotechnical Engineering Investigation

REF.: Topographic Map, APN 066-211-031, with Preliminary Location of Morgan Residence by Chuck Stevenson, AICP, Project Manager

Dear Mr. and Mrs. Morgan:

As requested, the undersigned visited the site on January 18, 2017, to observe the existing conditions and to determine what steps would be needed to provide access for field exploration equipment to complete a geotechnical engineering investigation for the proposed residence.

The site measures approximately 60 feet in the north-south direction, and 95 feet in the east-west direction. The lot has two levels, separated by a slope approximately 15 feet tall; the slope has a gradient estimated at approximately 1.5:1 (horizontal to vertical) and is heavily vegetated with ice plant. The lower level of the lot (approximately 15 percent of the total lot area) is approximately at the same elevation as Tidelands Park to the west. There is a small residence at the lower level, with a deck and stairs that extend onto and up a portion of the southern half of the slope. The slope itself comprises approximately 15 percent of the total lot area. The balance of the lot is at the upper level, where the proposed residence is planned. A mature Cypress tree is present in the middle of the upper level, overhead power lines are present on the east side of the lot, and all four sides of the property are fenced.

In order to complete a geotechnical engineering investigation for the proposed residence, a subsurface investigation will be needed, which will require borings completed by a drilling rig, and/or cone penetration (CPT) soundings. Both of these exploration methods require large truck-mounted equipment to access the building area. However, due to the existing tree, the proximity of the property line fences and the overhead power lines, there is currently no access for exploration equipment to the portion of the site close to top of the slope. On this site, subsurface information obtained from borings and/or CPT soundings at the top of the slope will be necessary



Morgan Residence (Proposed)
APN 066-211-031, Fig Street
Morro Bay, California

2

February 16, 2017

for judgments regarding the design of foundations for the home. It is highly likely that deep foundations (drilled or driven piles) would be needed to provide proper support for the residence at its planned location. In addition, there is no access for subsurface exploration equipment within the property lines from the lower level.

The plan for development of the site calls for removal of the existing Cypress tree because it is in the middle of the only available building site area. We understand that removal of the tree will be considered as part of the Variance application process. Therefore, the tree cannot be removed or altered for the purpose of providing access for exploration by a drilling rig and/or CPT rig prior to Planning Commission approval of a Variance for the proposed residence and the end of the appeal period.

However, in advance of a completed Geotechnical Report once access is available, we can provide an opinion as to the most suitable foundation system for the proposed residence, based on our experience with similar conditions and developments in the vicinity. As previously noted, some form of deep foundations will be needed to support the residence near the top of the slope. The particulars of the foundation design will be further informed by the results of soil borings and laboratory testing when we are able to access the area with our exploration equipment.

Based on this information, we believe the proposed building site is suitable for development of a residence, subject to a completed geotechnical engineering report with finalized foundation design recommendations.

If there are any questions concerning this letter, please do not hesitate to contact the undersigned.

Sincerely,

Earth Systems Pacific

Fred J. Potthast, GE
Principal Engineer



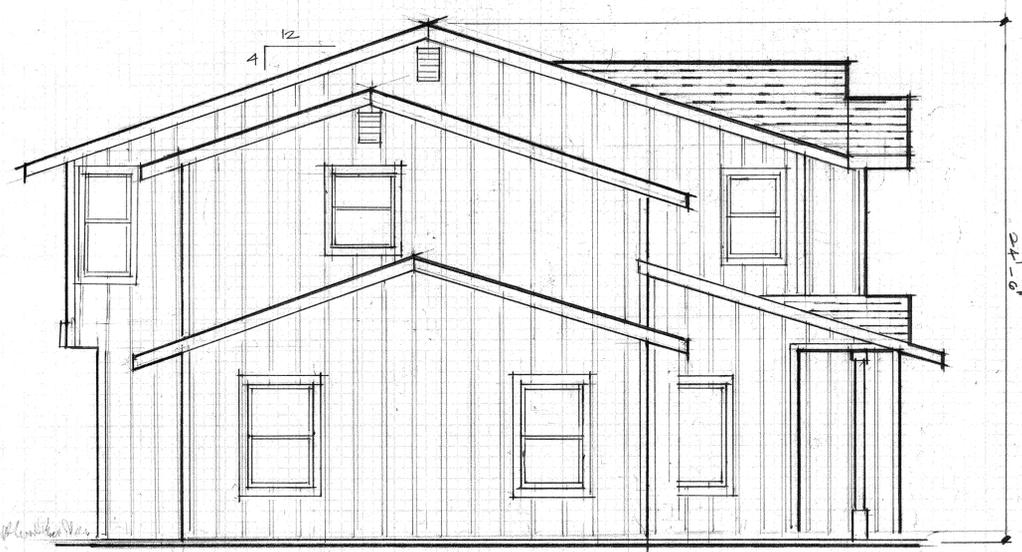
2/16/17

Copy to: Chuck Stevenson, Architect

Doc. No.: 1702-097.LTR/tb



EAST ELEVATION



SOUTH ELEVATION

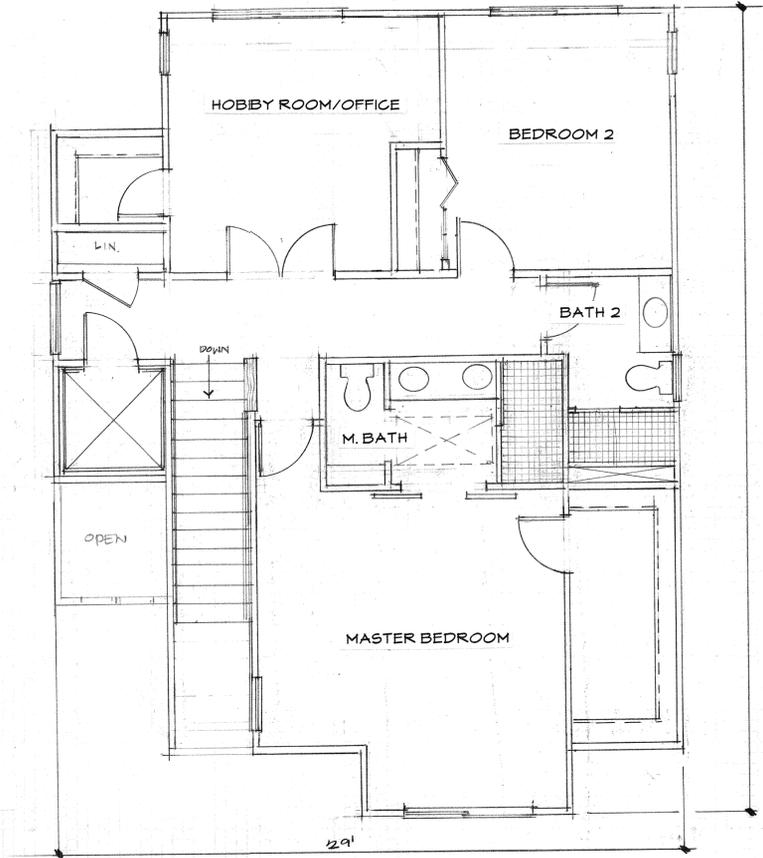
EXTERIOR MATERIALS:

- ① 12" BOARD AND 3" BATTEN SIDING (SIM. TO EXISTING BUILDING)
- ② 12" R5 SIDING (NO BATTEN) (SIM. TO EXISTING BUILDING)
- ③ 2X10 HF FASCIA
- ④ 2X6 TRIM AROUND WINDOWS
- ⑤ 2X6 TRIM AT BUILDING CORNERS
- ⑥ LEDGESTONE VENEER AT CHIMNEY
- ⑦ ARCHITECTURAL GRADE COMP ROOF

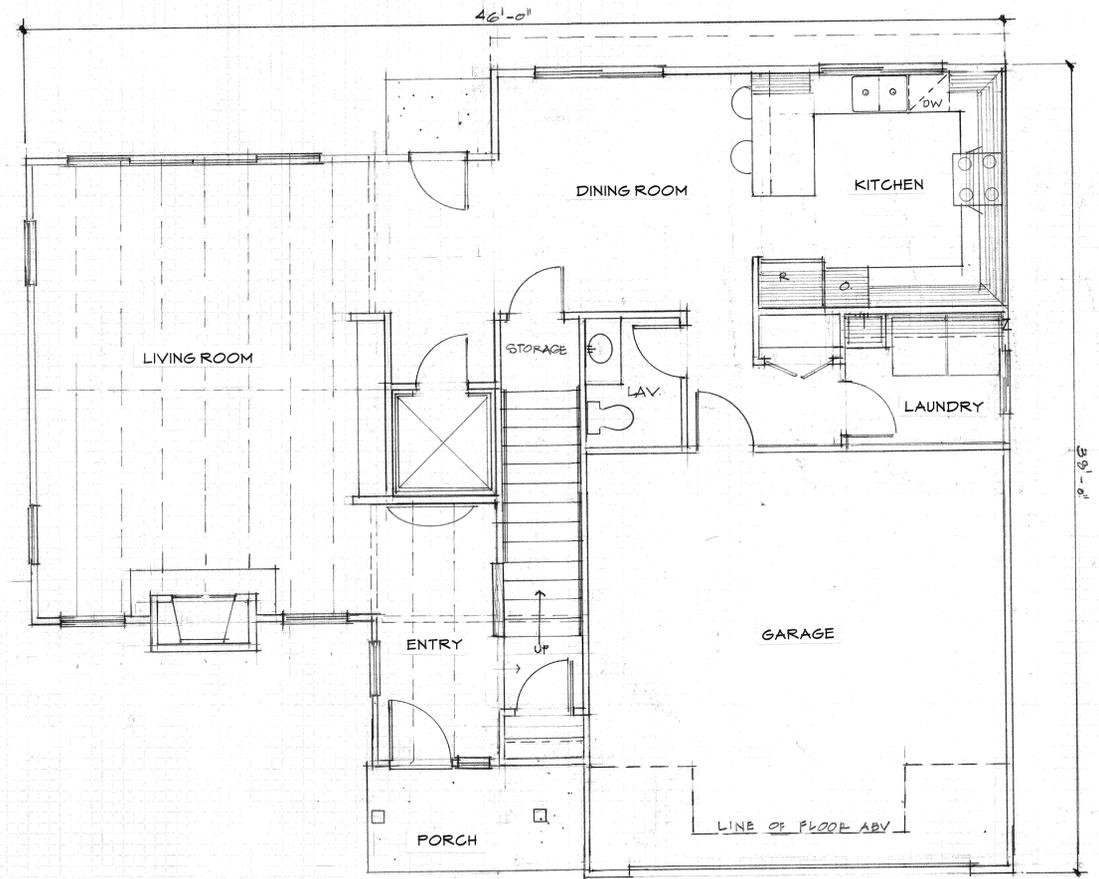
FLOOR AREAS:

NEW RESIDENCE:
 LOWER FLOOR AREA: 1018 SF,
 UPPER FLOOR AREA: 839 SF,
 TOTAL LIVING AREA: 1857 SF
 COVERED PORCH: 50 SF
 GARAGE AREA: 400 SF

EXISTING RESIDENCE:
 FLOOR AREA (UPPER AND LOWER): 480 SF
 DECK: 183 SF
 SHED: 50 SF



UPPER FLOOR PLAN



LOWER FLOOR PLAN

REVISIONS	BY

BY: CHUCK STEVENSON, AICP
 CHSDSIGN@TAHOOCOM
 805-459-4493

OWNERS:
 JIM AND GAIL MORGAN
 P.O. BOX 471
 YERINGTON, NEVADA 89447-0471

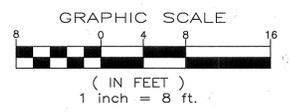
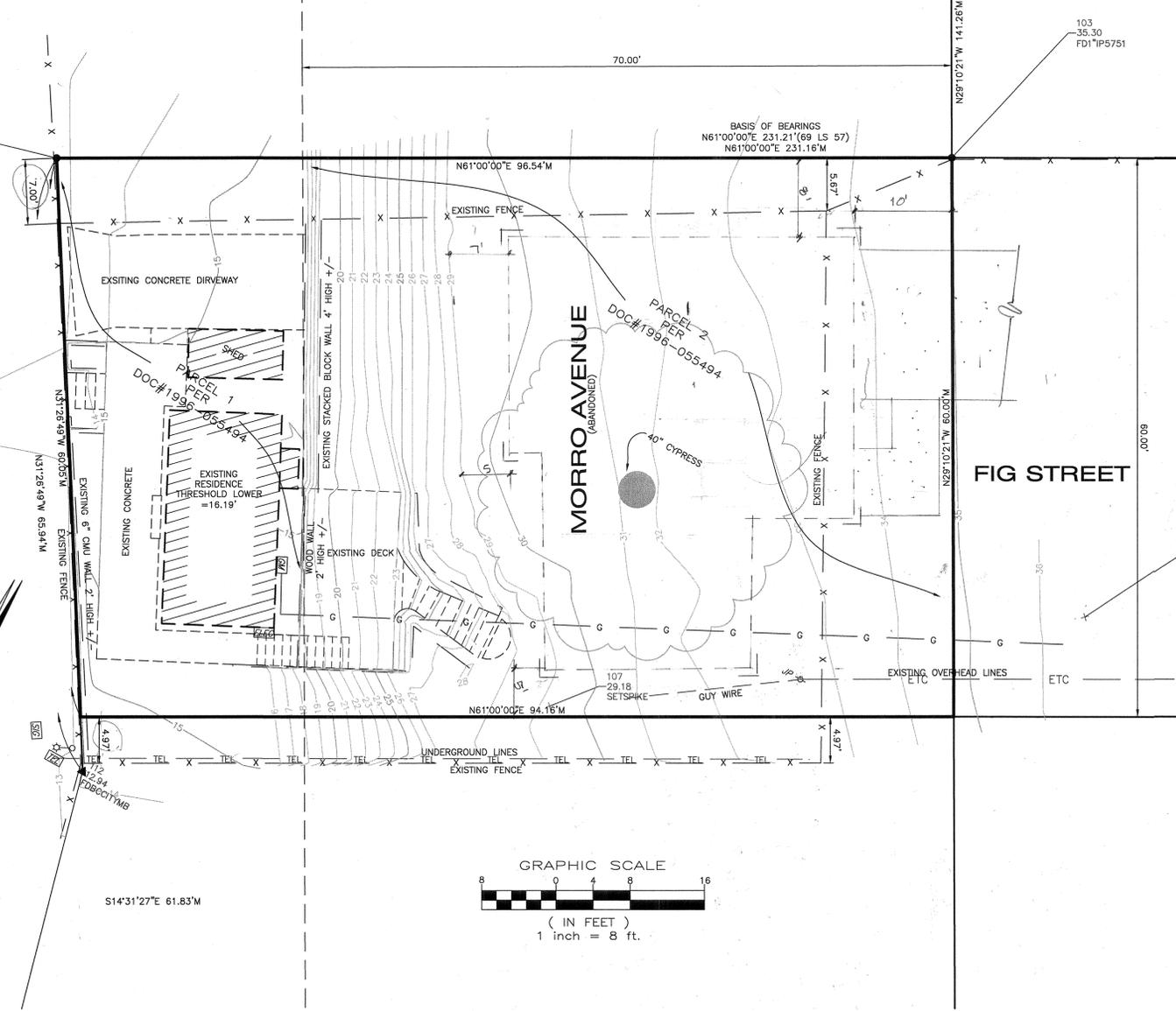
NEW RESIDENCE FOR JIM AND GAIL MORGAN
 101 FIG STREET, MORRO BAY, CA

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets

M:\16-305 101 Fig Street - Morro Bay\CSD-2013\Fig Street-Topo.dwg, 24X36, Nov 17, 2016 7:23am, JBlackwell

TIEDLANDS PARK

EXISTING AC PARKING & DRIVEWAY



SYMBOL LEGEND:

x	FENCE LINE	▬	RETAINING WALL
SS	SEWER MAIN	PG&E	PG&E BOX
W	WATER MAIN	GM	GAS METER
G	GAS MAIN	TB	TELEPHONE BOX
ETC	ELEC/TELEPHONE/CABLE	SB	SIGNAL BOX
OHE	OVERHEAD ELECTRIC	CTV	CABLE T.V. BOX
DI	DROP INLET AT CURB	EM	ELECTRIC BOX
DI	DROP INLET	TL	TELEPHONE MANHOLE
SD	STORM DRAIN MANHOLE	SL	STREET LIGHT
FD	FIRE HYDRANT	EP	EDGE OF PAVEMENT
WV	WATER WELL	FD	FOUND
WV	WATER VALVE	FL	FLOW LINE
WM	WATER METER	FF	FINISH FLOOR
SM	SEWER MANHOLE	FW	FACE OF WALL
SC	SEWER CLEANOUT	HSE	HOUSE COR
MW	MONITORING WELL	GR	GRASS
		GM	GAS METER
		IP	IRON PIPE

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FV0401 TIDAL 5, BEING A STANDARD BRASS BENCH MARK DISK STAMPED "5 1935" AT THE WEST END OF MORRO BAY BOULEVARD, 17 FEET WEST OF THE WEST EDGE OF MARKET STREET, IN TOP OF 2.5 X 2.1 X 1.1 HIGH CONCRETE BLOCK AND BRASS PLAQUE.
 ELEVATION=36.50' NAWD 88

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG NORTHWESTERLY LINE OF FIG STREET BEARING N 61° 00' 00" E PER (69 LS 57).

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON OCTOBER 31, 2016.



MICHAEL B. STANTON, PLS 5702 DATE

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
5. THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY AND FOUND MONUMENTS IN THE FIELD. PERMANENT MONUMENTS WILL NOT BE SET AT ALL PROPERTY CORNERS PER CLIENTS REQUEST.

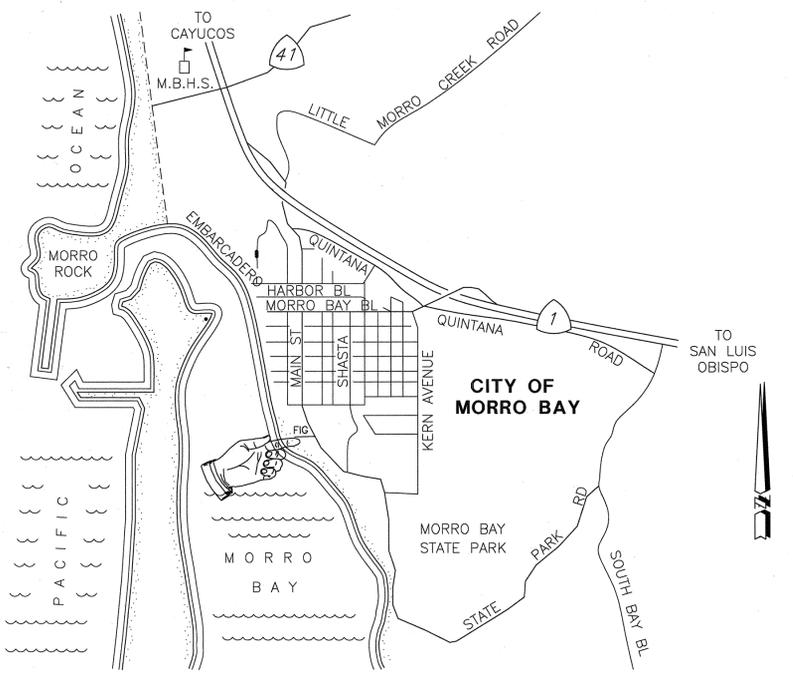
SITE DATA:

ADDRESS: FIG STREET, MORRO BAY
 ASSESSOR'S PARCEL NO. APN 066-211-031

TOPOGRAPHIC MAP

A PORTION OF FIG STREET AND MORRO STREET OF THE CERRITO ADDITION TO THE TOWN OF MORRO BAY AS SHOWN ON MAP FILED IN BOOK "A" AT PAGE 34, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF JIM & GAIL MORGAN
 MICHAEL B. STANTON, PLS 5702
 3563 SUELDO ST. UNIT C
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 November 17, 2016 JOB #16-305



VICINITY MAP
 NOT TO SCALE



AGENDA NO: C-2

MEETING DATE: May 16, 2017

Staff Report

TO: Planning Commission **DATE:** May 10, 2017

FROM: Scot Graham, Community Development Director
Cindy Jacinth, Associate Planner

SUBJECT: Public Draft Downtown Waterfront Strategic Plan (DWSP)

RECOMMENDATION:

Review and Provide Input/Recommendations to City Council for adoption of Downtown Waterfront Strategic Plan

SUMMARY:

Plan Morro Bay is the City's multi-year effort to update the General Plan and Local Coastal Program. As part of this effort, a public draft of the Downtown Waterfront Strategic Plan (DWSP) was completed in February 2017. The DWSP was developed after considerable public input, both through community workshop, outreach surveys, both print and on-line, as well as review at three separate General Plan Advisory Committee (GPAC) meetings.

The resulting public draft is now presented to the Planning Commission for review and recommendation.

BACKGROUND:

The purpose of the DWSP is to connect and enhance Morro Bay's downtown and waterfront areas and provide a more uniform feel to each district. The DWSP summarizes the outcomes of a community-based visioning process and serves as a guide for private development and public investment and decision-making over the next 5 to 10 years. This plan, in conjunction with the City's General Plan, Local Coastal Program, and Zoning Code, seeks to provide a framework for property owners, the development community, and City staff to implement projects and develop properties consistent with the vision, goals, and strategies outlined in the document. In addition, portions of this plan that apply to the waterfront area will serve as a guide for the next update of the Waterfront Master Plan.

Prepared By: ___CJ___

Department Review: _____

To inform this plan, a community workshop was held on February 2, 2017 with 40+ attendees. The purpose of the workshop was to update the public on the status of Plan Morro Bay and the DWSP as well as present key components of the draft DWSP including vision, catalyst projects, and design guidelines. The results of that workshop plus outreach survey results have been posted online for review at <http://www.morrobayca.gov/DocumentCenter/View/10654>.

The GPAC reviewed and provided input at the February, March, and April GPAC meetings. In addition, detailed comments were received from 3 of the 8 GPAC members with specific input on the DWSP (links on next page).

In general, the GPAC comments on the DWSP were favorable. No members of the GPAC recommended to delete any of the opportunity sites or catalyst projects. Some members discussed adding additional opportunity sites. The recommended number of opportunity sites is based on what could reasonably be accomplished in the short life of the DWSP, which is intended to be a 5-10 year planning tool.

CONCLUSION:

Staff recommends that the Planning Commission review and provide input/recommendations to be forwarded to the City Council for adoption of the Downtown Waterfront Strategic Plan.

ONLINE LINKS:

Plan Morro Bay website: www.morrobayca.gov/planmb

Public Draft Downtown Waterfront Strategic Plan, February 2017:
<http://www.morro-bay.ca.us/DocumentCenter/View/10458>

GPAC Meeting Minutes (approved), February 16, 2017:
<http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/3140>

GPAC Meeting Minutes (approved), March 8, 2017:
<http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/4203>

GPAC Meeting Minutes (draft), April 20, 2017:
<http://www.morro-bay.ca.us/DocumentCenter/View/10798>

DWSP / Community Workshop #3 & Outreach Survey Summary Report:
<http://www.morrobayca.gov/DocumentCenter/View/10654>

GPAC member written comments:

Chair Tefft, 3/24/17: <http://www.morro-bay.ca.us/DocumentCenter/Home/View/10614>

Member G. Silloway, 3/27/17: <http://www.morro-bay.ca.us/DocumentCenter/Home/View/10615>

Member M. Smith, 3/8/17: <http://www.morro-bay.ca.us/DocumentCenter/Home/View/10554>

PLANNING COMMISSION

May 16, 2017



Downtown Waterfront Strategic Plan



Strategic Plan Objectives



- Near-Term Vision (10 years)
- Connect the downtown and waterfront
- Design guidelines
- Identify policies and projects
- Chart a clear path to implementation

Opportunity Sites

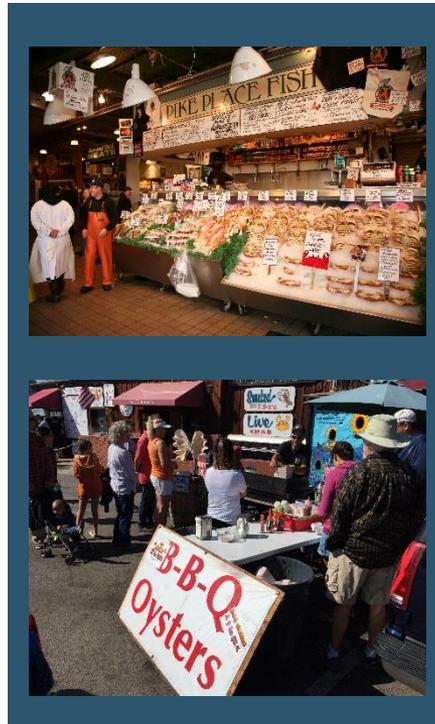


Catalyst Projects

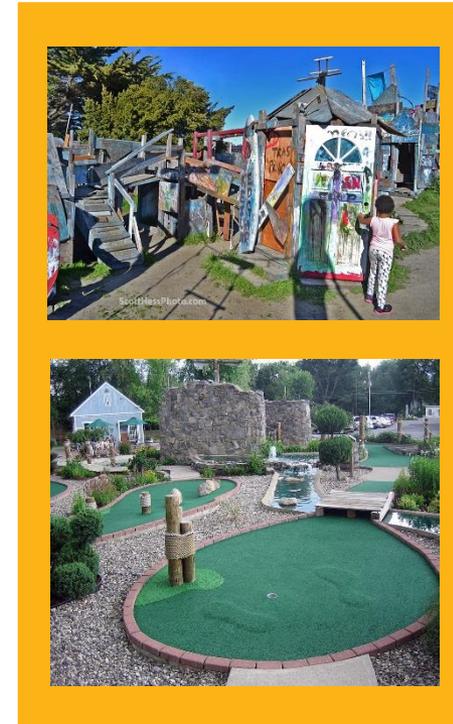
Contiguous
Harbor Walk



Seafood
Market



Family
Outdoor
Entertainment



Catalyst Projects

Creative
Mixed-Use
Project



Ecotourism



Cultural/History
/Maritime
Museum



Catalyst Projects

Full Service
Hotel &
Conference
Center



Waterfront &
Downtown
Streetscaping



Boatyard &
Haul Out
Facility



Design Guidelines

1. General Design Guidelines
2. Downtown Specific Guidelines
3. Waterfront Specific Guidelines

Site Design

Buildings

Outdoor Dining

Signage

Lighting

Plazas

Connectivity

Parking/Loading

Street Furnishings

Landscaping

Paths and Sidewalks

Wayfinding

Bluff Development

Implementation

1. Action

2. Priority

3. Responsibility

- Funding
- Land Use & Design
- Circulation
- Community Events
- Public Realm Improvements and Civic Activities
- Business Retention and Recruitment

Action ID	Chapter 2 Cross Reference	Implementation Action	Priority:	Responsibility	
			Short Term Mid Term Long Term Ongoing	Lead	Support
Circulation					
Catalyst Project A	pg 2.16	Develop a comprehensive plan for the Harbor Walk to ensure a continuous pathway along the water's edge that is uniform in design.	Short Term	CD	H, PW
C-1	NA	Complete construction of the Harbor Walk according to the Harbor Walk comprehensive plan (see Catalyst Project A).	Long Term	PW, CD, H	NA
C-2	NA	Install improvements identified in the Centennial Parkway Redesign. The plan includes a redesign of the staircase and the plazas at either end of the stairway to enhance the public spaces and improve connectivity between downtown and the waterfront (see Opportunity Site 2 and Catalyst Project C).	Mid Term	CD, PW	H, RS
C-3	NA	Install the circulation improvements identified by the Embarcadero Widening Plan, which includes a redesign of the roadway, sidewalk, streetscape furnishings, and parking areas to enhance the aesthetics and the experience for pedestrians, cyclists, and motorists (see Opportunity Site 4 and Catalyst Project I).	Mid Term	CD, PW	H
C-4	NA	Extend the "Molly" trolley route to include a frequent loop through the waterfront and downtown areas during peak times.	Short Term	PW	CD

THANK YOU

Questions?

Contact Us

Scot Graham

sgraham@morrobayca.gov

(805) 772-6291