



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting - Tuesday, June 20, 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 May 2, 2017.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of May 16, 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.

**B-1** Case No.: #CP0-545

**Site Location:** 500 Atascadero Road, Morro Bay, CA

**Proposal:** Coastal Development Permit approval (associated with the previously approved Conditional Use Permit No. UP0-458 **NO NEW DEVELOPMENT IS PROPOSED**) for the installation of underground utilities for the intensification of use on two parcels within the Silver City Mobile Home/RV Park. Specifically, the Applicant requested a change from storage use to a short-term visitor-serving commercial use as an RV park on two parcels currently zoned M-1/PD/I. The project area is located outside of the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3(d)

**Staff Recommendation:** Conditionally Approve

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

## C. NEW BUSINESS

**C-1** Case No.: n/a

**Project: Zoning Code Diagnosis Memo**

Review of Zoning Code Diagnosis Memo prepared as part of *Plan Morro Bay*, the City's General Plan/ Local Coastal Program & Zoning Code update. Public document available online at <http://www.morro-bay.ca.us/DocumentCenter/View/10790> with copies available upon request.

**Staff Recommendation:** Review and provide input

**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291 or  
Cindy Jacinth, Associate Planner (805) 772-6577

**C-2** Case No.: CP0-540

**Site Location:** 2130 and 2170 Main Street

**Proposal: Conceptual Review** of a potential future public hearing project proposing to demolish existing on site development and construct a 34-suite motel on an 18,000 SF site comprised of two APN's and 3 separate lots. Plans show a 22,800 +/- SF three-story structure with two floors of suites over a lobby and semi-subterranean parking. The

proposed maximum building height is 30 feet. The property is zoned for mixed commercial/residential development in the North Main Street Specific Plan area (MCR/R-4/SP) and located outside 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

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 July 18, 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](http://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](http://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

Agenda No: A-1  
 Meeting Date June 20, 2017

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.

#	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
<b>Hearing or Action Ready Projects:</b>										
1	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	Conceptula Review scheduled for 6/20/17 PC meeting.				wm
2	Angus Keith	500 Atascadero	6/5/17	CP0-545	Conditional Development Permit for changing use to RV and adding 32 additional spaces. No new development is proposed	Under Review. PC June 20, 2017				ig
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
3	Sotelo	2101 Sunset	6/6/17	CP0-546, UP0-484, & AD0-121	Coastal Development, Use Permit, and Parking Exception for a detached secondary dwelling unit.	Under review.				ig
4	Romero	3036 Ironwood	5/26/17	A00-047	Minor ammendment to an existing CDP.	Under Review				ig
5	Teresa Drive Estates, LLC	301 Sea Shell Cove	5/11/17	CP0-543 & UP0-480	Coastal Development Permit & Conditional Use Permit for new SFR on Lot 1. 2220sf living, 580sf garage, 336sf covered patio & decks.	Under review.				wm

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6	Spencer	2445 Ironwood	5/4/17	UP0-478	<b>Conditional Use Permit for an addition to a nonconformin SFR to include 151 sq. ft. of living area and 78 sq. ft. of decking</b>	Under Initial Review				jg
7	Morgan	101 Fig St.	4/12/17	UP0-476	<b>Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.</b>	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project.				wm
8	So Cal Gas Company	0 Sequoia St (Public Right of Way, 32' west of Alder Ave)	3/29/17	CP0-539	<b>Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole</b>	Under Initial Review. Working with So Cal Gas to lower pole height and locate behind future sidewalk.		PN - Disapproved 5/3/17		wm
9	So Cal Gas Company	0 Nutmeg (Public Right of Way, 710' north of Cuesta St.)	3/29/17	CP0-538	<b>Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole</b>	Under Initial Review. Working with So Cal Gas to move slightly northeast out of resident viewshed and into PUC easement.		PN - Disapproved 5/3/17		wm
10	Mathias Family Trust	2515 & 2525 Greenwood	3/29/17	CP0-537	<b>Administrative Coastal Development Permit for demolition of two residential structure, prep site for new construction, prune &amp; trim overgrown bushes, and removal of fallen tree.</b>	CDP approved for demo 4/25/17.		PN- Conditionally Approved per memo dated 5/1/17		wm
11	Assembly of God	615 Monterey	3/6/17	CP0-534/ AD0-113	<b>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.</b>	Under Initial Review. Waiting on project redlines 4/12 then ready to notice		PN- Conditionally Approved per memo dated 4/24/17		jg
12	James / Nisbet	310 Mindoro	3/2/17	CP0-533	<b>Admin CDP for New SFR on vacant lot for 1542sf living, 462sf garage, 176sf deck.</b>	Incomplete letter sent 3/23. Requires CDP, MUP, Parking exception. Action date set for 6/27/17		PN- Disapproved per memo dated 3/24/17		wm
13	James/ Nisbet	300 Mindoro	3/2/17	CP0-532	<b>Admin CDP for New SFR on vacant lot, 1433sf living, 446 sf garage, 195sf deck.</b>	Incomplete letter sent 3/23. Requires CDP, MUP, and Parking Exception. Action Date set for 6/27/17		PN- Disapproved per memo dated 3/24/17		wm
14	Huber	2783 Coral Ave	2/24/17	CP0-530, UP0-470, S00-127	<b>Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto &amp; Coral Ave.</b>	Under Initial Review		PN- Not Approved per memo dated 3/16/17		wm
15	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	<b>Coastal development permit &amp; Conditional Use Permit for Bay Pines Solar Project.</b>	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'd email resubmittal 5/5, resubmittal under review		PN-Approved 12/9/16		jg
16	Najarian	321 Luzon	11/7/16	CP0-521 & UP0-473 and AD0-115	<b>Coastal Development Permit for a new 1,694 sq. ft. SFR</b>	CDP/MUP/Parking exception issued for plans redesigned to meet flood zone standards on 5/30/17.		PN- Conditionally Approved 5/26/17		wm

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17	Najarian	320 Mindoro	11/7/16	CP0-520 & UP0-472 & AD0-114	<b>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, &amp; 144sf deck.</b>	CDP/MUP/Parking exception issued for plans redesigned to meet flood zone standards on 5/30/17.		PN - Conditionally Approved 5/25/17		wm
18	Fennacy	939 Main Street	10/18/16	UP0-459	<b>Use permit approval for change of occupancy for the creation of outdoor dining area at the Brickhouse BBQ</b>	Project under review. Correction letter sent 11/17. Resubmittal Rcv'd 3/27, Resubmittal 5/25/17		Conditionally approved per memo dated 5/1/17		rr
19	Van Buerden	945 Embarcadero	5/24/16	UP0-446	<b>Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements</b>	Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj. Resubmitted revised plans 6-5-17		Conditionally approved 6/14/16		cj
20	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	<b>Parcel map application &amp; CDP to split 1 R-4 zoned lot in to two lots.</b>	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. Correction letter sent 5/30/2017		PN- Diapproved per Memo dated 6/14/16		jg
21	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	<b>Amendment to CUP to modify project description to remove proposed new awning.</b>	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
22	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	<b>New construction of 10,000sf commercial retail on vacant lot</b>	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

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23	Leage	833 Embarcadero	9/15/14	UP0-389	<b>Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) &amp; outdoor improvements</b>	Under review. Deemed incomplete. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent . Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj
<b>Planning Commission Continued projects:</b>										
24	Vankrieken	462 Arbutus	12/9/16	UP0-465/ CP0-535	<b>CDP and Conditional Use Permit for new 515 sq. ft. garage and remodel of existing nonconforming SFR</b>	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
25	Elster	530 Morro	4/20/16	UP0-282 & CP0-323	<b>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.</b>	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
26	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	<b>Coastal Development Permit &amp; Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete</b>	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
27	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	<b>Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.</b>	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg
28	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	<b>Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision</b>	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj

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29	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	<b>Environmental documents for Nutmeg Tanks.</b> 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
30	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	<b>Conditional Use Permit &amp; Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site</b>	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
<b>Projects Appealed or Forwarded to City Council:</b>										
31	Baston	561 Embarcadero	UP0-448	UP0-448	<b>Conditional use permit for Gray's Inn access improvements and piling repair</b>	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. Resubmitted plans 5-25-17		PN- Conditionally approved per memo dated 8/3/16		cj

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32	City of Morro Bay	Citywide	6/19/13	A00-015	<b>Sign Ordinance Update.</b> 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
<b>Environmental Review</b>										
33	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	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
<b>Final Map Under Review Projects:</b>										
34	Tract 2739	485 S. Bay Blvd, Black Hill Villas Subdivision	1/17/17	Map	<b>Final Map - Tract 2739 / 16 lot subdivision with dedicated lot for riparian enhancement and raptor preservation.</b>	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
35	Tract 2818	2400 Main St / Morro Mist	6/13/16	Map	<b>Final Map - Tract 2818 / 23 lot subdivision and 1 common lot</b>	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

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36	Tract 2670	1899 -1911 Sunset	11/17/15	Map	<b>Final Map. - Tract 2670 6 lot subdivision and 1 common lot</b>	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		
37	Medina	3390 Main	10/7/11	Map	<b>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</b>	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. Received request for extension of permit as allowed by code. One year extension of permits granted extending map to 7/19/2017. Received map resubmittal 11-28-16. Response letter sent 12-27-16.	No review performed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to		cg  sg/cj
<b>Projects requiring coordination with another jurisdiction:</b>										
38	City of Morro Bay	Outfall			<b>Original jurisdiction CDP for the outfall and for the associated wells</b>	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		
39	City of Morro Bay Desal Plant	170 Atascadero			<b>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.</b>	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		

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<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing:</b>										
40	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	<b>Zoning Text Amendment - Second Unit</b>	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. <b>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.</b>	No review performed.			wm
41	City of Morro Bay	Citywide	2/1/13	Ordinance 556	<b>Wireless Amendment - LCP Amendment</b> 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. <b>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.</b>	No review preformed.	N/A		sg
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>										
42	T-Mobile	1478 Quintana	1/30/15	UP0-403	<b>Minor Use Permit to Modify existing wireless telecommunication site at church</b>	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		ig

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<b>Grants</b>										
43	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		<b>\$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.</b>	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
44	City of Morro Bay	City-wide			<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	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
45	City of Morro Bay	City-wide			<b>Climate Action Plan - Implementation</b>	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
<b>Projects in Building Plan Check:</b>										
1	Frank	2900 Alder	4/4/16	B-30941	New Duplex	Approved by jg. 5/31/16	Approved by cdl on 6-3-16.	PN- Approved 6/27/16		
2	Smith	460 Avalon	4/5/17	B-31463	SFR Alteration - Remove and replace 2nd story wood deck. Demo 96 sf, new deck 93 sf.		Approved by cdl on 4-26-17.			
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	PN - Disapproved 5/26/17		
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	Schechter	245 Driftwood	5/31/17	B-31529	Exterior elevator installation,					

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8	MMbs Lic	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		
9	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		
10	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 - Approved 5/22/17		
11	Appleby	381 Fresno	7/31/14	B-30227	Carport& Storage Shed. Remians in plan check status.	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	Building approved 08-04-15 cdl	RPS - No PW comments if street access is not required for storage bldg		
12	Rezzonico	421 Fresno	5/24/17	B-31524	Interior remodel and addition of 189sf covered deck.		Disapproved by cdl on 6/7/17.	PN- conditionally approved per memo 5/31/17		
13	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		
14	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		
15	Elliot	2654 Greenwood	4/18/17	B-31479	192sq.ft. addition (12'16') at rear of existing no conforming SFR		Approved by cdl on 5-5-17.			
16	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		
17	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.			
18	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		
19	Stanley	570 Harbor St	9/12/16	CP0-517	<b>Demo existing SFR/Chiropractic office. New construction of 2 new SFRs - 1507sf living with 480sf garage, and 891 sf living with 441 sf garage</b>	CDP approved 11-22-16. WM	Conditionally approved per memo dated 9/12/16.	PN-Conditionally approved per memo dated 11/17/16		
20	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-		
21	Stanton	2335 Ironwood	4/19/17	B-31484	75sf addition to existing SFR		Approved by cdl on 4-26-17.	PN- Not approved per memo dated 4/28/17		
22	Grafton	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.		

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23	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			
24	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- Waiting on WEU Council Decision to approved		
25	Gonzalez	481 Java	10/10/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking. Remains in plan check Status.	WM. Expecting Admin Use Permit application for minor revision to approved design.	Plans approved 9-18-15 cdl	PN-Disapproved, needs swr video & plan corrections. 9/24/15		
26	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			
27	Gardner	454 Kern Ave	4/5/17	B-31459	SFR Alteration - Interior remodel kitchen & bathrooms		Approved by cdl on 5-17-17.	PN- Disapproved per memo dated 4/25/17		
28	Linkwiller/Balch	535 Kern Ave	5/10/17	B-31504	118sq.ft. 1st. Floor addition new bathroom & porch 102 sq. ft. second floor addition new observation room decrease size of existing bathroom & deck.		Disapproved by cdl on 5-12-17 . Approved by cdl on 5-17-17.			
28	Channing	471 LaJolla	10/11/16	B-31221	Construct 20' x 11' exterior deck	Disapproved 10-20-16. JG	Approved by cdl on 05-17-17			
29	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		
30	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		
31	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		
32	Najarian	321 Luzon	6/9/17	B-31543	New SFR 2-story 1694 sq. ft, living 546 sq ft.garage 144 sq. ft. deck					
33	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		
34	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			
35	Morro Mist LLC	2402-2446 Main	7/5/16	B-31067 through B-31089	Building permit applications for 23 new townhomes in 6 detached building clusters to include 15 one-bedroom units and 8 three-bedroom units. 23 separate permit applications	Disapproved. Corrections sent 8-3-16. cj.	Disapproved by cdl on 1-23-17.	PN- Approved waiting for RL sign-off of WEU form.		
36	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 05/30/17		

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37	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 05/30/17		
38	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		
39	Najarian	321 Mindoro	6/9/17	B-31544	New SFR 2-story 1694 sq. ft, living 546 sq ft.garage 144 sq. ft. deck					
40	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing, new stucco over exterior	Disapproved 11-10-16. JG	Disapproved by cdl on 11-17-16.	PN- Disapproved 11/16/16		
41	Storm	1029 Monterey	4/19/17	B-31482	Single Family Alteation		Disapproved by cdl on 5-4-17			
42	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom. Remains in plan check Status.	Approved 9/25/14. CJ.	Plansw approved 9-30-2014 bc	RPS returned for corrections per		
43	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		
44	Rushaupt	2301 Nutmeg	3/22/17	B-31451	Increase size of existing first floor bathroom.	Approved by wm on 3-23-17.	Approved by cdl on 3-30-17.			
45	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			
46	Fenske	470 Orcas	5/29/17	B-31525	After fact permit for basement bedroom and bathroom		Disapproved by cdl on 6-7-17.	PN- Approved 5/31/17		
47	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		
48	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		
49	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		
48	Halk	3121 Sandalwood	5/16/17	B-31510	Install interior beam to open up entry area,		Approved by cdl on 5-26-17			
49	Frye	244 Shasta	5/2/13	B-29910	Garage to Second Unit conversion. Remains in plan check Status.	KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit.	BC- on hold pending planning process.	BCR-approved 5/13/13		
50	Barfield	260 Shasta	4/24/17	B-31486	Remodel, Room Addition and new garage		Disapproved by cdl on 5-4-17.	PN - Disapproved 5/25/17		
51	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		
52	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	Disapproved by cdl on 5-12-17.	PN- Not Approved per memo dated 3/29/17		
53	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		

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54	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		
55	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		
56	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		
57	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		
58	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		
59	Hartsock	242 Surf	1/27/17	B-31380	Addition to a non-conforming SFR w/ detached garage. Also ref: CP0-509, AD0-106 (variance), & AD0-107 (parking exception).		Disapproved by cdl on 5-4-17.	PN - Approved 6/9/17		
60	Adamson	155 Terra	6/9/17	B-31545	Addition to single family residence. Remodel to existing living, dining, kitchen, 7 rooms.					
61	Jordan	340 Tulare	6/17/16	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		

**Planning Projects & Permits with Final Action:**

1	Barker	2214 Coral Ave	11/18/16	CP0-523/UP0-462	<b>New 1,950 sq. ft. SFR in the Cloister's Subdivision</b>	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
2	Frye	3121 Sandalwood Ave.	4/21/17	UP0-477/AD0-118	<b>Conditional Use Permit and Parking Exception for a 215 sq. ft. addition to a nonconforming SFR</b>	Under Intial Review. Complete. To be noticed 5/26 Scheduled for 6/6/2017 PC meeting				jg
3	Leage	1205 Embarcadero	9/28/16	A00-044 (UP0-058)	<b>Minor amendment to UP0-058 to relocate approved floating dock location and construct new finger slip and lease line amendment</b>	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. Noticed on 5/22/17 for minor amendment		PN Disapproved per memo dated 10/25/16		cj

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4	Maritime Museum Association (Larry Newland)		11/21/05	UP0-092	<b>Embarcadero-Maritime Museum (Larry Newland)</b> . 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. <b>Museum use allowed in C-VS zone with a Minor Use Permit.</b> Determined not to require PC approval. Project located in original jurisdiction of Coastal Commission which will require CDP review. Noticed 5/9/2017. MUP issued and approved 5/22/17.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		cj

AGENDA ITEM:   A-2  

DATE:   JUNE 20, 2017  

ACTION:   DRAFT  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MAY 2, 2017  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Michael Lucas	Commissioner
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/zKWbKd\\_RiM?t=2m19s](https://youtu.be/zKWbKd_RiM?t=2m19s)

Commissioner Sadowski announced the American Karate School will be holding a “Kick-a-thon” on May 20<sup>th</sup>, 10 a.m. at Coleman Park. The event is to help raise money for Project Surf Camp which helps disabled kids to go surfing and scholarships for Karate Camp.

Sadowski also announced on May 20<sup>th</sup>, 10 a.m. there will be a 24-hour bike marathon at the Morro Bay High School track. The event is to help raise money for the Morro Bay High School track team.

Chairperson Tefft thanked Vice-Chairperson Luhr for filling in for him at the last meeting. Tefft informed the public he had contracted Hepatitis A, and didn’t want to infect anyone.

PUBLIC COMMENT PERIOD  
[https://youtu.be/zKWbKd\\_RiM?t=5m34s](https://youtu.be/zKWbKd_RiM?t=5m34s)

Kristen Howser, Manager for the Grape Leaf Deli and Market, stated the business just opened and specializes in Mid-Eastern food. Howser thanked the community for welcoming them into the neighborhood.

Chairperson Tefft closed the Public Comment period.  
[https://youtu.be/zKWbKd\\_RiM?t=7m11s](https://youtu.be/zKWbKd_RiM?t=7m11s)

## PRESENTATIONS

A. CONSENT CALENDAR  
[https://youtu.be/zKWbKd\\_RiM?t=7m16s](https://youtu.be/zKWbKd_RiM?t=7m16s)

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

**MOTION:** Vice-Chairperson moved to approved 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.:** Amendment (A00-045) to CUP #30-99

**Site Location:** 845 Embarcadero

**Proposal:** *Conditional Use Permit Amendment.* Repair of existing concrete seawall to include installation of 74 linear feet of sheet piles with backfill placement between sheet piles and existing concrete wall as well as remove & replace approx. 1,000sf of rock rip repair. Proposed project also includes modification of existing floating dock system and addition of 1 new dock slip, new 340sf kayak launch float along northern dock slip, remove & replace 7 wood pilings with 7 steel pilings, and reconstruction of existing 144sf kayak kiosk. This project is located in the original jurisdiction of the California Coastal Commission.

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1

**Staff Recommendation:** Conditionally approve

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

[https://youtu.be/\\_zKWbKd\\_RiM?t=8m](https://youtu.be/_zKWbKd_RiM?t=8m)

Jacinth presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Commissioner Sadowski spoke to the owner/ operator of the kayak business and spoke to Gene Doughty, the applicant’s architect.

Commissioner Ingraffia spoke to the operator of the kayak business.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

[https://youtu.be/\\_zKWbKd\\_RiM?t=41m38s](https://youtu.be/_zKWbKd_RiM?t=41m38s)

Cathy Novak, representative for the applicant, thanked staff for their time and assistance and for their recommendations for approval. Novak presented her staff report.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/\\_zKWbKd\\_RiM?t=51m54s](https://youtu.be/_zKWbKd_RiM?t=51m54s)

Chairperson Tefft opened the Public Comment period.

[https://youtu.be/\\_zKWbKd\\_RiM?t=51m54s](https://youtu.be/_zKWbKd_RiM?t=51m54s)

Novak answered the Commissions questions on the conditions that were presented to them.

Tony Foster made a comment regarding the wall and answered questions about the windows on kiosk.

Tony Foster, owner of Rock Kayak, stated before the wall collapsed, there was a rack system for kayaks which ran along the wall. Foster explained how he had to cut into the dock in order from keeping his area from moving up and down with the tides.

Cliff Branch, applicant, spoke of how they came up with the concept for the kiosk.

Paul Gillan, contractor for applicant, answered questions from the Commissioners.

Chairperson Tefft opened the Public Comment period.

[https://youtu.be/\\_zKWbKd\\_RiM?t=1h47m30s](https://youtu.be/_zKWbKd_RiM?t=1h47m30s)

Novak responded to the Commissioners question regarding the space being used north of the coffee shop. Novak stated the space is currently being used by the management team from the Otter Rock restaurant.

Branch stated he has been working with the City to improve the area on the Embarcadero, and noted he's not obligated to fix the wall but he is willing to. Branch noted he has never had any problems working with a City before, but has found it very difficult to work with the City of Morro Bay. Branch is hoping the Commission approves the project, if not the improvement won't be made and the City could repair the wall themselves.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/\\_zKWbKd\\_RiM?t=1h52m19s](https://youtu.be/_zKWbKd_RiM?t=1h52m19s)

Discussion between Commissioners and staff.

**MOTION:** Vice-Chairperson Luhr moved to approve PC Resolution 15-17 and Amendment (#A00-045) to CUP-30-99, with additional amended conditions discussed tonight. Commissioner Sadowski seconded and the motion passed (4-1) with Commissioner Lucas voting no.

[https://youtu.be/\\_zKWbKd\\_RiM?t=2h14m44s](https://youtu.be/_zKWbKd_RiM?t=2h14m44s)

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

[https://youtu.be/zKWbKd\\_RiM?t=2h16m32s](https://youtu.be/zKWbKd_RiM?t=2h16m32s)

Commissioner Lucas stated he attended a meeting with Morro Bay Open Space Alliance and noted the group is interested specifically with what will happen with the Chevron property and some of the perimeter issues. Lucas urged people to consider what the group is doing and consider attending if you would like to be a part of it.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

[https://youtu.be/zKWbKd\\_RiM?t=2h17m38s](https://youtu.be/zKWbKd_RiM?t=2h17m38s)

Graham notified the Commission they will have a full agenda for the next meeting.

G. ADJOURNMENT

The meeting adjourned at 8:20 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 16, 2017, at 6:00 p.m.

\_\_\_\_\_  
Robert Tefft, Chairperson

ATTEST:

\_\_\_\_\_  
Scot Graham, Secretary

AGENDA ITEM: A-3

DATE: JUNE 20, 2017

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MAY 16, 2017  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Michael Lucas	Commissioner
STAFF:	Scot Graham	Community Development Director
	Whitney McIlvaine	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
<https://youtu.be/W0L4vQwk4oI?t=2m13s>

Commissioner Sadowski announced this Friday, May 19<sup>th</sup>, 6 p.m., there will be a greet at the Pizza Port for the bike marathon. The bike marathon will begin the following day, Saturday, 9 a.m. at the Morro Bay High School track and will continue until Sunday (24 hours). All donations will be forwarded to the Morro Bay High School track team.

PUBLIC COMMENT PERIOD – NONE

PRESENTATIONS

A. CONSENT CALENDAR

<https://youtu.be/W0L4vQwk4oI?t=3m17s>

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.

**MOTION:** Commissioner Ingraffia moved to approved the Consent Calendar. Commissioner Lucas 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. - NONE

C. NEW BUSINESS  
<https://youtu.be/W0L4vQwk4oI?t=5m13s>

**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

Graham reviewed what a Conceptual Review is with the Commissioners.

McIlvaine presented the staff report.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/W0L4vQwk4oI?t=11m52s>

Chuck Stevenson, representative for the applicant, presented his staff report.

Bonnie Nelson, Paso Robles resident, stated her family has owned the property to the south since the 1920's. Nelson's first concern was the fence which was not properly placed on the applicant's property, and the second concern is the applicant's building a 2-story house. Nelson stated it does affect their property and their views. Nelson asked if the applicant's lot is a legal lot and felt the project should go by the legal standards.

Dana McClish, Morro Bay resident, stated he lives at 364 Main Street. McClish stated the applicants were getting older and would need to get access from the ground level at Fig Street. McClish noted he has no issue with the height proposed or the variances needed for this project.

The Commissioners presented their questions to staff and the applicant.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/W0L4vQwk4oI?t=46m36s>

**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  
<https://youtu.be/W0L4vQwk4oI?t=1h20m6s>

Amy Sinsheimer presented a brief overview of the DWSP.

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

<https://youtu.be/W0L4vQwk4oI?t=1h27m22s>

The Commissioners presented their questions and comments to staff.

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/W0L4vQwk4oI?t=3h32m11s>

Graham updated the Commissioners he has budgeted for additional meetings which will be funded through the General Plan Accumulation fund.

G. ADJOURNMENT

The meeting adjourned at 9:32 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on June 6, 2017, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: June 20, 2017

## Staff Report

**TO: Planning Commissioners**

**DATE: June 20, 2017**

**FROM: Joan Gargiulo, Assistant Planner**

**SUBJECT: Coastal Development Permit (CP0-545)** approval (associated with the previously approved Interim Use Permit No. UP0-458 **no new development is proposed**) for the installation of underground utilities for the intensification of use on two parcels within the Silver City Mobile Home/RV Park. Specifically, the Applicant requested a change from storage use to a short-term visitor-serving commercial use as an RV Park on two parcels currently zoned M-1/PD/I at 500 Atascadero Road.

### **RECOMMENDATION:**

Approve Coastal Development Permit No. CP0-545 by adopting Planning Commission Resolution No. 18-17 for the addition of 32 new recreational vehicle spaces and associated underground infrastructure at the Silver City Mobile Home and RV Resort at 500 Atascadero Road.

### **BACKGROUND/DISCUSSION:**

At the November 1, 2016 Planning Commission meeting, the Commission reviewed and subsequently voted 5-0 to conditionally approve a proposal for a change in use on two parcels within the existing Silver City Mobile Home/RV Park, currently zoned M-1/PD/I (see Site Map provided below). The Applicant received approval for a change in use from Commercial Storage to an RV Park (Exhibit B). At that time, City staff with concurrence from Coastal Commission staff, determined that a Coastal Development Permit was not required for the extension of utility service or expansion of the RV use, resulting in the applicant pursuing only approval of the Interim Use Permit.



Site Map

Prepared By:   JG  

Department Review:   SG

In March, 2017 Coastal Commission staff received an inquiry relating to the permitting of the intensification of use and subsequently decided that a Coastal Development Permit was in fact required and requested City Staff to pursue permit approval per Section 17.58.030 of the Morro Bay Municipal Code which references Coastal Commission Administrative Regulations as they relate to intensification of use.

The utility infrastructure includes electric, sewer, and water service to 32 new visitor-serving RV spaces (Exhibit C). The electrical design was prepared by a certified electrical engineer and includes metered pedestals with protective bollards at each space, a main switchboard, two substations, and a transformer. The water and sewer design was prepared by a licensed architect and includes service to each space.

Planning Commission Resolution No. 18-17 (Exhibit A) includes the required Coastal Development Permit finding for approval as well as the original conditions of approval associated with Interim Use Permit UP0-458 and approved through the adoption of Planning Commission Resolution No. 25-16 (Exhibit D).

**ENVIRONMENTAL DETERMINATION:**

Environmental review was performed for this project and staff has determined that it meets the requirements for a Categorical Exemption under CEQA Guidelines, Class 3 Section 15303(d) and Class 32 Section 15332. The exemptions apply to the new construction of utility extensions and infill developments. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

**PUBLIC NOTICE:**

Notice of this item was posted at the site, published in the San Luis Obispo Telegram Tribune newspaper on June 9, 2017, and all property owners and occupants within 500 feet of the subject site were notified of this evening's public hearing and were invited to voice any concerns regarding this application.

**CONCLUSION**

The processing of the Coastal Development Permit as requested by Coastal Commission Staff, effectively amounts to clean up of the overall permitting process. The proposed project is consistent with the earlier Planning Commission approval of Interim Use Permit UPO-458 and remains compliant with applicable development standards of the Zoning Ordinance and all applicable provisions of the General Plan, Local Coastal Plan. Staff recommends that the Planning Commission adopt the Class 3 and Class 32 Categorical Exemptions and approve Coastal Development Permit #CP0-545 subject to the findings and conditions of approval as specified by Planning Commission Resolution #18-17 attached below as Exhibit A.

*Planning Commission  
June 20, 2017  
CP0-545 at 500 Atascadero Rd.*

**EXHIBITS:**

Exhibit A – Resolution 18-17

Exhibit B – Interim Use Permit UP0-458

Exhibit C – Staff Report with Plan Set Dated November 1, 2016

Exhibit D – PC Resolution 25-16

## RESOLUTION NO. PC 18-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (#CP0-545) WHICH INCLUDES APPROVAL FOR CHANGE OF OCCUPANCY USE FROM STORAGE TO SHORT-TERM R-V PARKING AND THE ASSOCIATED UTILITY CONNECTIONS AT 500 ATASCADERO ROAD

**WHEREAS**, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on June 20, 2017, for the purpose of considering a Coastal Development Permit (#CP0-545); and

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

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

**WHEREAS**, Interim Use Permit No. UP0-458 was approved and Planning Commission Resolution No. 25-16 was adopted at the duly noticed November 1, 2016 Planning Commission hearing; and

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

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

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

**California Environmental Quality Act (CEQA)**

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

**Coastal Development Permit Finding:**

- A. The project is consistent with the applicable provisions of the certified Local Coastal program in that the change of occupancy use from storage to short-term RV parking is an allowable interim use pursuant to Section 17.40.080 of the Morro Bay Municipal Code.

**Section 2.** Action. The Planning Commission does hereby approve Coastal Development Permit #CP0-545 subject to the following conditions:

**STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated November 1, 2016, for the project at 500 Atascadero Road depicted on plans date stamped received October 13, 2016, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development through change of occupancy use, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for #UP0-458 and #CP0-545, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim,

action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or Applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

### **Planning Conditions:**

1. Landscape Plan: As required by MBMC Section 17.48.290, plans shall include a planting plan that screens the site from the Highway 41 right of way. Proposed plans shall indicate the inclusion of a drought tolerant plant palette. Applicant shall:
  - a. Provide a landscape plan *to the Planning Division*, consistent with section 17.40.030 of the MBMC, *for review and approval by the Planning Commission* prior to *any use/occupancy of the approved RV spaces*.
  - b. *The applicant shall contact* the Community Development Department for a final inspection of all landscape improvements upon completion of the project *and prior to rental or occupancy of the RV spaces*.
  - c. Provide ongoing maintenance and care of said landscaping.
2. The interim use permit is effective for a period of 5 Years from date of approval. Permit shall expire on *November 2, 2021* unless a request for extension is granted and approved by the Morro Bay Planning Commission.
3. Parking: Consistent with the parking requirements of MBMC Section 17.44.020, the Applicant shall provide 1 additional parking space on site on site.
4. Short-Term Occupancy: Pursuant to MBMC Section 17.12.500, Recreational Vehicles (RV's) parked in an RV park shall be occupied on a temporary basis. Stays within the recreational vehicle rentals spaces that are the subject of this permit shall be limited to 30-days or less and shall be subject to Transient Occupancy Tax certificate registration and

payment of Transient Occupancy Tax, consistent with the requirements of Chapter 3.24 (Transient Occupancy Tax) of the MBMC.

5. ***Archaeological Monitoring:*** *The Applicant shall hire a qualified Archaeological consultant to evaluate existing excavated areas and any other areas where excavation is proposed for the presence of archaeological or paleontological material. The applicant shall furnish a report identifying the findings of the site review and indicating whether further archaeological research or monitoring work is required during construction/excavation activities. The applicant may utilize archaeologists identified on the County of San Luis Obispo's list of qualified consultants.*

### **Building Condition:**

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

### **Fire Conditions:**

1. Fire Apparatus Access Roads-Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20-feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13-feet 6-inches. (CFC 503.2.1)
2. Roadways-Parking. No vehicle parking shall be allowed on two-lane, two-way roadways less than thirty-two (32) feet in width. If vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of thirty-two (32) feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least forty (40) feet in width. (CCR Title 25, Chapter 2 (Section 1106 (a)(3)))
3. Lot Address Identification and Lot Marking. All lots shall be identified by letters, numbers, or street address numbers. The lot identification shall be in a conspicuous location facing the roadway. If the lot identification number is to be installed on a wall surface of the unit, the wall surface nearest the roadway shall be used. (CCR Title 25, Chapter 2 (Section 1104 (a)))
4. Private Fire Hydrant Operation and a Water Flow Requirements. Private fire hydrants, as defined in this article, shall meet the operational requirements as prescribed in subsection (b) of this section, and meet the water flow standards prescribed by subsection (c) of this section. (CCR Title 25 (Chapter 2 (Section 1316)))
5. Private Fire Hydrant Test and Certification-Verification. The Private Hydrant Test Certification Report, a form defined in section 1002 of this chapter, shall be used to verify that fire hydrants have been tested and certified for operation and water flow. Private fire hydrants shall be tested annually in order to determine that they are operational as specified in subsection 1316(b) of this article. (CCR Title 25 (Chapter 1317(a))).

6. ***Lock Box:*** *The Applicant shall provide and maintain a lock box or other approved method/mechanism to provide fire gate access at the gate located at the end of Errol Street. The applicant shall submit a plan showing the method of gate access to the Planning Division and Fire Department for review and approval prior to rental or occupancy of the RV spaces.*

### **Public Works Conditions:**

1. **Satisfaction of Conditions:** These conditions must be fulfilled within 10 working days after the permit effective date of November 14, 2016.
2. **Stormwater Management:** The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website [www.morro-bay.ca.us/mainmanual](http://www.morro-bay.ca.us/mainmanual) Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. This project appears to be exempt.
3. **Utility Easements:** Due to the City's sewer mainline going through the property a 10' sewer easement must be granted to the City for all portions without an existing sewer or utility easement.
4. **Encroachment Permits:** A sewer encroachment permit shall be required for any installation of sewer laterals connecting to the City's sewer mainline.
5. **Water Equivalency Units:** Per MBMC 13.20.070 Water equivalency table, the addition of 32 spaces to an existing RV park, will require a water equivalency unit rate of 0.54 per purposed space (32 x 0.54 WEU). Payment of an "In-Lieu" fee program of two times \$3,016 (\$6,032) per required Water Equivalency Units (WEU) is required for each of the 32 additional spaces for a total of (\$6,032 x 17.28 WEU) \$104,232.96
6. **Water Meter:** Per Resolution No. 06-16, all new water allocations requested for 2016 shall be offset on a two-to-one basis (or 440 gallons per day) by providing retrofits to existing uses or providing non-required water savings features for development that would benefit from water allocation. Submit a list of items and supporting documents proving water savings amount. See attached "Water Allocation Form" and "Off-site Water Allocation Form". The Public Works Director is responsible for the review and approval of the proposed retrofits to ensure they offset the water supply requested by new development. Retrofits may include, but are not limited to, any of the following water savings best management practices:
  - Irrigation retrofits
  - Waterless urinals
  - Waterless toilets
  - Ultra-Low flow toilets
  - Lawn/Landscape replacement

- Grey water system installation in new construction
  - Installation of rainwater recovery system
  - Other water savings best management practices as approved by the Public Works Director
  - If retrofit is deemed to be infeasible by Public Works Director (whose decision is not appealable), then payment of an “In-Lieu” fee program of two times \$3,016 (\$6,032) per required Water Equivalency Units (WEU). Applicant must submit proof that retrofit is infeasible.
7. **Sewer Impact:** The applicant shall conduct an engineering assessment to determine potential impacts of the proposed 32 RV spaces on the existing sewage collection line from point of lateral tie-in to Waste Water Treatment Plan and propose mitigations for this project. As an alternative, the developer may agree to replace the existing 6” sewer line with an 8” line from MH5.37 to MH5.38 and MH5.38 to MH5.19. Since the developer will be adding additional impacts to water and sewer line segments which have deficiencies identified in the 2006 Sewer Collections System Master Plan, the applicant shall either construct improvements or propose payment of a prorated fair share Development Impact Fee based on the results of the engineering assessment.
8. **Low Impact Development:** *Upon review by the Public Works Department, the Applicant shall include all necessary Low Impact Development (LID) Performance measures identified in the City’s Stormwater Management Guidance Manual (March 2014). All stormwater measures shall be installed prior to rental or occupancy of the RV spaces.*

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20<sup>th</sup> day of June, 2017 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Robert Tefft, Chairperson

ATTEST

\_\_\_\_\_  
Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 20th day of June, 2017.



**CITY OF MORRO BAY**  
COMMUNITY DEVELOPMENT DEPARTMENT

955 Shasta Avenue  
Morro Bay, CA 93442

November 2, 2016

Angus Keith  
500 Atascadero Road  
Morro Bay, CA 93442

**SUBJECT: Case No.: UP0-453**

**SITE: 500 Atascadero Road**

Project Description: Conditional Use Permit approval for an intensification of use on two parcels within the Silver City Mobile Home/RV Park. Specifically, the Applicant requests a change from a storage use to a short-term visitor-serving commercial use as an RV park on two parcels currently zoned M-1/PD/I. The project area is located outside of the Coastal Commission Appeal Jurisdiction.

Dear Mr. Keith:

The City of Morro Bay Community Development Department conditionally approved your request. This action does not constitute a building permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. ***Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department or the action is null and void.***

The Morro Bay Municipal Code provides for an appeal of the action by the Planning Commission within ten (10) days of adoption and anyone wishing to appeal may do so in writing by delivering such letter to the office of the City Clerk. There is a fee for processing appeals except for those not coastal permits in the coastal appeals jurisdiction.

Please also find enclosed the Notice of Exemption for your project. The City of Morro Bay no longer files notices of exemptions. You may file the Notice of Exemption with the County Clerk's office located in the County Government Building in San Luis Obispo. The filing Fee is \$50.00 and the County requires the original Notice of Exemption and at least one copy.

Section 15062 (d) of The California Environmental Quality Act (CEQA) provides:

"The filing of a Notice of Exemption and the posting on the list of notices start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180 day statute of limitations will apply."

Sincerely,

Scot Graham  
Community Development Director

By:

Joan Gargiulo, Assistant Planner



CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT

Conditional Use Permit

This approval is based upon the attached findings and is valid only if the attached conditions are met and only after the applicable appeal period. Failure to comply with the conditions of this permit shall, at the discretion of the Community Development Manager pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

CASE NO: UP0-453

**THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:**

SITE ADDRESS: 500 Atascadero Road

APPLICANT: Angus Keith

APN/LEGAL: 068-283-009/068-371-011

DATE APPROVED: November 1, 2016

APPROVED BY: Planning Commission

CEQA DETERMINATION: Categorical Exemption, Class 3, CEQA Guidelines Section 15303

The exemption applies to utility extensions to serve small facilities. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

DESCRIPTION  
OF APPROVAL:

Conditional Use Permit approval for an intensification of use on two parcels within the Silver City Mobile Home/RV Park. Specifically, the Applicant requests a change from a storage use to a short-term visitor-serving commercial use as an RV park on two parcels currently zoned M-1/PD/I. The project area is located outside of the Coastal Commission Appeal Jurisdiction.

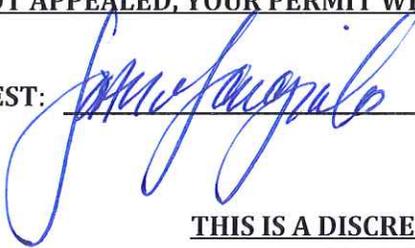
Please see reverse for Permit Effective Date.

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

**YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION:** THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) *Working days* following Commission receipt of this notice and after expiration of the City of Morro Bay appeal period. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste. 300, Santa Cruz, CA 95060, Phone: 415-427-4863. If you have any questions, please call the City of Morro Bay Community Development Department, 772-6264.

**IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: Monday, November 14, 2016**

ATTEST:



DATE: November 1, 2016

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



CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE OF FINAL ACTION ON CONDITIONAL USE PERMIT**

DATE OF NOTICE: NOVEMBER 1, 2016

NOTICE OF FINAL CITY ACTION on Conditional Use Permit No. UP0-453

THE FOLLOWING PROJECT IS LOCATED IN THE MORRO BAY COASTAL ZONE AND A CONDITIONAL USE PERMIT APPLICATION HAS BEEN ACTED ON BY THE CITY.

Applicant: Angus Keith

Address: 500 Atascadero Road, Morro Bay, CA 93442

**Project Description:**

Conditional Use Permit approval for an intensification of use on two parcels within the Silver City Mobile Home/RV Park. Specifically, the Applicant requests a change from a storage use to a short-term visitor-serving commercial use as an RV park on two parcels currently zoned M-1/PD/I. The project area is located outside of the Coastal Commission Appeal Jurisdiction.

Project Location: 500 Atascadero Road

APN: 068-283-009/068-371-011

Zoning: M-1/PD/I

Land Use Plan/General Plan: Light Industrial/Planned Development/Interim Use

Lot Area: 27,521 square-feet / 22,224 square-feet

Filing Date: 10/11/2016

Approval Body: Planning Commission

Action Taken: Approve with Conditions

Action Date: 11/1/2016

THIS SITE IS OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION

This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) working days following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, #300, Santa Cruz, CA 95060, 531-427-4863.

APPLICANT'S ACCEPTANCE  
OF  
CONDITIONS OF APPROVAL

CASE NO. UP0-453

SITE LOCATION: 500 ATASCADERO ROAD, MORRO BAY

APPLICANT NAME: ANGUS KEITH

APPROVAL BODY: PLANNING COMMISSION

DATE OF ACTION: 11/1/2016

I, \_\_\_\_\_ the undersigned, have read and  
*(APPLICANT'S NAME - PLEASE PRINT)*

reviewed the conditions of approval imposed by the Approval Body in its action

approving Case Number: UP0-453

I UNDERSTAND AND ACCEPT SAID CONDITIONS AND AGREE TO FULLY COMPLY WITH THEM.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

CITY OF MORRO BAY  
NOTICE OF EXEMPTION

**TO:**  San Luis Obispo Co. Clerk  
County Government Center  
San Luis Obispo CA 93401

**FROM:** City of Morro Bay  
Community Development Department  
955 Shasta Avenue  
Morro Bay, CA 93442

Office of Planning & Research  
1400 Tenth Street  
Sacramento, CA 95814

**Project Title:** Change of Occupancy/intensification of use to allow an R-V park as an interim use

**Project Location - Specific:** 500 Atascadero Road (APNs: 068-283-009 / 068-371-011)

**Project Location - City:** MORRO BAY **County:** SAN LUIS OBISPO

**Description of Project:** Conditional Use Permit approval for an intensification of use on two parcels within the Silver City Mobile Home/RV Park. Specifically, the Applicant requests a change from a storage use to a short-term visitor-serving commercial use as an RV park on two parcels currently zoned M-1/PD/I. The project area is located outside of the Coastal Commission Appeal Jurisdiction.

**Name of Public Agency Approving the Project:** CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442

**Name of Person or Agency Carrying Out Project:** 500 Atascadero Road, Morro Bay, CA 93442

**Exempt Status: (Check One)**

Reasons why project is exempt: Utility extensions to serve small facilities.

Ministerial (Sec. 21080(b)(1); 15268);

**Categorical Exemption:**  
Type and Section Number: 15303, Class 3

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Declared Emergency (Sec. 21080(b)(3); 15269(a))

**Statuary Exemption Code No.** \_\_\_\_\_

**Lead Agency:** City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

**Contact Person:** Joan Gargiulo, Assistant Planner

**Telephone:** 805-772-6270

**Email:** jgargiulo@morrobayca.gov

Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Certification:**

I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature: \_\_\_\_\_

Title: Assistant Planner

Date: 11/2/2016



AGENDA NO: B-3

MEETING DATE: November 1, 2016

## Staff Report

**TO:** Planning Commissioners

**DATE:** November 1, 2016

**FROM:** Joan Gargiulo, Assistant Planner

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

**RECOMMENDATION:**

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

**APPLICANT:** Angus Keith, Silver City Mobile Home Park

**LEGAL DESCRIPTION/APN:**

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

**PROJECT SETTING:**

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



Prepared By: JG

Department Review: \_\_\_\_\_

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

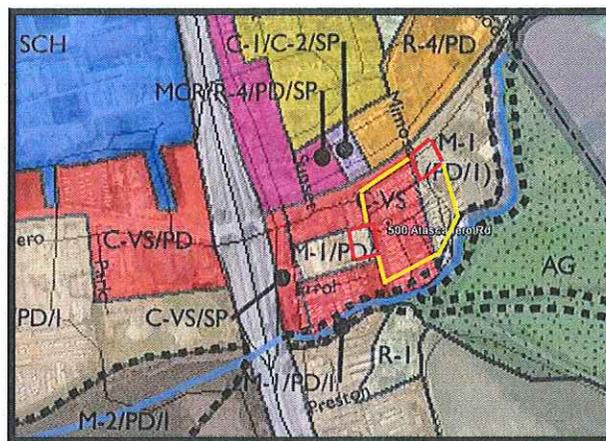


**BACKGROUND:**

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

# EXHIBIT C

UP0-458  
 Planning Commission  
 November 1, 2016



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

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

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

# EXHIBIT C

UP0-458  
Planning Commission  
November 1, 2016

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

## PROJECT ANALYSIS:

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

### California Department of Housing and Community Development (HCD)

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

### Interim Use Overlay Zone

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

#### A. Purpose

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

#### B. Uses Allowed with Interim Use Permits

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

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

1. Commercial fishing and boating industries

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

2. Temporary Visitor-Serving or recreation

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

3. Conditions Required

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

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

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

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

C. Term of Interim Permit

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

### Planned Development Overlay Zone

The Planned Development overlay zone requirements, found in Section 17.40.030 of the MBMC, provide for detailed and substantial analysis of development on parcels which, because of location, size or public ownership, warrant special review. This overlay zone is also intended to allow for the modification of or exemption from the development standards of the primary zone which would otherwise apply if such action would result in better design or other public benefit. The project proposal does not include a request for any modification of or exemption from the development standards under the PD Overlay.

### ENVIRONMENTAL DETERMINATION:

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

### PUBLIC NOTICE:

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

UP0-458  
Planning Commission  
November 1, 2016

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

## **CONCLUSION**

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

## **EXHIBITS:**

Exhibit A – Planning Commission Resolution #26-16

Exhibit B – Site Development Plans

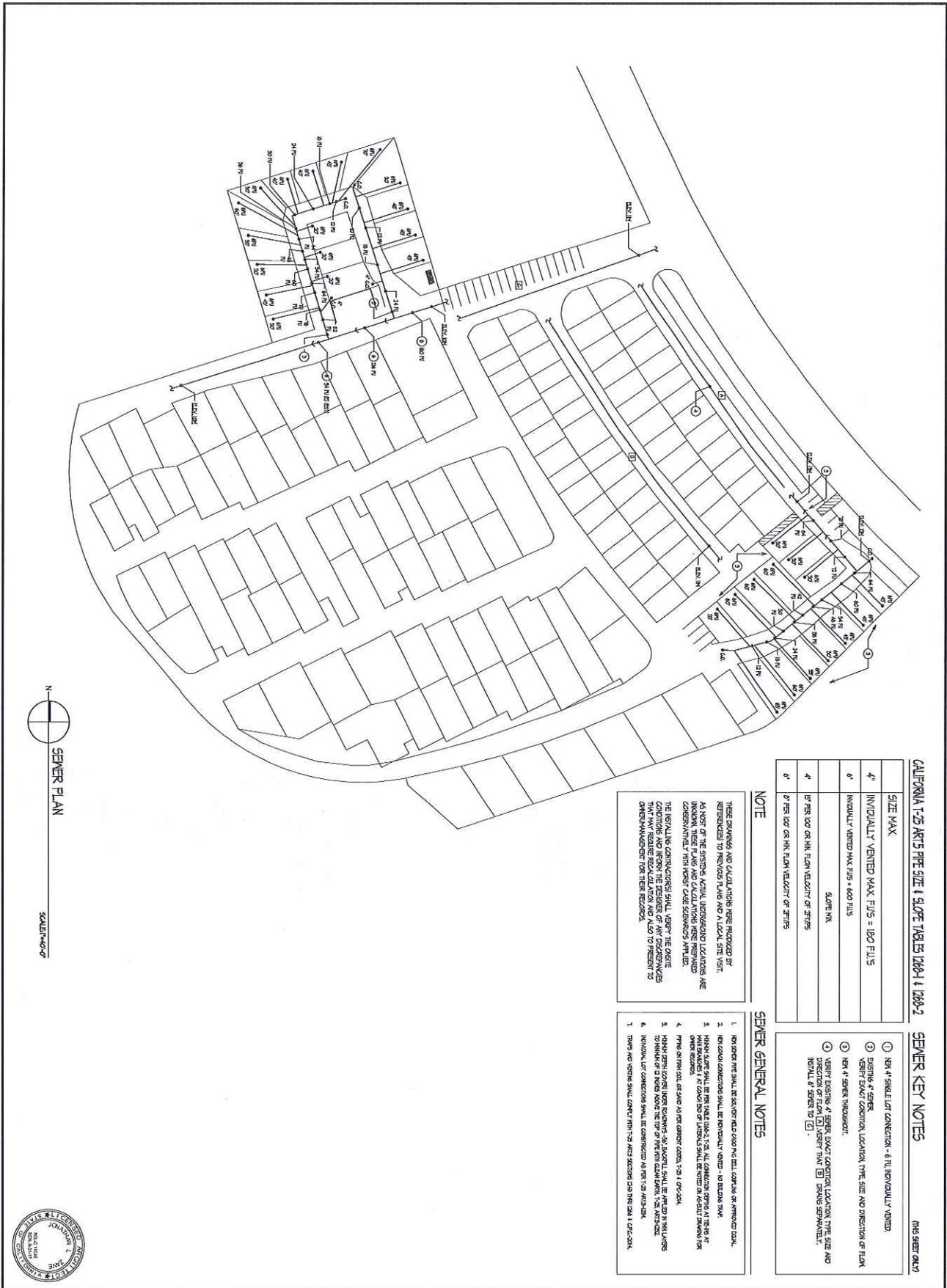
Exhibit C – Written communication received from applicant with Director's Response

Exhibit D – Public Correspondence Received



## THRUST BLOCK RESTRAINTS -TIS





N  
SEWER PLAN  
SCALE: 1/4" = 10'-0"



CALIFORNIA T-25 ARTS FIRE SIZE & SLOPE TABLE 1268-1 & 1268-2  
SEWER KEY NOTES  
(SEE SHEET SW-1)

SIZE MAX	REMARKS
4"	INDIVIDUALLY VENTED MAX FUS = 100 FUS
6"	INDIVIDUALLY VENTED MAX FUS = 600 FUS
4"	PERIOD FOR MIN FLOW VELOCITY OF 27 FPS
6"	PERIOD FOR MIN FLOW VELOCITY OF 27 FPS

**NOTE**  
THESE DRAWINGS AND CALCULATIONS WERE PREPARED BY REFERENCED TO PREVIOUS PLANS AND A LOCAL SITE VISIT. AS PART OF THE SYSTEMS ACTUAL INSTALLATION LOCATIONS ARE TO BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE LOCAL HEALTH DEPARTMENT. THE INSTALLATION CONTRACTORS SHALL VERIFY THE EXISTING CONDITIONS AND RECORD THE EXISTING CONDITIONS THAT MAY REQUIRE RECALCULATION AND ALSO TO PRESENT TO OVERSIGHTERS FOR THEIR RECORD.

- SEWER GENERAL NOTES**
1. SEWER PIPE SHALL BE 60" OR 72" DIA. PER LOCAL CODES OR APPROVED EQUAL.
  2. MANHOLE CONNECTIONS SHALL BE INDIVIDUALLY VENTED - NO BULKHEAD MANHOLES.
  3. INDIVIDUAL LOT CONNECTIONS SHALL BE INDIVIDUALLY VENTED - NO BULKHEAD MANHOLES.
  4. INDIVIDUAL LOT CONNECTIONS SHALL BE INDIVIDUALLY VENTED - NO BULKHEAD MANHOLES.
  5. INDIVIDUAL LOT CONNECTIONS SHALL BE INDIVIDUALLY VENTED - NO BULKHEAD MANHOLES.
  6. INDIVIDUAL LOT CONNECTIONS SHALL BE INDIVIDUALLY VENTED - NO BULKHEAD MANHOLES.
  7. INDIVIDUAL LOT CONNECTIONS SHALL BE INDIVIDUALLY VENTED - NO BULKHEAD MANHOLES.
  8. INDIVIDUAL LOT CONNECTIONS SHALL BE INDIVIDUALLY VENTED - NO BULKHEAD MANHOLES.

**SILVER CITY MHP**  
500 Atascadero Road  
MORRO BAY, CA.

DATE: 04/22/2018  
SCALE: as noted  
DRAWN BY: S. J. JONES  
CHECKED: D. MCDONALD  
SHEET: SW-1  
OF 3 SHEETS

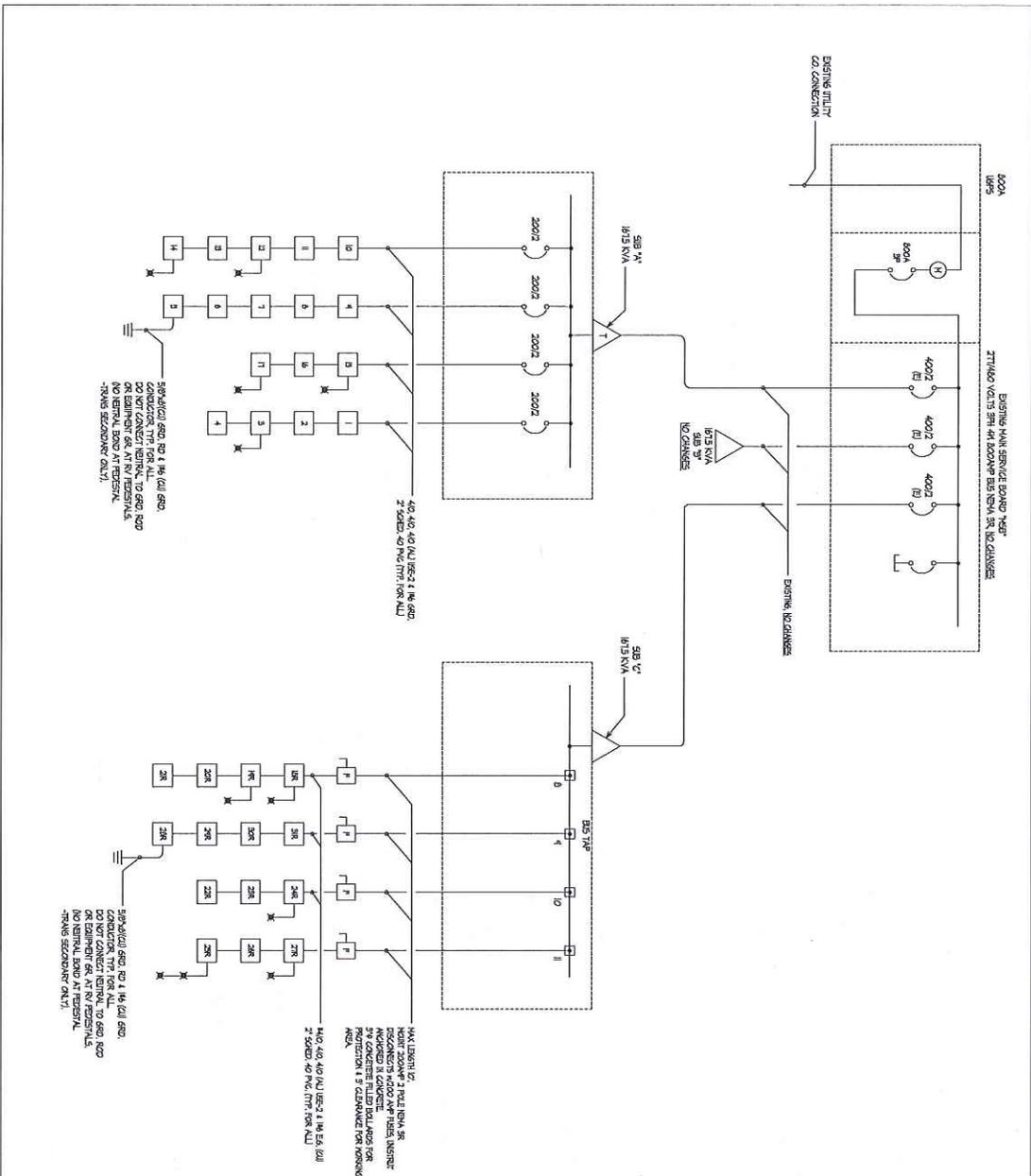
DRAWINGS PREPARED BY:  
**ELECTRICAL DESIGN  
BY DALE MCDONALD**

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

REVISIONS  
DATE BY



## SINGLE LINE DIAGRAM



## LOAD CALC

LOAD	VA	VA	VA
EXISTING MAIN SERVICE LOAD CALC			
SIB A	1200 VA		
SIB B	1650 VA		
SIB C	1800 VA		
LANDING PANEL	1100 VA		
CH / REC ROOM PANEL	1000 VA		
SHOP PANEL	1000 VA		
27 EX ST LIGHTS ENT. @ 20W/EA	5400 VA		
TOTAL VA	12000 VA		
TOTAL AMP @ 480V PH	25.00 AMP		
TOTAL AMP @ 277/480V 3PH 4W	66.67 AMP		
NEC RATED FOR 100 AMP			

LOAD	VA	VA	VA
EXISTING SIB 'X' LOAD CALC			
27 EX ST LIGHTS @ 20W/EA	5400 VA		
14 EX ST LIGHTS @ 100W/EA	1400 VA		
SIB TOTAL	6800 VA		
14 EX ST LIGHTS ENT. @ 20W/EA	2800 VA		
TOTAL VA	9600 VA		
TOTAL AMP @ 480V PH	20.00 AMP		
TOTAL AMP @ 277/480V 3PH 4W	53.33 AMP		

LOAD	VA	VA	VA
EXISTING SIB 'Y' LOAD CALC			
27 EX ST LIGHTS @ 20W/EA	5400 VA		
14 EX ST LIGHTS @ 100W/EA	1400 VA		
SIB TOTAL	6800 VA		
14 EX ST LIGHTS ENT. @ 20W/EA	2800 VA		
TOTAL VA	9600 VA		
TOTAL AMP @ 480V PH	20.00 AMP		
TOTAL AMP @ 277/480V 3PH 4W	53.33 AMP		

## GENERAL NOTES

- THE INTENT OF THESE DRAWINGS AND CALCULATIONS IS TO PROVIDE THE OWNER WITH A DIAGRAMMATIC ELECTRICAL SCHEDULE FOR THE PROPOSED ELECTRICAL SYSTEM. THESE DRAWINGS, THE OWNER'S AND ELECTRICAL CONTRACTOR SHALL READ CAREFULLY AND UNDERSTAND THE REQUIREMENTS AND DESIGNER'S INTENT.
- ON SITE CONDITIONS AND CONDITIONS OF THE WORK ARE SUBJECT TO CHANGE. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE APPROVED BY THE DESIGNER AND THE ELECTRICAL CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, COUNTY AND STATE CODES INCLUDING BUT NOT LIMITED TO, TITLE 20 CALIFORNIA CODES AND THE CALIFORNIA ELECTRICAL CODE AND 2019 NEC.
- VERIFY ALL ON SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER AND THE ELECTRICAL CONTRACTOR IMMEDIATELY.
- ALL MATERIALS AND EQUIPMENT SHALL BE DELIVERED TO THE SITE WITH THEIR ORIGINAL MANUFACTURER'S PACKAGING AND APPROVAL BY THE DESIGNER OR OTHER APPROPRIATE TESTING AGENCIES.
- ALL LIGHTING FIXTURES SHALL BE SUBJECT TO APPROVAL BY OWNER.
- ELECTRICAL CONTRACTOR SHALL ADVISE WORK FOR A PERIOD NOT LESS THAN ONE (1) YEAR PRIOR TO THE END OF THE PERIOD OF PROTECTION.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL SETS OF ELECTRICAL SYMBOLS AND EQUIPMENT SHALL BE IDENTIFIED AND LABELLED WITH ALL NECESSARY INFORMATION AND SHALL BE IDENTIFIED WITH ALL NECESSARY INFORMATION AND SHALL BE IDENTIFIED WITH ALL NECESSARY INFORMATION.
- DATE SHALL BE CORRECTED TO THE DATE OF THE CONSTRUCTION OF THE WORK.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL COMPONENT DIMENSIONS AND SPECIFICATIONS AND COMPARE WITH THE EXISTING ELECTRICAL EQUIPMENT AND SHALL BE IDENTIFIED WITH ALL NECESSARY INFORMATION.
- WORK SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR PRIOR TO THE SUBMISSION.
- THE THESE SYMBOLS AND NOTATIONS 1. TECHNIQUES USED TO RECORD THESE DRAWINGS AS PERMITTED BY THE NATIONAL ELECTRICAL CODE AND THE CALIFORNIA ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE AND THE CALIFORNIA ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE AND THE CALIFORNIA ELECTRICAL CODE.
- ANY CONTRACTOR OR DESIGNER RELATED TO THESE DRAWINGS SHALL BE MADE AWARE OF ALL DIMENSIONS, LOCATIONS AND REVISIONS. ALL DIMENSIONS SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR PRIOR TO THE SUBMISSION.



PROJECT:   
 DATE: 04/22/2019   
 SCALE: AS SHOWN   
 DRAWN BY: DALE MCDONALD   
 SHEET: 1 OF 3 SHEETS

**SILVER CITY MHP**  
500 Atascadero Road  
MORRO BAY, CA.

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



REVISIONS  
BY:

RESOLUTION NO. PC 25-16

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

**WHEREAS**, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on November 1, 2016, for the purpose of considering an Interim Use Permit (#UP0-458); and

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

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

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

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

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

**California Environmental Quality Act (CEQA)**

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

**Conditional Use Permit Findings**

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

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

### Interim Use Permit Findings

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

### Planned Development Overlay Findings

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

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

***NOTE: Conditions listed below in bold and italics have been added by the Planning Commission at the November 1, 2016 Planning Commission meeting.***

### STANDARD CONDITIONS

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

certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Manager. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or Applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

### **Planning Conditions:**

1. Landscape Plan: As required by MBMC Section 17.48.290, plans shall include a planting plan that screens the site from the Highway 41 right of way. Proposed plans shall indicate the inclusion of a drought tolerant plant palette. Applicant shall:
  - a. Provide a landscape plan *to the Planning Division*, consistent with section 17.40.030 of the MBMC, *for review and approval by the Planning Commission* prior to *any use/occupancy of the approved RV spaces*.



3. Lot Address Identification and Lot Marking. All lots shall be identified by letters, numbers, or street address numbers. The lot identification shall be in a conspicuous location facing the roadway. If the lot identification number is to be installed on a wall surface of the unit, the wall surface nearest the roadway shall be used. (CCR Title 25, Chapter 2 (Section 1104 (a)))
4. Private Fire Hydrant Operation and a Water Flow Requirements. Private fire hydrants, as defined in this article, shall meet the operational requirements as prescribed in subsection (b) of this section, and meet the water flow standards prescribed by subsection (c) of this section. (CCR Title 25 (Chapter 2 (Section 1316)))
5. Private Fire Hydrant Test and Certification-Verification. The Private Hydrant Test Certification Report, a form defined in section 1002 of this chapter, shall be used to verify that fire hydrants have been tested and certified for operation and water flow. Private fire hydrants shall be tested annually in order to determine that they are operational as specified in subsection 1316(b) of this article. (CCR Title 25 (Chapter 1317(a))).
6. ***Lock Box:*** *The Applicant shall provide and maintain a lock box or other approved method/mechanism to provide fire gate access at the gate located at the end of Errol Street. The applicant shall submit a plan showing the method of gate access to the Planning Division and Fire Department for review and approval prior to rental or occupancy of the RV spaces.*

#### **Public Works Conditions:**

1. **Satisfaction of Conditions:** These conditions must be fulfilled within 10 working days after the permit effective date of November 14, 2016.
2. **Stormwater Management:** The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website [www.morro-bay.ca.us/mainmanual](http://www.morro-bay.ca.us/mainmanual) Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. This project appears to be exempt.
3. **Utility Easements:** Due to the City's sewer mainline going through the property a 10' sewer easement must be granted to the City for all portions without an existing sewer or utility easement.
4. **Encroachment Permits:** A sewer encroachment permit shall be required for any installation of sewer laterals connecting to the City's sewer mainline.
5. **Water Equivalency Units:** Per MBMC 13.20.070 Water equivalency table, the addition of 32 spaces to an existing RV park, will require a water equivalency unit rate of 0.54 per purposed space (32 x 0.54 WEU). Payment of an "In-Lieu" fee program of two times \$3,016 (\$6,032) per required Water Equivalency Units (WEU) is required for each of the 32 additional spaces for a total of (\$6,032 x 17.28 WEU) \$104,232.96

6. Water Meter: Per Resolution No. 06-16, all new water allocations requested for 2016 shall be offset on a two-to-one basis (or 440 gallons per day) by providing retrofits to existing uses or providing non-required water savings features for development that would benefit from water allocation. Submit a list of items and supporting documents proving water savings amount. See attached "Water Allocation Form" and "Off-site Water Allocation Form". The Public Works Director is responsible for the review and approval of the proposed retrofits to ensure they offset the water supply requested by new development. Retrofits may include, but are not limited to, any of the following water savings best management practices:
- Irrigation retrofits
  - Waterless urinals
  - Waterless toilets
  - Ultra-Low flow toilets
  - Lawn/Landscape replacement
  - Grey water system installation in new construction
  - Installation of rainwater recovery system
  - Other water savings best management practices as approved by the Public Works Director
  - If retrofit is deemed to be infeasible by Public Works Director (whose decision is not appealable), then payment of an "In-Lieu" fee program of two times \$3,016 (\$6,032) per required Water Equivalency Units (WEU). Applicant must submit proof that retrofit is infeasible.
7. Sewer Impact: The applicant shall conduct an engineering assessment to determine potential impacts of the proposed 32 RV spaces on the existing sewage collection line from point of lateral tie-in to Waste Water Treatment Plan and propose mitigations for this project. As an alternative, the developer may agree to replace the existing 6" sewer line with an 8" line from MH5.37 to MH5.38 and MH5.38 to MH5.19. Since the developer will be adding additional impacts to water and sewer line segments which have deficiencies identified in the 2006 Sewer Collections System Master Plan, the applicant shall either construct improvements or propose payment of a prorated fair share Development Impact Fee based on the results of the engineering assessment.
8. ***Low Impact Development: Upon review by the Public Works Department, the Applicant shall include all necessary Low Impact Development (LID) Performance measures identified in the City's Stormwater Management Guidance Manual (March 2014). All stormwater measures shall be installed prior to rental or occupancy of the RV spaces.***

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

# EXHIBIT D

Planning Commission Resolution #25-16

500 Atascadero - UP0-458

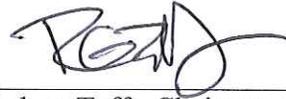
Page 7

AYES: Ingraffia, Lucas, Luhr, Sadowski, Tefft

NOES: None

ABSENT: None

ABSTAIN: None



Robert Tefft, Chairperson

ATTEST



Scot Graham, Planning Secretary

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



AGENDA NO: C-1

MEETING DATE: June 20, 2017

## Staff Report

**TO:** Planning Commissioners **DATE:** June 13, 2017

**FROM:** Cindy Jacinth, Associate Planner

**SUBJECT:** Discussion of Zoning Code Diagnosis Memo

### **RECOMMENDATION:**

Staff recommends the Planning Commission review the attached information regarding the Zoning Code Diagnosis Memo and provide input to staff

### **DISCUSSION:**

Plan Morro Bay is the City's comprehensive update to the General Plan and Local Coastal Program which includes a comprehensive update to the City's Zoning Code. The Zoning Code Diagnosis Memo is the result of research, reconnaissance, code-user outreach & interviews, and consultant assessment of our existing Zoning Code.

The Zoning Code Diagnosis Memo was presented for input and feedback at the May 18, 2017 General Plan Advisory Committee (GPAC) meeting. At this meeting, the GPAC provided feedback to staff on a variety of topics including: the need to be flexible with parking requirements (e.g. parking in-lieu; Downtown vs Embarcadero); views; public access; Coastal Act requirements; need for more definitions in the new Zoning Code with less ambiguity and more specificity; vacation rentals; and generally the need for better standards.

Overall, the GPAC concurred with the analysis of the Zoning Code Diagnosis. Staff presents the Zoning Code Diagnosis Memo to the Planning Commission for review, comment, and input in order to finalize the Zoning Code Diagnosis Memo.

### **ATTACHMENTS:**

- A. Powerpoint Presentation
- B. Zoning Code Diagnosis memo

Prepared By:   CJ  

Department Review:

# PLANNING COMMISSION

*June 20, 2017*



# Presentation Outline

- **Status Update** (Jeff Henderson) (10 mins)
- **Zoning Code Diagnosis** (Martha Miller) (25 mins)
- **Committee Discussion and Input** (GPAC) (1 hour 25 mins)

# Zoning Code Update



# Project Objectives

To craft an updated Zoning Code that:

- Is consistent with and implements the General Plan/Local Coastal Land Use Plan;
- Promotes high quality design;
- Responds to community concerns about neighborhood character and project design;
- Is modern and reflects the City's current uses, practices, and development patterns;
- Provides clear decision-making protocols and streamlined review processes, where appropriate;
- Complies with State and federal law; and
- Is clear, concise, understandable, and easy to use.

# Project Overview

- ✓ Research and reconnaissance
- ✓ Consultant assessment
- Zoning Code Diagnosis Memo
- ❑ Draft Regulations for Committee, Commission, and Public Review:
  - ❑ Administrative Provisions
  - ❑ City-wide Standards
  - ❑ District Regulations and Zoning Map
- ❑ Public Review of Draft Zoning Code
- ❑ Revisions, Hearings, and Adoption

# Related Projects

- General Plan/Local Coastal Plan Update
- Downtown Waterfront Strategic Plan



# Purpose of Zoning

- Implement the General Plan and Local Coastal Plan
- Act as the Coastal Implementation Plan
- Minimize the adverse effects that buildings or using one property can have on neighbors
- Encourage optimal land use and development patterns and activities within a community, as expressed in planning policies
- Achieve economic and fiscal sustainability

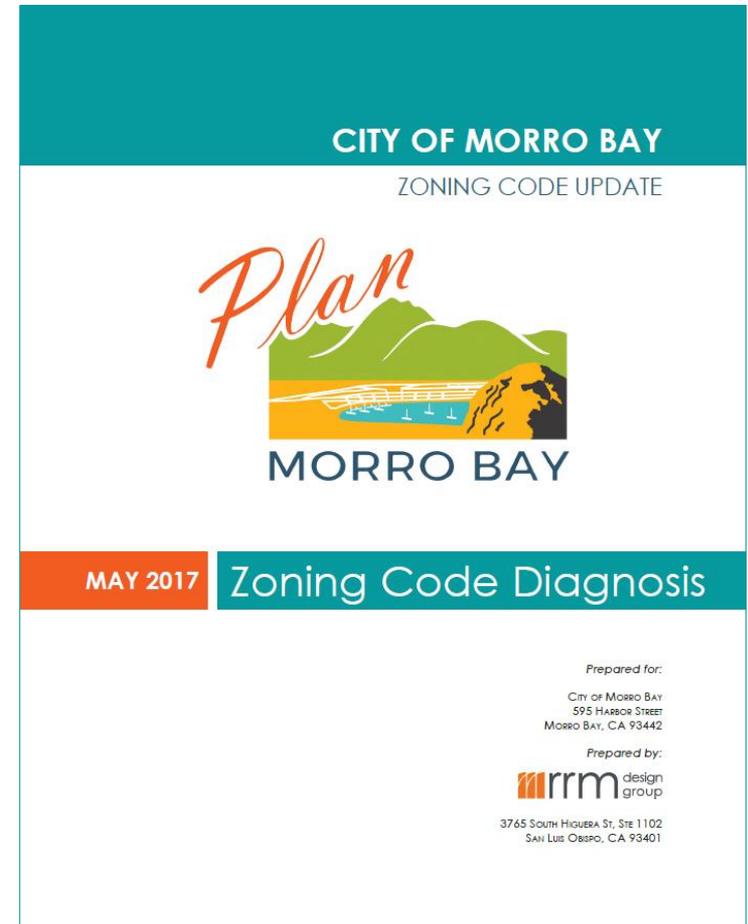
# What We Heard

1. Make the code easier to use, understand, and interpret.
2. Clarify the review process and make it less onerous.
3. Adjust review bodies and processes to more appropriately reflect the significance of a project. In particular, evaluate the role and purview of the Planning Commission.
4. Ensure standards reflect Morro Bay's eclectic character; standards should not be so prescriptive as to result in cookie-cutter design.
5. Tailor standards and requirements to specific areas and neighborhoods.
6. Enhance the vitality of the Downtown and Waterfront.
7. Incorporate flexibility and empower staff to make decisions which can achieve better solutions that fit with the community and implement the new General Plan.
8. Update parking standards to encourage reuse of existing buildings, support active mixed-use areas, and reflect existing conditions, as well as provide flexibility in design and requirements.

# What We Found

- Key Issues

- Code Usability
- General Plan/Local Coastal Plan Implementation
- Review Process
- Compliance with State and Federal Law



# Code Usability

- Usability problems of the current code
  - Information is not organized logically
  - Text is complex and hard to interpret
  - Lack of purpose statements
  - Unclear lists of allowed uses
  - Lack of clear definitions and rules of measurement
  - Underutilized tables
  - Absence of illustrations
  - Problems with formatting and display

Table 17.24.020  
AGRICULTURAL (AG) DISTRICT

Unless otherwise designated, the following uses, or other uses which are found to be similar and consistent with the general plan and local coastal plan may be allowed with the appropriate permits and licenses:	Conditional Use Permit Required	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Setback
<p><b>Principle Permitted Uses:</b> The following uses are permitted in the AG zone: crop farming; viticulture; livestock farming and grazing; accessory uses and buildings including but not limited to barns, corrals and storerooms, which are normally incidental to other permitted uses; equestrian boarding facilities for not more than four horses.</p> <p><b>Employee Housing</b> (max 36 beds in a group quarters or 12 units or spaces) with approval of a CDP where applicable</p> <p><b>Supportive Housing and Transitional Housing</b>, within a residential structure that is consistent with the LCP, with approval of a CDP where applicable</p> <p>One single-family residence</p> <p>Guest house (no kitchen) or Granny Unit with a Single Family Residence</p> <p>Temporary produce stand</p>	No	25 ft.	General: 20 acres Between Little Morro Creek Rd. & Morro Creek: 40 acres or pursuant to 17.24.020.B.4	General: 20 acres Between Little Morro Creek Rd. & Morro Creek: 40 acres	25 ft.	25 ft.	25 ft.	25 ft.
<p><b>Conditionally Permitted Uses:</b> The following may be permitted in the AG zone subject to a Conditional Use Permit: farm labor quarters; public nurseries; other uses per the land use plan of Section 17.24.020.B if the appropriate findings are made by the Planning Commission.</p>	Yes			I/Lot				Corral, barns & other animal enclosures: 75 ft. from dwelling (see 17.16.030)

# Code Usability

- Develop a new format and organization
  - Organize according to how often a section is used
    - Basic provisions
    - Zone district regulations
    - Citywide standards
    - Administrative provisions
  - Improve appear of text

Zoning Code  
District Regulations

**17.17.030 District Standards**

Table 17.17.030, Development Standards-Residential Districts, prescribes the development standards for Residential Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Code while individual letters refer to subsections that directly follow the table.

Standard	RS	RI	RM	RH	Additional Regulations
Maximum Height (ft)	30	35	75	100	See Section TBD, Height and Height Exceptions
Minimum Setbacks (ft)					
Front	25	20	20 (A)	20 (A)	
Side	10	100	5	5	See Section TBD, Setback Encroachments
Rear	20	20	10	10	

A. Attached Single-Unit Dwellings. Required setbacks apply to the ends of rows of attached single-unit dwellings.

**FIGURE 17.17.030(A): SETBACKS FOR ATTACHED SINGLE-UNIT DWELLINGS**

Required side setback provided at the ends of rows of attached dwellings.

**17.17.040 Development Regulations**

A. Open Space. Open space, unoccupied by main or accessory structures and open and unobstructed to the sky, shall be provided in accordance with the following standards.

1. **Single-Unit Development.** Required usable open space may consist of a single area or several adjacent or separate areas.
  - a. **Minimum Dimensions.** Minimum dimension of 15 feet.
  - b. **Location.** Required open space shall not be located in a required front or street side setback.

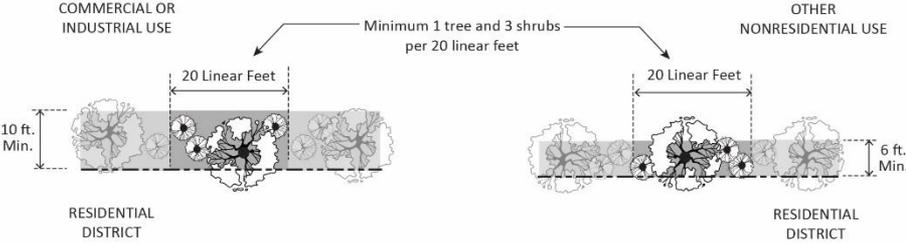
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# Code Usability

- Group related content
  - Standards applying to specific uses should be placed in one chapter
  - Put all rules of interpretation into one chapter for easy reference
- Remove redundancy and duplication
- Provide purpose statements to aid in implementation and interpretation
- Employ “use groups”
  - Consolidate uses into a modern classification system based on common functional and physical characteristics
  - Define each use classification
- Rewrite the ordinance in plain, modern language

# Code Usability

- Use graphics to reduce wordiness
- Tabulate and cross-reference regulations



**LAND USE REGULATIONS—MIXED-USE DISTRICTS**

Use Classifications	DC	D	SA	SC	SB	N	Additional Regulations
<b>Residential Uses</b>							
Residential Housing Types							
Multi-Unit Residential							
Senior Citizen Residential	See subclassifications below						
Elderly and Long-term Care	P(1)	P(1)	P(2)	P	P(2)	P(3)	
Family Day Care	P(1)	P(1)	P(2)	C	P(1)	P(3)	
Small	See subclassifications below						
Large	P	P	P	P	P	P	
<b>Public and Semi-Public Uses</b>							
Colleges and Trade Schools, Public or Private						P	See §18.23.090, Day Care
Community Garden						P(3)	
Cultural Institutions	P	P			P		
Day Care Centers	C(4)	P	P		C	M	
		P			M	M	
<b>Other Applicable Types</b>							
Accessory Uses and Structures	See §18.23.030, Accessory Uses, and 18.15.020, Accessory Buildings and Structures						
Home Occupations	P	P	P	P	P	P	
<b>Nonconforming Use</b>							
Temporary Use	Chapter 18.19, Nonconforming Uses, Structures, and Lots						
	Chapter 18.31, Temporary Use Permits						
<b>Specific Limitations:</b>							
1.	Not allowed on the ground floor along Laurel Street and San Carlos Avenue frontages.						
2.	Conditional Use Permit approval required to allow residential uses on the ground floor along Old County Road.						
3.	Not allowed on the ground floor along Old County Road.						
4.	Not allowed on Laurel Street or San Carlos Avenue.						

# General Plan/Local Coastal Plan Implementation

## Draft Community Vision Statement

“a small oceanfront town and thriving year-round destination known for its natural beauty, creative people, outdoor recreation, working waterfront, and welcoming community spirit. It is a friendly, safe, resilient, and healthy place where people of all ages and economic levels live, work, play, and visit.”



CITY OF MORRO BAY  
GENERAL PLAN

1988



# GP/LCP Implementation

- Revise zoning districts and district provisions

- New zones needed in areas of change (ex. Mixed-Use)
- Streamlining existing zones and eliminating unnecessary zones
- Consolidate district provisions
  - Residential
  - Commercial and Mixed-Use
  - Industrial
  - Public and Semi-Public
- Ensure regulations are clearly defined for each zone designation
- Evaluate usefulness of Overlay Districts

General Plan/Local Coastal Plan  
North Morro Bay Proposed Land Use



# GP/LCP Implementation

- Insufficient physical form and design related standards

- Location of a building on a lot
- Building bulk and massing
- Façade design and articulation
- Orientation of building entries
- Transparency
- Limitations on blank walls
- Location and screening of parking
- Landscaping
- Compatibility



Minimum of 50% of building frontage in  
Zone of Transparency shall be transparent

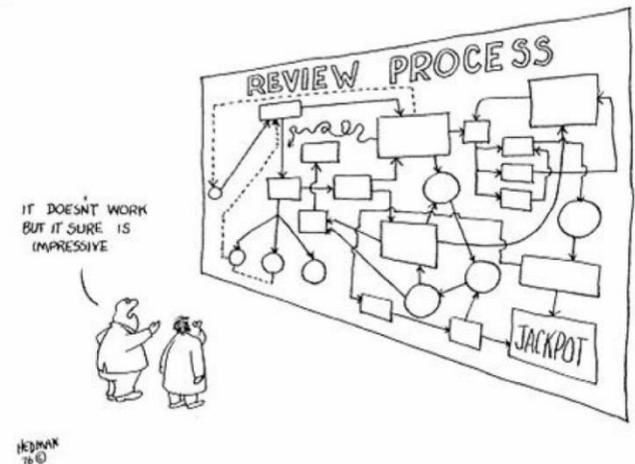
# GP/LCP Implementation

- Support General Plan/Local Coastal Plan implementation through adaptive reuse
  - Support desire to remain a 'small, oceanfront town'
  - Revise nonconforming provisions to allow additions and renovation of existing structures rather than encouraging tear-down and rebuilding, where appropriate
  - Revise parking requirements to promote reuse in already built areas
  - Allow appropriate parking reductions based on locational or operational characteristics



# Review Process

- Review procedures can:
  - Promote the type of development a community desires by providing a clear, predictable path to project approval
- Review procedures should:
  - Provide certainty in the review process
  - Build in flexibility to meet needs of individual projects
  - Offer opportunities to request relief



# Review Process

- Revise administrative procedures to streamline development review
- Reduce reliance on discretionary review
  - Allow more uses by right
  - Integrate use-specific standards
  - Create additional design, development, and performance standards to ensure compatibility
- Clarify review and approval procedures
  - Establish clear administrative procedures, including Coastal Commission review
- Provide relief for special circumstances

# Compliance with State and Federal Law

- **Certain State and Federal laws preempt local regulations**
  - Accessory Dwelling Units (Second Units)
  - Affordable Housing
  - Coastal Act
  - Cottage Food Operations
  - Emergency Shelters; Transitional and Supportive Uses
  - Family Day Care Homes
  - Housing for Persons with Disabilities
  - Massage Establishments
  - Processing and Review Procedures
  - Religious Uses
  - Solar Energy Systems
  - Telecommunications
  - Water Conservation and Landscaping

# Discussion

- PC input: June 20, 2017



# THANK YOU

## Questions?

## Contact Us

Scot Graham

[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)

(805) 772-6291



# Types of Zoning

Types	Description
Euclidean (most common)	Separates the city into districts/zones where certain uses and intensities are specified
Incentive	Relaxes certain requirements in exchange for amenities (e.g. the proposed height/FAR bonus)
Performance-Based	Applies of objective and quantifiable standards to reduce impacts and promote land use compatibility
Physical Form-Based	Prescribes design of buildings and street typologies (typically through generic prototypes/illustrations)
Hybrid	Combines physical and performance regulations into conventional zoning to create a character-based or contextual ordinance

# What Zoning Can Do

- Use Regulations
  - What uses are permitted, subject to specific standards, or prohibited
- Development and Design Standards
  - Reflect the desired character of the community
- Performance Standards
  - Address land use compatibility
- Predictability
  - Assurance of potential development

# What Zoning Cannot Do

- Dictate Architectural Design
  - Zoning can improve physical character with respect to building envelope
- Regulate free market
  - Cannot determine exact mix of tenants in private development
- Establish Land Use Policy
  - Zoning is an implementation tool

# Meeting Morro Bay's Needs

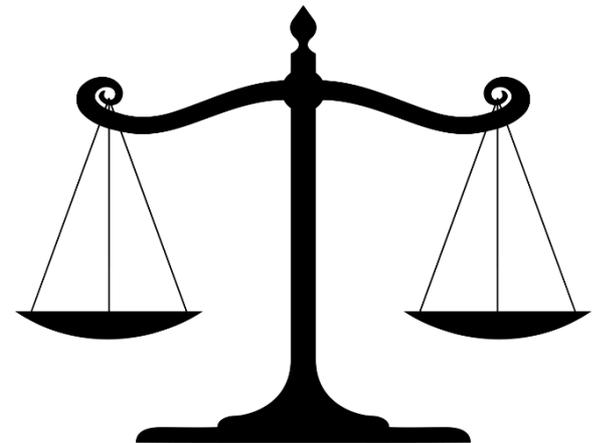
- Zoning should **perform** - it should **implement** the City's planning policies;
- Zoning should be **positive** and **design** friendly;
- Community character, particularly in neighborhoods, should be **respected**;
- Zoning must **recognize economic reality**; and
- Zoning must reflect a willingness to **rethink traditional assumptions**, not only about what gets built but also with respect to the review and approval process.

# User's Perspectives of Zoning

- Applicants
  - Rules that City follows, timeframe for decision making, types of relief that may be requested, neighbors concerns in process?
- Design Professionals
  - Clear rules; also, how much flexibility there is (waivers from fixed standards, design character, use lists, etc.)
- Planning Staff and City Officials
  - Flexibility to respond to community concerns, implement General Plan and Local Coastal Plan, reconcile competing priorities, protect City's character and environment resources
- Residents & Business Owners
  - What can be built, how long will it take, process for community input, flexibility, getting a final answer

# Tradeoffs with Zoning

- Flexibility vs. Predictability
- Flexibility vs. Administrative Cost
- Development Cost vs. Quality
- Preservation vs. Development
- Under-Regulation vs. Over-Regulation



# CITY OF MORRO BAY

## ZONING CODE UPDATE



MAY 2017

## Zoning Code Diagnosis

*Prepared for:*

CITY OF MORRO BAY  
595 HARBOR STREET  
MORRO BAY, CA 93442

*Prepared by:*

 rrm design  
group

3765 SOUTH HIGUERA ST, STE 1102  
SAN LUIS OBISPO, CA 93401



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# INTRODUCTION

The City of Morro Bay is currently in the process of a comprehensive General Plan and Local Coastal Plan update. The plan, titled Plan Morro Bay, will set forth a comprehensive strategy for development and conservation in the City through the year 2040.

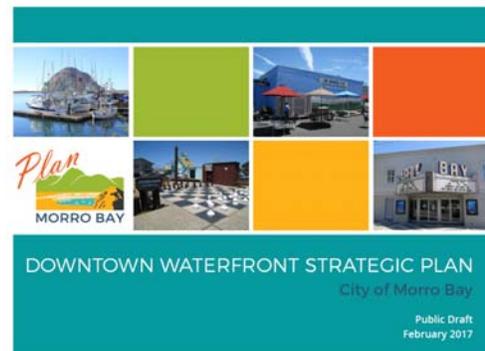
Zoning regulations are one of the primary tools a city has for implementation of its General Plan. In the Coastal Zone, they are also key components of a Coastal Implementation Plan, a required part of Local Coastal Programs which contain regulations and other implementing ordinances that conform with and carry out a Coastal Land Use Plan. A zoning code translates the policies of a general plan and coastal land use plans into parcel-specific regulations, including land use regulations and development standards. The type and intensity of land uses that are permitted and how they perform will be critical to achieving the General Plan/Local Coastal Plan's vision for neighborhood preservation and enhancement, economic development, coastal resource protection, environmental sustainability, and community health.

The Zoning Code Update project is intended to comprehensively revise the Morro Bay Zoning Code, Title 17 of the Morro Bay Municipal Code, in order to create a concise and user-friendly set of regulations that will implement the new General Plan/Local Coastal Plan and Downtown-Waterfront Strategic Plan currently in process and be consistent with State and federal law. The objective is to craft a new Zoning Code that:

- Is consistent with and implements the General Plan/Local Coastal Land Use Plan;
- Promotes high quality design;
- Responds to community concerns about neighborhood character and project design;
- Is modern and reflects the City's current uses, practices, and development patterns;
- Provides clear decision-making protocols and streamlined review processes, where appropriate;
- Complies with State and federal requirements and current case law; and
- Is clear, concise, understandable, and easy to use.

As one of the first steps in the revision process, City staff and the consultant team have been evaluating the current Zoning Code to identify issues that need to be addressed and changes that should be considered as part of the update.

This paper summarizes the principal findings and conclusions of the consultant team's work and recommends a number of ways that the current code could be improved to meet the overall



objectives of the update. It is intended to distill key choices and present “big ideas” for the update, which will be further developed and refined as draft regulations are created.

## KEY ISSUES

Because the purpose of this paper was to identify ways to improve Morro Bay’s zoning regulations, only passing reference to all the positive attributes of the existing regulations.

Four key issue areas were identified:

- Code Usability;
- General Plan/Local Coastal Plan Implementation;
- Review Processes; and
- Compliance with State and Federal Law.

Each of these issue areas are addressed in subsequent sections of this paper.

## NEXT STEPS

This paper will be the basis for a review meeting with the General Plan Advisory Committee (GPAC) and a study session with the Planning Commission. Comments from the review meeting, study session, and further work with City staff will guide preparation of a preliminary outline and initial drafts of regulations. The draft regulations will be presented in “modules” for subsequent review, and additional review meetings and study sessions will be scheduled with the GPAC and Planning Commission to review milestone products.

## WHAT IS ZONING?

While the General Plan/Local Coastal Plan sets forth a wide-ranging and long-term vision for the City, the Zoning Code specifies how each individual property can be used to achieve those objectives. Zoning is the body of rules and regulations that control what is built on the ground, as well as what uses occupy buildings and sites. Zoning determines the form and character of development, such as the size and height of buildings, and also includes provisions to ensure that new development and uses will fit into existing neighborhoods by establishing the rules for being a “good neighbor.”

A zoning code deals with two basic concerns:

- How to minimize the adverse effects that buildings or using one property can have on its neighbors; and
- How to encourage optimal development patterns and activities within a community, as expressed in planning policies.

## WHAT ZONING CAN DO

Zoning is used to implement the community goals expressed in a general plan and other land use plan documents. Zoning can do the following:

- Use Regulations. Zoning specifies what uses are permitted, what uses are required to meet specified standards or limitations, and what uses are prohibited. In this way, the zoning determines the appropriate mix of compatible uses, as well as how intense these uses can be.
- Development and Design Standards. Zoning reflects the desired physical character of the community in a set of development and design standards that control the height and bulk of buildings, streetfront and architectural character, location of parking and driveways, “buffering” of uses, and landscape needs.
- Performance Standards. Zoning often includes standards that control the “performance” of uses to ensure land use compatibility between new and existing neighborhoods or uses. Performance standards address items such as noise, glare, vibration, and stormwater runoff.
- Predictability. The use regulations and development standards established in zoning provide neighbors with assurance of what land uses are permitted and to what scale they may be developed. Investors benefit from knowing exactly what can be done. City staff benefits too, since the need for case-by-case discretionary review of development applications is reduced.

## WHAT ZONING CANNOT DO

There are things that zoning cannot do, since zoning is limited in some respects by State law and legal precedent. However, issues not addressed in zoning are usually addressed by other planning tools, such as specific plans and design guidelines. Zoning will not do the following:

- Dictate Architectural Design. Although zoning can improve the overall physical character of the community, it can only do so with respect to the building envelope—the height, bulk, and basic elements of structures and their orientation and location on the site. The architectural style or detailed design elements of a building, such as colors and finish materials, are addressed in design guidelines.
- Regulate Free Market. Zoning cannot create a market for new development. For example, it cannot determine the exact mix of tenants in a private development. It can, however, create opportunities in the real estate market by removing barriers and offering incentives for desirable uses.
- Establish Land Use Policy. Zoning is a tool for implementing land use policy, not setting it. As such, zoning is not the appropriate means for planning analysis or detailed study. Zoning takes direction from the General Plan/Local Coastal Plan and other established land use plans.

## THE BASIC DILEMMA: FLEXIBILITY VS. CERTAINTY

As Morro Bay considers how best to improve its zoning regulations, one issue will be how to find the right balance between flexibility and certainty that will best implement the General Plan/Local Coastal Plan. The dichotomy between these concepts creates tension, not only for City officials and staff who use the Zoning Code on a day-to-day basis, but also for homeowners, business owners, and others who may only come into contact with zoning a few times over the years they may live or work in the City. Everyone wants to know what are the rules and standards by which new development will be judged – how are decisions made to approve, conditionally approve, or reject applications? And, for many, knowing the timeframe as well as the criteria for approval also is important – who has appeal rights, and when is a decision final so a project can proceed.

For others, flexibility is important: the site or existing building may be unique, the design innovative and responsive, or the public benefits so compelling that some relief from underlying requirements and generic architectural details may be appropriate. Perspectives of code users help inform the discussion about this issue.

## Users' Perspectives

Expectations about what zoning should or should not do, and how far it should go, are different, depending on individual perspectives. Applicants view zoning differently than design professionals, and City staff perspectives are not always the same as those of residents or City officials. At the risk of over-simplification, we offer the following set of expectations for different code users as a starting point for thinking about regulatory options for the Zoning Code Update.

### Applicants

Individuals applying to the City for a zoning approval through a permit or land use review generally want to know:

- What are the rules that the City follows for development review? These include use regulations, design guidelines and standards, and development standards, review procedures, and criteria for decision-making.

- What is the timeframe for decision-making, and when is a decision final? Is it the day the approval is granted, or is there some stated time they have to wait before they know they can proceed with the next steps, refine an architectural design, solicit bids, and initiate construction? Users also need to know how much time they have to obtain a building permit or business license.
- What relief can they request if a regulation or standard constrains a design solution or otherwise limits what they would like to do with their property or their building? In thinking about relief, it often is useful to distinguish concerns about what the allowable uses are (recognizing that use variances are illegal and the only way to accommodate different uses would be through a zoning code or map amendment) from concerns about how to accommodate a design or improvement on a lot. Relief may be needed from physical development standards (e.g. setbacks or fence height limitations) or from performance requirements that relate primarily to the impact of a use or building design on an adjacent lot.
- How important are neighbor concerns in the decision-making process? If an applicant follows the rules, does the City have the right to require changes to a design solely because of a neighbor's objections? Are there limitations on conditions of approval or are all elements of a project "negotiable"? Does the City distinguish "as-of-right" development applications from those requesting exceptions to the standards in weighing how far to go to respond to community concerns?

## Design Professionals

Architects and other design professionals typically want to know the answer to the same questions applicants pose, but because of their specific role in a project, they often want to know more specifically how much flexibility the code allows for site planning and architectural design. If the City wants to mandate certain design solutions, as opposed to "encouraging" a type of design, the code should say so to avoid misunderstandings during the development review process.

An example of a mandated design solution is a requirement for windows or display spaces and a prohibition of blank walls on retail frontages. In this context, design professionals also want to know whether the mandate is a guideline or a development regulation. If it's a regulation and the proposed building design doesn't benefit from adding windows, it will be necessary to request a specific form of administrative relief, which could be a variance or a design modification, in order to deviate from the dimensional requirements. By contrast, if the mandate is a design guideline, it may be possible to propose an alternative design solution that meets the guideline's objective without applying for a variance or use permit to waive design standards if the code provides for alternative ways to comply with a guideline.

The flexibility that a design professional typically seeks includes:

- Relief from overly prescriptive standards, including setbacks, building height, bulk and articulation, landscaping, location or parking, and architectural design standards (e.g. colors, finishes, porch dimensions, roof pitches, etc.);
- Relief from provisions that constrain energy efficiency and water conservation;
- Relief for buildings with historic or architectural character; and

- Relief for uses or activities with unique needs (e.g. theater scenery lofts, pharmacy drive-through windows, multiplex cinemas, grain silos, etc.).

## City Staff and Officials

City staff and officials also want flexibility for a number of reasons:

- To respond to community concerns;
- To implement the General Plan, Local Coastal Plan, and more specific plans, and to further public policies;
- To reconcile competing priorities, as is frequently the case with a General Plan/Local Coastal Plan; and
- To protect unique and special resources, which may range from coastal resources to historic buildings, affordable housing, and special retail uses.

## Residents and Business Owners

While planners and City officials strive to respond to community concerns, residents and business owners don't always have the same perspective on zoning, particularly if they feel their self-interest is not served. Many critical issues are decided when a General Plan/Local Coastal Plan is prepared; however, as implementation details are worked out, community thinking about General Plan/Local Coastal Plan direction may evolve, and there may not be consensus on all of the regulatory solutions proposed to implement the plan.

Neighbors want to know with some certainty what can be built, so there are no surprises once construction begins. However, if they have concerns, they would like to know what the process is for community input – how much flexibility the City has to condition approval and what they can do to affect the final result.

Business owners likewise want to know whether they can expand or adapt space to new uses or activities. Being able to respond quickly to changing markets is important, and lengthy review times are an anathema to that objective.

## Tradeoffs

As the City considers the next steps for regulatory reform, discussion of choices could address these basic philosophical issues:

- Flexibility vs. predictability: Is the zoning code intended as a rule of law or a rule of individuals? Should the area for negotiation be wide or narrow? To what extent should this be determined by the code or by practice?
- Flexibility vs. administrative cost: What are the costs to the applicant, to opponents, and to the City's tolerance for hearings?
- Development cost vs. quality: Standards should be written with an understanding of their effect on developers' and consumers' costs and on the quality of the environment for both user and community at large.

- Preservation vs. development: Will a particular regulation stimulate or dampen change in uses, users, or appearance? A related issue is whether adopting a new standard will result in a proliferation of nonconforming situations, which could also discourage investment.
- Under regulation vs. over-regulation: How does the community strike the right balance and find the least number of rules that will do the job?

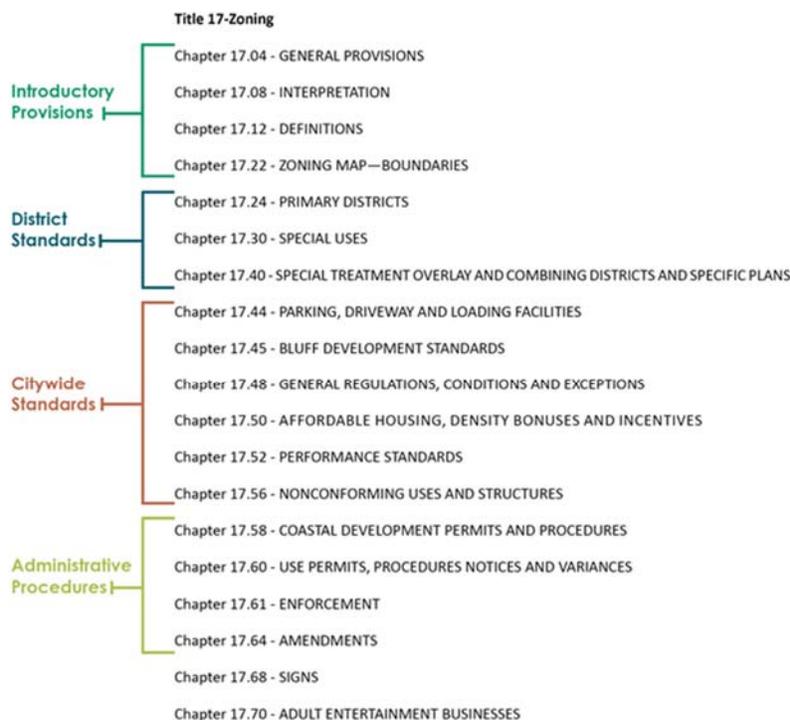
Striking the right balance will not be easy, and lessons from similar communities that have recently amended their zoning codes and Coastal Implementation Plans can enable the City to avoid mistakes others have made and achieve its goals for economic development and sustainable land use.

# CODE USABILITY

The need to make Morro Bay’s Zoning Code more user-friendly and concise was one common observation noted during meetings with code users and was an issue expressed by City staff. Many code users commented that the text of the Code is too complex and hard to interpret; others said that the document is difficult to navigate and should rely more extensively on pointers and references to direct users to appropriate regulations. A well-organized code is easy to use, navigate, and understand. This section contains general observations about the existing organization, format, and usability, as well as strategies for improving these aspects of the existing Code.

## ORGANIZATION AND STYLE

The City’s current Zoning Code, Title 17 of the Morro Bay Municipal Code, is organized in a manner that exhibits an underlying structure that generally follows a flow from introductory provisions, to district standards, citywide standards, and finally administrative procedures.



While the underlying structure can be recognized by those with ample code-using experience, this structure is not intuitive or obvious to the average code-user.

The Code lacks a user-friendly structure with clear hierarchy and chapter numbering is not consecutive. Some chapters appear to follow a pattern of every fourth number (ex. 17.04, 17.08, 17.12) while others don't (ex. 17.44, 17.45, 17.48). The chapters that follow a pattern of every fourth number appear to be original while chapters that don't follow this pattern appear to be later amendments. Over the years, as sections and chapters have been updated or added, there

hasn't been a comprehensive reformat of the Code, resulting in a disorganized code format as well as inconsistent organization of each individual section.

The organization of Morro Bay's Zoning Code can be improved in several ways, with the overall organization and formatting of the code reflecting a systematic, consistent, and sound arrangement to facilitate understanding. First, the City should combine, consolidate, and reorganize its numerous sections into divisions, chapters, sections, and subsections so that they flow more logically and have a consistent structure. Overall, the Code can progress from the most often referenced to the least—with basic provisions in the beginning, followed by regulations of specific zones, citywide standards, and then administrative chapters. As a general rule, the most frequently consulted provisions should come before provisions less frequently consulted. A final chapter can group all definitions and standards of measurement together, so that users have access to a comprehensive reference section in an easily located place. Next, the Code could be enhanced with a comprehensive index and table of contents so that users do not have to scour the text for a section when needed. Finally, the City should supplement these organizational revisions with improvements to the appearance of the text itself, including wider spacing, different fonts for chapters, sections, and the main text, and consistent indentation.

USER FRIENDLY FORMATTING

Zoning Code  
District Regulations
page header

**17.17.030 District Standards** prominent headings

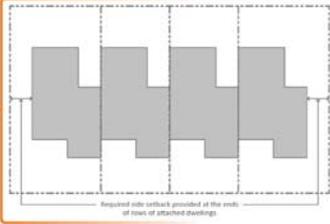
Table 17.17.030, Development Standards-Residential Districts, prescribes the development standards for Residential Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Code while individual letters refer to subsections the directly follow the table.

Standard	RS	RL	RM	RH	Additional Regulations
Maximum Height (ft)	30	35	75	100	See Section TBD, Height and Height Exceptions
Minimum Setbacks (ft)					
Front	25	20	20 (A)	20 (A)	See Section TBD, Setback Encroachments
Side	10	100	5	5	
Rear	20	20	10	10	

cross reference

A. Attached Single-Unit Dwellings. Required setbacks apply to the ends of rows of attached single-unit dwellings.

**FIGURE 17.17.030(A): SETBACKS FOR ATTACHED SINGLE-UNIT DWELLINGS**



graphics

**17.17.040 Development Regulations** consistent numbering

A. Open Space. Open space, unoccupied by main or accessory structures and open and unobstructed to the sky, shall be provided in accordance with the following standards.

1. **Single-Unit Development.** Required usable open space may consist of a single area or several adjacent or separate areas.
  - a. **Minimum Dimensions.** Minimum dimension of 15 feet.
  - b. **Location.** Required open space shall not be located in a required front or street side setback.

indented paragraph

56
page numbers

## CODE COMPLEXITY

The organization of the current Code leaves standards of development spread out among various sections. Code users and staff have complained that when they look up the regulations governing a project, they have no confidence that they are seeing a comprehensive list. Because standards are dispersed, users are left with a nagging fear that a “hidden” regulation might affect the viability of a project. Uncertainty regarding development possibilities can be a significant barrier when attempting to attract investment.

The City of Morro Bay’s Zoning Code comprises 19 chapters of nearly equal importance. Overall, the chapter ordering of the code is not always intuitive, and sections that should be grouped together are often found far apart or separated by other chapters. For example, setback requirements in the Single Family Residential (R-1) District are established in Table 17.24.040. An exception to the front setback requirement is located five chapters later in Section 17.48.160. There is no reference to this front setback exception in Table 17.24.040.

Related content should be organized together. Where standards apply solely to a particular set of base districts, for instance, such as exceptions to front setbacks in residential districts, they should be grouped with the standards for that set of districts. Consolidating related regulations into one section will help to ensure that standards are logical and consistently interpreted and applied. In all cases, the City should include cross-references to supplemental provisions in the base district regulations.

Standards and other requirements that are applicable to specific uses or development citywide, such as parking or lighting standards, should be grouped together. Rules governing the construction of language, interpretation of Zoning Code provisions, and rules of measurement should likewise be grouped together to serve as a reference section that users can turn to in the event of uncertainty regarding Code provisions. Consolidating these rules into one section will help to ensure that standards are logical and consistently interpreted and applied.

The code also contains many instances of direct duplication and unnecessary redundancy. When the code repeats information in nearly or exactly the same language, it is not always clear whether nuances in wording or positioning are intended to accomplish different goals, or if they override each other entirely. Duplication such as this not only lengthens the text, but also introduces an element of doubt that differently worded regulations might affect a person’s ability to develop and use property. It can also complicate zoning administration.

Morro Bay should ensure that the Zoning Code functions efficiently and with the fewest number of provisions necessary to achieve its goals. To this end, unnecessary sections of the code should be removed in order to avoid ambiguity and reduce the sheer bulk of the code.

## LACK OF PURPOSE STATEMENTS

A common frustration expressed by code-users was inconsistent interpretation of regulations. Purpose statements reflecting the intended result of the stated regulations, can provide a common basis for interpretation. Many sets of standards, including those for each zoning district, affordable housing, parking, and landscaping, include purpose statements. Other sets of regulations, such as nonconforming provisions, lack statements of purpose or intent.

Including purpose statements for all sets of regulations could help explain the intent of regulations and how they relate to General Plan policies and other City goals. These statements provide the objectives of the regulations; they also provide a basis for the findings required for action on discretionary permits. Without this clarification, planning staff and decision-makers can only enforce the letter of the law while speculating about how the regulations implement the City's goals and policies. This lack of clarity can lead to inconsistent decisions and frustration for property owners and citizens alike.

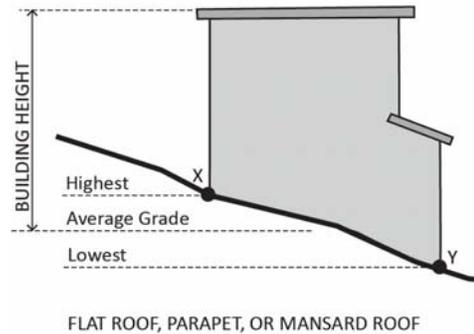
## UNCLEAR LISTS OF ALLOWED USES

Each base zoning district currently contains a list of permitted uses. "Special uses" permitted in any zoning district or in specified zones are located in a separate chapter altogether. Many of the listed uses are not defined. The Code at times, also employs archaic language and outmoded references, such as "locker plants" and "plumbing shops". Frequently, the same use appears in different chapters, or within the same chapter, under similar, but different guises. In the General Commercial (C-2) district, "Retail uses within a building except liquor stores" is listed. An applicant interested in opening a hardware store (a retail use within a building) may stop here, thinking they found the applicable regulations, not knowing that later in Table 17.24.100, hardware stores are listed with limitations different than those for retail uses.

Many jurisdictions have adopted a flexible system for use regulation to accommodate new development and minimize the need for Zoning Code amendments to accommodate new and changing uses. Typically, this strategy includes the formulation of "use groups" that classify all land uses and activities according to common characteristics. The current Zoning Code does this to some extent in its treatment of retail and personal service uses. This approach could be expanded and improved upon so that use types are consolidated into a clearly defined modern classification system, which places land uses and activities into groups based on common functional, product, or physical characteristics. There are many advantages to this type of use classification system. Listing use groups instead of specific uses help streamline the use regulation parts of the code. Categories are also broad enough to allow classification of new, unanticipated uses, so that the City does not need to amend these sections or make interpretations as frequently. This system can still allow for standards for problematic uses, such as tattoo parlors, outdoor retail sales, and auto repair.

## LACK OF CLEAR DEFINITIONS AND RULES OF MEASUREMENT

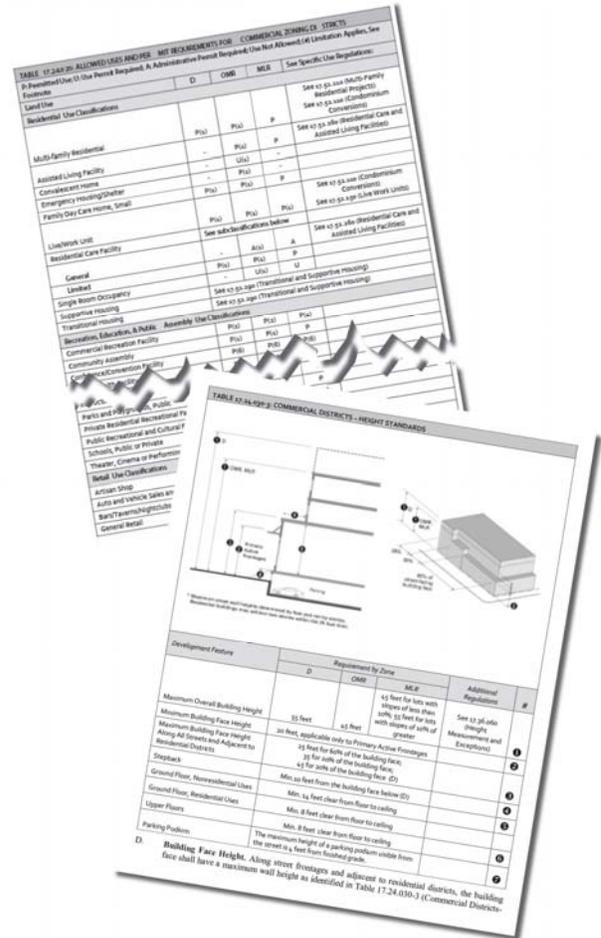
Though the Zoning Code does currently include a section of definitions, some terms that should be defined, aren't, some definitions are overly specific, and others include development standards. Definitions should convey the meaning of a term; standards should be located in the body of the regulations. The definitions should be updated to include modern terminology and be made more general so that they will apply to terms as they are used throughout the Zoning Code and other City codes. The Zoning Code does not include a separate chapter on rules of measurement. In many cases, they are incorporated into definitions or development standards. Clear rules of measurement ensure that all code users are able to determine the way that standards should be applied in the same manner in order to arrive at the same conclusion. Locating a complete set of rules of measurement in one location, either at the beginning or the end of the Code, provide an easy-to-locate reference tool to ensure consistent interpretation and application of standards.



*Illustration of rules of measurement.*

## UNDERUTILIZED TABLES

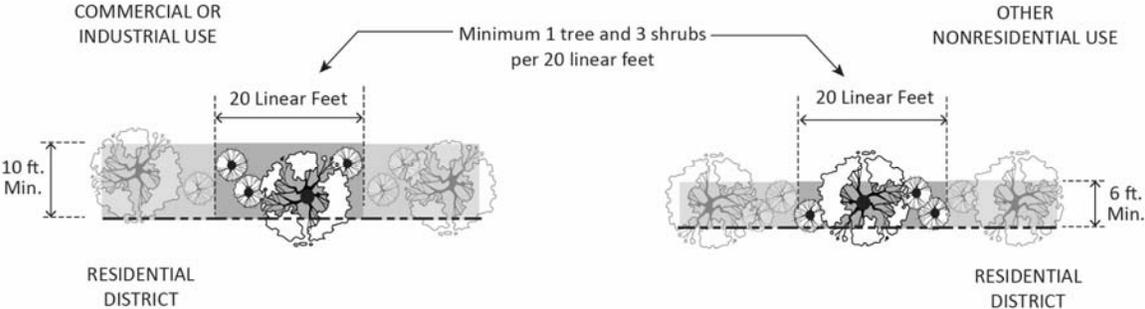
The existing Zoning Code uses tables primarily to present base zoning district development standards and use regulations. A single table contains use regulations and development standards for each district. The table includes a row for each allowable use in the district and a column for the permit requirement and each development standard such as height, site area, and setbacks. In each district, most, if not all, uses are subject to the same development standards, resulting in large areas of blank table cells. In some cases, a blank table cell runs the entire page. The usability of these tables and their effectiveness in clearly communicating regulations can be enhanced by grouping related districts and presenting land use regulations and development standards in separate tables. Use regulation tables can specify the level of review required, list any limitations on permitted uses, and provide cross-references to other sections of the Code where additional regulations apply. Development standard tables can list dimensional requirements for lots, setbacks, heights, and other standards with cross-references to other applicable sections of the Code. Tables and cross-references greatly improve the readability of complex regulations and could be used more extensively to organize and more clearly present information throughout the Code. The Zoning Code should rely more extensively on tables and cross references to convey use regulations and development standards, provide quick access to all relevant regulations for a particular topic, and to avoid unnecessary repetition of provisions.



Tables with cross references enhance usability.

# ABSENCE OF ILLUSTRATIONS

In addition, the current Zoning Code provides few graphic examples or illustrations. In some cases where illustrations are provided, the illustrations are located at the end of the chapter rather than near the related text. Without clarifying visual examples of measurement standards, development standards, and other complex provisions, these sections are highly vulnerable to misinterpretation, which further complicates understanding and enforcement. In many instances, graphics can communicate development regulations more clearly and in less space than written standards. Graphics can clearly depict standards for measuring building height or yard setbacks, while verbal equivalents are prone to misinterpretation and uncertainty. With visual clarification, fewer sections of the Zoning Code will be subject to competing or incorrect interpretations, and regulations can be cleared of much of the jargon that can obscure the code's intent.



*Illustrations of standards aid in interpretation.*

# GENERAL PLAN/LOCAL COASTAL PLAN IMPLEMENTATION

The City is currently in the process of a comprehensive General Plan and Local Coastal Plan update. The Draft Community Vision Statement envisions Morro Bay as:

*“a small oceanfront town and thriving year-round destination known for its natural beauty, creative people, outdoor recreation, working waterfront, and welcoming community spirit. It is a friendly, safe, resilient, and healthy place where people of all ages and economic levels live, work, play, and visit.”*



The challenge for the Zoning Code update will be to translate the General Plan/Local Coastal Plan policies and land use concepts related to zoning and design into a user-friendly, legally adequate, and effective set of regulations that steer development to the most suitable places, responding to the community's desire to maintain and improve Morro Bay as a safe, resilient, vibrant, liveable, and prosperous community with a vibrant Downtown and Waterfront, robust local economy, and healthy neighborhoods. The zoning regulations should clearly communicate and effectively implement the Plan's policies and incorporate its carefully crafted direction for the development, maintenance, and improvement of land and properties. This section contains general observations and strategies for improving regulations to be more conducive and effective in achieving the vision articulated in the General Plan/Local Coastal Plan. As regulations are drafted, attention will be paid to policies and land use direction emerging in the General Plan/Local Coastal Plan.

## REVISED ZONING DISTRICTS AND DISTRICT PROVISIONS NECESSARY TO IMPLEMENT GENERAL PLAN/LOCAL COASTAL PLAN POLICIES

Zoning districts create the framework for implementation of General Plan/Local Coastal Plan policies and land use designations. In areas where the General Plan/Local Coastal Plan anticipates change or refinement of direction, new districts may be needed. There may also be opportunity for streamlining existing zoning districts and eliminating those that are no longer necessary. In interest of creating a concise and user-friendly zoning code, the total number of zoning districts within the code should be minimized and districts that are no longer needed should be removed.

Generally, zoning codes include two types of zones or districts, base and overlay. "Base zones" or "base districts" set the basic regulations that apply within the geographic area that defines the district. A community may want to vary some of the regulations within the base district to respond to particular conditions within defined areas. "Overlay districts" are often used for this purpose.



cases in which an overlay district applies to only one or two base districts or uniformly imposes relatively straightforward regulations in a geographically defined area, an alternative would be to utilize base district regulations. In other cases, such as the Planned Development (PD) Overlay Zone, the intent and applicability of overlay districts should be clarified.

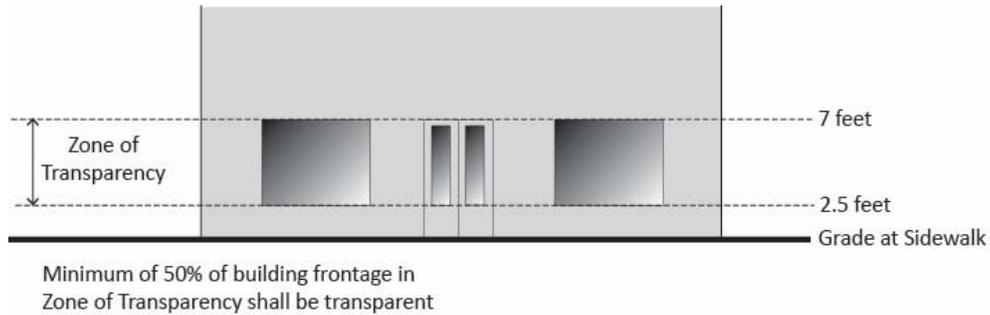
The General Plan/Local Coastal Plan will contain direction on the purpose of zoning districts, allowed uses, prohibited uses, and the intended form of development. Other City plans, programs, and initiatives, such as the Downtown/Waterfront Strategic Plan relate to zoning. Zoning district provisions should also implement these plans and programs.

## INSUFFICIENT PHYSICAL FORM AND DESIGN RELATED STANDARDS

In order to implement the new General Plan/Local Coastal Plan policies, the City will need to adopt new development regulations to address the form and design of new development, particularly in nonresidential areas. Standards should differentiate among commercial and mixed-use areas, industrial areas, and residential areas; promote a desirable physical form, and ensure that more intense uses of land do not become public nuisances. For commercial and mixed-use infill sites, standards should focus on the creation of an attractive pedestrian environment. Neighborhood compatibility standards should be tailored to the range of neighborhood patterns throughout the City.

Morro Bay should consider adopting clear development standards to achieve quality design, such as standards for the following:

- Location of a building on a lot – where a building may or must be built to the street and where setbacks are required;
- Building bulk and massing;
- Façade design and articulation;
- Orientation of building entries;
- Transparency – pedestrian level windows offering views into buildings and displays;
- Limitations on blank walls;
- Maximum height and/or number of stories;
- Location and screening of parking;
- Landscaping; and
- Compatibility and ensuring that new buildings fit amongst existing buildings.



The code should detail how to address contextual issues of building placement, scale, massing, and height. The code should also include standards to ensure sensitive transition from more intense development to surrounding neighborhoods. For example, the design of higher intensity development along residential-nonresidential boundaries can respect the existing character of the lower scale area through additional landscaping to screen and buffer the adjacent use, increased setbacks, decreased height, and other "context sensitive design standards."

Standards should be refined to foster the type of character desired within various areas of the City. In pedestrian-oriented areas, the objective should be to have buildings enclose a street and provide an interesting, engaging front, making walking and shopping pleasurable. In less intense and industrial areas, by contrast, development is more auto-oriented and there is more potential for incompatibility between uses, so landscaping and screening may be important. The City should provide each district with individually tailored requirements. It is important to note, however, that the organization of the code should be uniform, as discussed earlier, so that users can easily ascertain the requirements for a particular district.

## SUPPORT GENERAL PLAN/LOCAL COASTAL PLAN IMPLEMENTATION THROUGH ADAPTIVE REUSE

While the City will change and grow overtime, there a desire, as expressed in the Draft Community Vision Statement, to remain a 'small, oceanfront town'. One strategy to support this desire is to facilitate the adaptive reuse of buildings.



*While the City will change overtime, there is a desire to remain a 'small, oceanfront town'.*

Development standards can provide a barrier to adaptive reuse when alterations or changes in use may trigger the need to bring a property up to current requirements. Code-users and staff expressed concern with the limiting nature of the existing provisions for nonconforming structures. Currently, nonconforming structures are allowed a one-time expansion of up to 25 percent of existing floor area without discretionary review by the Planning Commission. Any addition to a nonconforming structure that is more than 25 percent of the existing floor area or where a previous addition has occurred is subject to Planning Commission approval. In many cases, the City's housing stock is located on small lots and was built before the

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current residential development standards were in place. As a result, many residences are nonconforming and it is difficult for them to meet current standards. The limiting nature of the current nonconforming provisions make it difficult to add on to or improve the existing residence, and in some cases, encourage tear-down and rebuilding. With the Zoning Code update, attention should be paid to existing and proposed development standards to minimize the creation of nonconformities and where nonconformities exist and incorporating provisions to allow flexibility for appropriate additions and renovation.

Parking requirements also have a large influence on the ability to utilize property. Because of the high costs of building and maintaining off-street parking, minimum parking requirements can raise barriers to reuse of underutilized parcels. This is particularly true in already built-out areas, where there may not be enough space to provide required parking. Where additional parking spaces cannot be provided due to site constraints, this may result in the negative effect of deterring businesses from expanding or investing within the City. In 2014, the City amended the parking regulations applicable to North Morro Bay to allow for the change in commercial uses, including more intense uses, that do not include new construction or additions without providing additional on-site parking. The City could evaluate applying this type of allowance in more areas to promote the adaptive reuse of existing buildings. At minimum, the City could codify an existing practice of allowing the use of historic parking credits. Application of historic parking credits is where a new business moves into a building where the existing use had a legal nonconforming parking deficiency and is credited the number of required automobile parking spaces unmet by the previous use, even if there is currently little or no on-site parking.



*Parking requirements influence what can be built on a site.*

Parking requirements also get complicated when different types of uses are proposed within a building. Employing "use" groups discussed under "Unclear Lists of Allowed Uses" in the previous section could also help simplify application of parking standards. Morro Bay could also provide flexibility by allowing for reductions in parking where special conditions exist—such as the nature of the proposed operation, proximity to transit service, or characteristics of persons residing, working, or visiting—or elements are provided that would reduce parking demand. Flexibility could also be offered in the way that parking is designed and located.

## REVIEW PROCESSES

Zoning provisions governing development review and other administrative matters create the procedural environment through which the City can achieve the goals and policies laid out in its General Plan and other adopted policies. At their best, development review provisions can promote the type of development a community wants by providing a clear, predictable path to project approval; conversely, vague review processes with unclear requirements can cause developers a high level of anxiety, frustrate community residents, and severely dampen a City's ability to attract desirable growth.

Generally, prospective investors value three central qualities in any administrative code: certainty in the requirements and structure of the review process, built-in flexibility to adjust development standards to the needs of individual projects, and opportunities to request relief from requirements that constitute a substantial burden. Certainty about the types of development they can expect to see in their community is also important to residents. The degree to which Morro Bay can incorporate these qualities into its Zoning Code will help improve its ability to compete for desirable development. This section contains general observations about the existing development review procedures and strategies to streamline development review and approval process.

## RELIANCE ON DISCRETIONARY REVIEW

The flexibility of a Zoning Code is largely defined by its hierarchy of uses and their required permits. This hierarchy establishes the different levels of review the Code requires to make various types of zoning decisions. These decisions typically range from a relatively informal counter staff review of proposed uses and structures for compliance prior to the issuance of a building permit or business license to more formal and complex procedures requiring public notice and a hearing before the Planning Commission prior to issuance of a use permit or other discretionary zoning approval.

The primary factor influencing a project's place in the hierarchy of uses is whether the proposed use is permitted "by right" or allowed subject to certain conditions, or whether a Conditional Use Permit, with review by the Planning Commission, is required. This determination is a reflection of community issues and concerns that should be embodied in the General Plan. Decisions about where an application fits in the hierarchy may also, however, be influenced by how a jurisdiction selects and designs administrative techniques. It is often possible, for example, to reduce the review threshold for a particular type of application (i.e. place it lower in the hierarchy), by increasing the specificity of development standards and performance-based criteria.

The Zoning Code Update provides an opportunity to adjust review thresholds based on analysis of the types of issues and projects in the City that have typically generated the most interest and concern. Where certain approvals are routinely granted, such as those to allow tandem parking. Generally speaking, responsibilities should be assigned with a view toward minimizing the number of players involved in making any given decision, while increasing opportunities for meaningful public input.

The number of uses that require discretionary review can be reduced by including carefully crafted standards and restrictions that are specific to specific uses throughout the City or in particular zoning districts into the Zoning Code. As a result, the community and decision-makers

may be confident their vision is being implemented and may reduce its watch over individual projects, allowing more projects to be approved administratively.

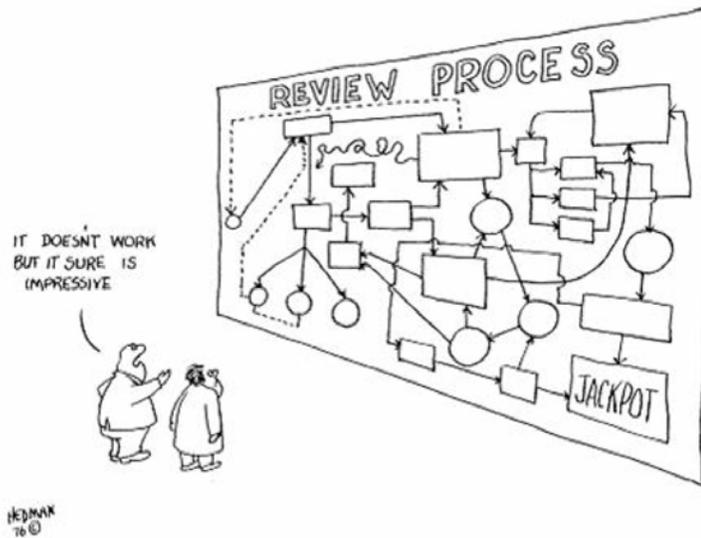
There are a variety of approaches the City could use to reduce the number of uses requiring review, including permitting more uses by right subject to:

- Compliance with development and design standards that could be added to the Code based on the General Plan’s goals for design quality;
- Compliance with new standards and requirements that reflect “standard conditions” that are typically imposed when such uses have been conditionally approved by the Director or Planning Commission; and
- Compliance with specific limitations on location, floor area, hours of operation, and similar features that are the source of potential adverse impact.

The incorporation of “limited uses” makes it possible to eliminate discretionary review for those uses that meet specific standards and limitations and do not exceed specified threshold criteria.

## UNCLEAR REVIEW AND APPROVAL PROCEDURES

Code-users expressed that it wasn’t always clear what the review process or who the review authority was for a given decision or that when a project went to the Planning Commission, they weren’t always clear about the extent of their purview. For example, a project may require Planning Commission review because it includes a request for a modification of parking standards, such as allowing tandem parking. The applicant may think the discussion will be limited to whether tandem parking is warranted or acceptable and be surprised if the discussion includes the color or materials of the structure.



*The new code can provide clear administrative procedures for development review and approval.*

Another source of confusion is when and how Coastal Commission review is factored into the process. In many cases, it is not clear a Coastal Development Permit is required. The Conceptual Plan/Precise Plan process, in which a Conceptual Plan is reviewed at the local level and then by the Coastal Commission, followed by review of a Precise Plan at the local level, has become onerous due to the desire to have detailed plans early in the process and the limitation on what can be revised after Coastal Commission approval. After Coastal Commission approval of a Conceptual Plan, any change made through Precise Plan review at the local level must go back to the Coastal Commission for review and approval. As a result, at the local level, the Conceptual Plan phase essentially becomes a Precise Plan and the Precise Plan phase is either

an acknowledgement of the Coastal Commission approval or a revised project which must go back to Coastal Commission for approval.

The new Code should set forth clear administrative procedures to be followed for all types of zoning decisions and identify the type of conditions of approval that may be applied. The level and extent of administrative process required for different types of decisions will vary. However, for even the simplest administrative procedures, the Code should, at a minimum, establish unambiguous authority for approval.

The approval process can be streamlined simply by consolidating and clarifying procedures and permit approval criteria. Decision-making protocols should be clearly defined so that it is clear how approvals are processed, and the intent of these regulations should be included to help determine if a proposal meets the purpose of the regulation. All pertinent public hearing information (e.g., what information should be included in the notices, how notices are to be given [e.g., mailing, posting, publishing, use of the Internet], to whom notices should be sent, how hearings are to be conducted) should be located in one succinct chapter so that Code users will only need to look in one place to locate the applicable information.

A set of common procedures would improve code usability by helping applicants to understand the general review process more easily. More detailed procedures could be consulted, depending on the specific permit application. Elements of a standard set of common administrative procedures include the following:

- A clear and consistent authority for determining whether an application is complete;
- Clear procedures for handling appeals;
- Requirements for public notification; and
- Permit effective dates and time extension procedures.

## LACK OF RELIEF FROM STANDARDS FOR PARTICULAR SITUATIONS

The existing code provides for little flexibility in the application of development standards. There are three primary avenues available for modification of development standards: 1) variances, 2) minor variances, and 3) the PD Overlay Zone. Specific findings of related to unique characteristics of a property are required to approve Variances. The Zoning Administrator is limited in the scope of the Minor Variances it may approve. The Zoning Administrator may permit modification of parking design standards and modification of setback requirements of eaves and decks, other projection and extension standards, fence height and design, and building separation, not to exceed a 10 percent reduction. The Planning Commission, may modify certain standards in a PD Overlay Zone upon finding that greater than normal public benefits may be achieved by such deviations. Additionally, the Planning Commission or Director may grant exceptions to parking requirements based on certain findings.

The City should consider creating additional opportunities for gaining relief from codified locational, developmental, and operational standards in cases where modifications are consistent with General Plan objectives and warranted by special circumstances that may not meet the requirements for approval of a variance based on physical hardship. This could be done

in the form of additional provisions for approval of waivers and exceptions, including Staff level approval of a so-called *de minimus* waiver from dimensional standards.

Another form of relief is a process for approving modifications and waivers to accommodate uses that have been granted special protection under federal and State law, such as reasonable accommodation for persons with disabilities. The purpose of all these provisions, including appeals, is to provide a means of granting relief to reduce the potential for litigation and to increase fairness to both property owners and aggrieved members of the public.

# COMPLIANCE WITH STATE AND FEDERAL LAW

California law grants cities and counties relatively broad discretion in the regulation of land uses and development, and the Federal courts and United States Congress have, for the most part, left land use and environmental regulation up to state and local government. There are, however, some important exceptions to this approach. If local regulations conflict with federal law, pursuant to the supremacy clause of the United State Constitution, then local laws are preempted. In some cases, both Congress and the State have identified matters of critical concern that limit the authority of California cities.

This section discusses some of State and Federal laws that should be addressed as part of the update of the Zoning Code.

## ACCESSORY DWELLING UNITS (SECOND UNITS)

Recently amended, Cal. Gov't Code 65852.2 requires local agencies treat all accessory dwelling units that comply with specific standards as ministerial approvals. Standards that may be imposed on accessory dwelling units include, but are not limited to height, setback, lot coverage, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Places. Cal. Gov't Code 65852.2 is applicable to single-family and multi-family residential zoning districts. Local agencies cannot require parking if accessory dwelling units meet certain criteria such as being located within a half-mile from public transit or being located within one block of a car share area. Otherwise, parking requirements cannot exceed one space per unit or bedroom. Additionally, absent topographic or safety considerations, local agencies must allow parking in setback areas or tandem parking. Local agencies are also authorized to permit junior accessory dwelling units (units less than 500 square feet and contained completely within the space of an existing structure) through an ordinance. Adoption of a junior accessory dwelling unit ordinance is optional.

## AFFORDABLE HOUSING

The State Density Bonus Law (Cal. Gov't. Code §65915) allows for density bonuses and additional incentives for affordable housing. Other laws include provisions that bar discretionary review of certain attached or multifamily housing projects (Gov. Code §65589.4), require local agencies to make specific written findings in order to deny an affordable housing development (Gov. Code §65589.5(d)), and limit the ability of local agencies to prohibit the repair or rebuilding of multifamily dwellings involuntarily destroyed or damaged (Gov. Code §65852.25). Additionally, Cal. Gov't Code §§65852.3-.5 requires local agencies to allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §§5401 et seq.) on a foundation system, pursuant to Cal. Health & Safety Code §1855, on lot zoned for single-family dwellings and limits the additional requirements for manufactured homes that may be imposed for manufactured homes to roof overhang, roofing material, and siding material.

## COASTAL ACT

In 1976, the California Coastal Act was passed to protect coastal resources and maximize public access to the shoreline in the coastal zone, which is designated by the State Legislature. As part of the Coastal Act, local governments can prepare and implement Local Coastal Programs (LCPs) that are consistent with and achieve the objectives of the Coastal Act.

The Coastal Act gives priority to:

- Coastal-dependent and coastal-related uses and activities, such as commercial fishing, recreational boating and water-oriented recreational activities;
- Coastal access and recreational needs, such as public coastal access and recreation, along with consideration of traffic, parking, circulation and infrastructure needs; and
- Environmentally sensitive areas, including the protection and restoration of water quality and sensitive habitat areas, along with consideration of shoreline erosion and sea level rise.



*The Coastal Act was passed to protect coastal resources and maximize public access to the shoreline.*

Once an LCP is approved by the Coastal Commission, local governments have the responsibility of issuing coastal permits for most new development, subject to the standards set in the certified LCP.

Each LCP consists of a land use plan, which the City is currently updating with the General Plan/Local Coastal Plan update effort, and measures to implement the plan (primarily the Zoning Code). Thus, the Zoning Code update must conform with and carry out the Local Coastal Plan.

## COTTAGE FOOD OPERATIONS

Pursuant to Cal. Gov't Code §51035, a city or county may not prohibit cottage food operation (homemade and packaged food defined in Cal. Health & Safety Code §113758) in any residential dwelling, but shall do one of the following: Classify the use as a permitted use in any residential zone, grant a nondiscretionary permit for the use, or require a permit for the use.

## EMERGENCY SHELTERS; TRANSITIONAL AND SUPPORTIVE USES

Cal. Gov't Code §§65582, 65583, and 65589.5 require each local government to: 1) amend its Code to identify zone(s) where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit to include sufficient capacity to accommodate the need for emergency shelter identified in the housing element, and 2) treat transitional and supportive housing as a residential use of the property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Cal. Gov't Code §65582 contains

definitions for "supportive housing," "target population," and "transitional housing" to be more specific to housing element law.

## FAMILY DAY CARE HOMES

Pursuant to Cal. Health & Safety Code §§1597.30 et seq., small family day care homes in a single-family home is a residential use and is not subject to a fee or business license. Large family day care homes may not be prohibited in single-family zones, but a city or county shall do one of the following: Classify the use as a permitted residential use, grant a non-discretionary permit for the use, or require a permit for the use.

## HOUSING FOR PERSONS WITH DISABILITIES

Various provisions in both federal and State law limit the authority of local agencies to regulate facilities for mentally and physically handicapped persons. In 1988, Congress extended the 1968 Fair Housing Act's prohibitions against housing discrimination to include discrimination on the basis of handicap or familial status (families with children). The Federal Fair Housing Act Amendments (FHAA) defined "handicapped" to include persons with physical or mental disabilities and recovering alcoholics and drug addicts. The FHAA not only prevents communities from discriminating against handicapped individuals but also requires "reasonable accommodations in rules policies, practices, or services, when such accommodations are necessary to afford [handicapped persons an] equal opportunity to use and enjoy a dwelling." The California Fair Employment and Housing Act, codified as Government Code Sections 12900 to 12996, reinforces provisions of federal statute to prohibit any unlawful discrimination against persons with disabilities. The State Supreme Court has prohibited local agencies from limiting the number of persons unrelated by blood, marriage, or adoption who can reside in a single-family home.

Pursuant to Cal. Health & Safety Code §1566.3, a residential care facility that serves six or fewer people is considered a residential use and its occupants, regardless of legal relation, are considered a family for purposes of residential use laws and zoning codes. Further, such a use shall not be included within the definition of a boarding house, rooming house, institution or home for the care of minors, the aged, or persons with mental health disorders, foster care home, guest home, rest home, community residence, or other similar term that implies that the residential facility is a business run for profit or differs in any other way from a family dwelling.

## MASSAGE ESTABLISHMENTS

Cities and Counties can adopt and enforce local zoning, business licensing, and reasonable health and safety requirements for massage establishments or businesses with California Massage Therapy Council-certified practitioners. (B&P 460(b) limited by Government Code 51034). Prior to the passage of AB 1147, cities were precluded from imposing local permitting requirements on state-certified practitioners and establishments unless the requirements uniformly apply "to other professional or personal service businesses" in the City.

## PROCESSING AND REVIEW PROCEDURES

State law specifies a number of processing requirements and review procedures related to land use regulation. These include procedures and requirements for development agreements (Cal.

Gov't Code §§65864 et seq.), general plan consistency (Cal. Gov't Code §65860), permit review timelines (Cal. Gov't Code §§65920 et seq.), rezoning land upon annexation (Cal. Gov't Code §65859), notice of public hearings (Cal. Gov't Code §§65090 et seq.), variances (Cal. Gov't Code §§65900 et seq.), and zoning amendment procedures Cal. Gov't Code §§65853 et seq.).

## RELIGIOUS USES

The Federal Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) requires public agencies to demonstrate a compelling government interest and to use the least restrictive means when making a land use decision that imposes a substantial burden on religious exercise.

## SOLAR ENERGY SYSTEMS

Cal. Gov't Code §65850.5 requires that solar energy systems be approved administratively with requirements limited to health and safety requirements per local, State, and federal law and those necessary to ensure systems will not have a specific, adverse impact on public health or safety. A use permit may be required if the building official makes a finding based on substantial evidence that a specific, adverse impact on public health or safety would result. Every city and county is required to have an ordinance expediting permitting for small residential rooftop solar energy systems.



*Solar energy systems must be approved administratively.*

Chapter 14.42, Residential Solar, of the Municipal Code establishes an expedited, streamlined solar permitting process consistent with the Government Code. Development standards in the Zoning Code can ensure that solar energy systems can be accommodated.

## TELECOMMUNICATIONS

The Federal Telecommunications Act of 1996 Limits state or local governments' authority to regulate placement, construction, and modification of personal wireless service facilities. State or local governments must not unreasonably discriminate against providers of functionally equivalent services and not prohibit or effectually prohibit use of personal wireless devices. Further, state or local governments shall not regulate placement, construction, and modification of personal wireless service facilities based on the environmental effect of radio frequency emissions, to the extent that such facilities comply with FCC regulations. Cal. Gov't Code § 65850.6 requires a city or county to ministerially approve an application for a co-location facility on or immediately adjacent to an existing wireless telecommunications co-location facility. It also prohibits a city or county from imposing certain conditions of approval on permits for construction or reconstruction of wireless telecommunications facility. Most recently, Cal. Gov't Code §65964.1 provides that a wireless telecommunications facility will be deemed approved if the city or county fails to approve the application in a reasonable time (based on FCC decisions), the applicant provided all required public notices, and the applicant provided notice to the city or county that the reasonable time period lapsed.

# WATER CONSERVATION AND LANDSCAPING



*State law requires water efficient landscaping*

Cal. Gov't Code §53087.7 prohibits cities or counties from enacting any regulation that substantially increases the cost of installing, effectively prohibits, or significantly impedes the installation drought tolerant landscaping, synthetic grass, or artificial turf on residential property. The Water Conservation in Landscaping Act of 2006 (Cal. Gov't Code §65597) requires local agencies to adopt the updated Department of Water Resources (DWR) Model Water Efficient Landscape Ordinance (WELO) or a local landscape ordinance that is at least as effective in conserving water.

# APPENDIX A

## ZONING CODE UPDATE: CODE USER INTERVIEW SUMMARY

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# ZONING CODE UPDATE

## CODE USER INTERVIEW SUMMARY

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### INTRODUCTION

As part of the initial evaluation of the current Zoning Code, the consultant team conducted a series of interviews with a range of “code users” – people who have utilized the Zoning Code in Morro Bay and/or have a specific interest in regulations that will implement the updated General Plan/Local Coastal Plan—to understand the concerns and issues associated with updating the Zoning Code. The code users interviewed encompassed a variety of people, which included: landowners, developers, architects, real estate professionals, and designers.

The City’s consultants conducted five hour-long and one half-hour long interview sessions on March 16, 2017, in addition to one phone interview on March 15, 2017. A total of 24 code users in groups of one to six people were interviewed. The confidential interviews were conducted by staff from the Zoning Code Update consulting team—Martha Miller and Rachel Raynor of RRM Design Group. No staff members were present during the interviews to encourage candid responses. The consultants also participated in the General Plan Advisory Committee (GPAC) meeting on March 16, 2017 to introduce the project and gather input on concerns and issues the GPAC members have in regard to the update. Participants were asked a series of questions regarding overarching concerns as well as specific topics related to the City’s Zoning Code. People attending were also given the opportunity to discuss issues of significance to them that were not otherwise discussed or addressed from the facilitated questions.

### THEMES

A strong consensus among code users emerged about what major issues are, as connected to the Zoning Code update. While code users may ultimately differ on precise changes to take, there was clear agreement that the Zoning Code requires modifications to be more understandable, to reflect existing conditions, and to achieve major City policy goals. Generally, code users thought the City’s regulations were outdated and in need of improvement in order to achieve the community’s vision for the future. Following is a list of major themes heard during the interviews. A comprehensive list of comments received, organized by topic, is attached.

1. Make the code easier to use, understand, and interpret.
2. Clarify the review process and make it less onerous.
3. Adjust review bodies and processes to more appropriately reflect the significance of a project. In particular, evaluate the role and purview of the Planning Commission.

4. Ensure standards reflect Morro Bay's eclectic character; standards should not be so prescriptive as to result in cookie-cutter design.
5. Tailor standards and requirements to specific areas and neighborhoods.
6. Enhance the vitality of the Downtown and Waterfront.
7. Incorporate flexibility and empower staff to make decisions which can achieve better solutions that fit with the community and implement the new General Plan.
8. Update parking standards to encourage reuse of existing buildings, support active mixed-use areas, and reflect existing conditions, as well as provide flexibility in design and requirements.

## CODE USER COMMENTS

### GENERAL COMMENTS

- The City should have a clear idea of what they want and appropriate direction to those who want to do something within the City, with a clear path forward.
- The current Zoning Ordinance was approved in 1997. An update is long overdue. When it was adopted, the City knew there were flaws. Because it had taken so long, the City adopted it with the notion that they would start using it, the flaws would be apparent, and then the City would fix the flaws. Over the years, the City has found things that need to be fixed but those fixes haven't happened.
- General Plan and Zoning Ordinance do not seem to have been aligned or updated at the same time in the past. They have not been comprehensively looked at. A total rewrite might be a good thing.
- A General Plan that sets the tone and vision of development is necessary. There is confusion/lack of clarity about what is being proposed as mixed-use. A clearer definition is necessary.
- Zoning Code should enforce and make the General Plan work.
- What makes Morro Bay special is the eclectic look. Cookie cutter development doesn't reflect the real Morro Bay.
- Codes/ordinances are established to bring harmony to the residents. Allowing codes to marinate creates gray areas.
- Zoning Code should allow a greater level of flexibility, to decrease expensive building, surveying, and planning costs.
- The more solid and clear regulations are, the easier they can be interpreted.
- Difficult to understand the exact requirements of zoning. Briefing of the Code was and is an uphill battle with Staff, due to communication issues helping applicant understand the standards.
- Code should create problem-solving solutions versus creating problems.

- Is there anything that is user friendly here?
- There are no clear answers at the City.
- Clear standards would make it easier for everyone to understand.
- The simple fix is good, necessary, and usually the best solution.
- The biggest problem with the Zoning Ordinance is that it doesn't give enough information. Sometime standards and requirements are broad and don't give the detail you need to understand what to do or what is required.
- The usability and organization of the Code is terrible. Having a user guide is key and would be helpful. The Code is cumbersome and not clear as to what applies. Make the use tables more user and online friendly.
- The City previously completed a draft Zoning Ordinance update. There was a lot of work put into it and it had some pretty good stuff. It may be worth looking at.
- The Zoning Code seems to encourage tear downs rather than additions/remodels.
- People who want to get an economic benefit tend to get treated better than those residents that want to purely invest in the community.
- More graphics within the Code are necessary to illustrate things like setbacks, heights, etc.... provide whenever possible or practical.
- Massing doctrine and setback from coast precedent case in Santa Monica, Hermosa Beach to create development within Coastal Zone. Taking interpretation out of an anarchic regulation. New York has a vertical density standard. Removes the misunderstanding or misinterpretation of the code. You are creating an as build. This massing study (site analysis) offers a view analysis, which would create a view overlay. Want to stray away from building for the massing, rather than build for the use.
- Concern over Coastal Commission and their hands on the Zoning Code. How will it remain reflective of City desires?
- Lot merger requirements are out of conformance with the Subdivision Map Act. Discontinuous sidewalks are a problem. How can we address through zoning? Consider future amenities.
- The City needs an online/digital version of the Code.
- GIS of the City needs to be improved and made accessible.

## DISTRICT AND AREA-SPECIFIC COMMENTS

- What are the difference between zones and districts? This should be clear
- Bluff setbacks an issue and topic of concern. Seems as if the requirement should be more of a hillside setback. Bluff retreat is not as much of a concern, when overlooking asphalt (parking lot), as compared to ocean. Blufftop needs to be redefined. The bluff is a visual asset. The 25-foot setback is too restrictive.
- Commercial residential zone off Main Street; this should allow more residential. TNT Boot store is successful but other commercial establishments come and go. It's not the right place for them. There is not enough traffic to support the businesses. Still allow for commercial, but also allow residential

- There are some issues in North Morro Bay. The City isn't clear about how it wants to treat the area. Keep it zoned commercial? Allow mixed-use? Continue to allow residential? The City should be clear about what they want to see and then have the zoning reflect that.
- Prefer the current pockets and mix of uses in Morro Bay. It is what makes Morro Bay Morro Bay.
- Zoning needs to reflect what is envisioned in the General Plan. Particularly, mixed use areas need to be fleshed out.
- Interpretation of ordinances is conflicting within R-1 Districts. City interprets one way and homeowner/applicant interprets another – the disconnect needs to be addressed. This includes interpretation of fencing, RVs, boats, flagpoles, antennas, and more. The disagreement or conflict of the Code pits people (especially neighbors) against one another, in addition to numerous people being in violation of the Code.
- Each neighborhood is so different from one another. How will this be addressed?
- Commercial core is constrained by residential on either side. Residential uses are pushing out other uses. Morro Bay is becoming a bedroom community. Large number of homes becoming and/or currently are vacation rentals. Motels/hotels/restaurants losing revenue; this is also due to the number of vacation rentals. Conflict of uses because commercial is within residential areas.

## Downtown and Waterfront

- How can we enhance the downtown long-term, economic vitality, and maybe the Embarcadero through integration of uses?
- There are numerous vacant spaces downtown already. There is no need to increase height allowances when there is already space available to be occupied.
- Most of the Embarcadero has a harbor walk. There are very few places left to build a harbor walk so it doesn't need to be as big of an emphasis.
- Why is there a discrepancy or emphasis in the protection of the Waterfront area (view sheds/corridor) compared to the residential areas? The businesses are protected; maybe overprotected in their eyes. A consistency of regulations is necessary between all areas in the City. The City seems to put the residents' needs/views as second-class. Public/private protections might be a reason for this discrepancy. A view easement should be considered. There is no precedent to fall back on. Implementation efforts need to be rather specific to ensure/allow for clarity.
- City requirements on Waterfront properties can be onerous. The second floor can only be a certain percentage of the first floor. In addition, view corridors are required. This is very difficult. In one example, on a 75-foot-wide property, a 22-foot-wide view corridor was required. This was because the project was 19-feet high. If it was 17-feet high, only 8-feet would be required. Even if it was 25-feet high, 22-feet was still required. The City did not use flexibility to look at various factors to warrant a reduction in the view corridor width to allow for a patio and amenities. Standards should be reviewed to focus on what's important. Is a view corridor so important that it warrants restricting development entirely? Isn't providing things people can use on the Waterfront more important? To have more building space to provide usable area and economic return?
- The Waterfront has some design direction but even there the design direction is unclear. What is a 'fishing village' concept? If the City is going to have design requirements, be clearer on

what that is. Help people identify more of what you want people to use. What does it have to be? Give more definition to guide people to what they should be doing.

- Two-story height limit down by the Waterfront. Maximize square footage – allow potential rooms in the trusses.
- When there is a project on the Waterfront it automatically goes to the Coastal Commission. It's a partnership between the City and the applicant. The City is the landlord. The City should participate in the dealings with the Coastal Commission, not just the applicant.
- City could create plan for the Waterfront area that the Coastal Commission approves and then everything after that just goes to the City.
- Trying to preserve and protect working waterfront areas. Spot zoning is undesirable. Hard to get back fish unloading as well as other similar uses once the use goes away. Perhaps non-marine related uses will be given a fee?
- Existing waterfront and downtown height limits are valuable to maintaining the character of the town.
- Workable the standards that apply along West Street are workable. However, it's so limiting that all the designs look very similar.
- In the Waterfront area, the City should do a better job at working with Coastal Commission and fighting for/supporting the applicant.

## Overlay Districts

- The PD Overlay is a problem. Get rid of the PD Overlay. Allow for some deviation or modification of standards through another process.
- The PD Overlay is a gray area that everyone gets dropped into. There are some areas within the PD Overlay that shouldn't be. It's one of the areas of the Zoning Ordinance that is too broad.
- Realistically, unless the City annexes more property, there isn't anything left for a true 'Planned Development'. Maybe require a PD for a large property, say 1 or 5 acres, but it's going to be subject to discretionary review anyway, so why require a PD?
- PD Overlay area is broad. Update for clarity and eliminate the need to go to the Planning Commission. Maybe providing a zone/requirement like small-scale homes (Cayucos example) which may require design guidelines.
- Do not see the need for the PD/PD-S overlay. What is the intent and relevancy? Eliminate all the review restrictions and provide incentives to builders, rather than have restrictions pop-up throughout the process.
- Planned Development codes need to be looked at more with respect to whether the use lies in the overlay zone or what it effectually calls for.
- Special overlays are confusing; need greater clarity. Duplication of overlays. Some overlays should be removed.
- Get rid of the overlays.

## DEVELOPMENT AND DESIGN STANDARDS

- It is hard to have restrictions placed on the actions and/or conditions of adjacent neighbors. Standards to make it fair for everyone. Get back to what the planning process was. If you meet the height, setback, and coverage standards, you are good. Why is it needed to get so specific or detailed, such as color and/or front door type approved?
- Development standards were born out of good intentions, but collectively all restrictions create bad design scenarios.
- Development standards should not be too prescriptive.
- There should be a minimum density allowed on a site. Build the density at which you are zoned. It should be required to change the zone if you do not want to build at the density for which the property is zoned.
- Military barracks are a part of the history of Morro Bay. Look at the real 'historic' character and consider that when trying to make an architectural statement. It's eclectic and 'anything goes' not cookie-cutter design as a result of prescriptive standards.
- Provide the encouragement and flexibility to make an architectural statement. A balance is necessary; the neighborhoods and the surrounding environment must be considered.
- We are in a beach community – the pitched roofs are not as prevalent/necessary, or applicable for the community.
- Morro Bay has an eclectic character – allow to continue.
- Focus your attention (time and energy) on something that matters. Placement of front door, color and type of garage door should not be regulated or required – should be up to the decision of the homeowner/property owner/applicant.
- The new guidelines and standards are creating headaches. The regulations and standards that are new are creating the difficulties.
- Architectural style specified by the client and the renderings submitted to the Planning Commission were rejected. There is no style specified, besides that the designated style was not Morro Bay enough. What style is Morro Bay? There should be some guidelines stating what is Morro Bay, especially if the Planning Commission uses this as a determinant to reject a project. Maybe a pre-review to get guidance on major decisions, such as architectural style that would greatly affect costs, time, energy, and planning processes.
- Preserve small-town character.
- The rules should allow for it to still feel like a small town in 30 years.
- What is a community amenity? Offers some benefit or opportunity for neighborhoods and/or areas to shine.
- There should be consistency between the garage and temporary structure setbacks. Do not want conflicting law.
- Flagpoles and/or antenna ordinances account for and require neighbor consideration. These ordinances do not consider or factor UHF/VHF antennas – they are almost exempt since they are not addressed in the ordinance. Hopefully enforcement will occur after an update of the Code.

- There is no room for the stormwater management code due to physical site and existing conditions, despite it being state mandated. There should be concessions.
- Site coverage and zoning regulations conflict over physical space regarding parking, stormwater.
- Zoning should account for street sweeping and trash collecting, in addition to ensuring noise comfortable levels.
- City requires imperviable pavers when you exceed a certain square footage; is this necessary? Using practical field common sense.
- Privacy should be a factor when determining standards.
- Maybe expand the 50% lot coverage requirement, and the setback on the sides/second stories, which will allow for greater flexibility.
- Some of the standards should be looked at or considered to be slightly tweaked to allow for modern times, greater flexibility and understanding.
- Relaxing the accessory structure setbacks if you are not impacting your neighbors' ability to build.
- Consider lowering the minimum lot size in residential districts. Should it be 5,000-square feet? The current 6,000-square feet is rather large since that is on the larger end of the spectrum for lots in Morro Bay. There might be an appetite for even smaller lots than the 5,000. However, the discretionary review for the design of homes on split lots should be stipulated/required.
- There is a tension between parking, density, and traffic of affordable development. There are tradeoffs that are quite sensitive. Encourage infill development of vacant lots and/or provide incentives of allowing for/creating affordable/senior housing.
- Physical development standards cannot be applied Citywide.

## Height and Setbacks

- Building height is too limiting and restrictive. 9-foot ceilings are desired and are difficult to design within current height standards. Drainage is an issue because there are no curb, gutters, and sidewalks.
- When the grade of property is lower than the street, then measure the height from the road. Average natural grade or whatever is necessary to drain the house properly should be specified.
- Number of stories and height limits are not necessary to both be specified. Beach track area requires 17-foot height limit and no more than one story. Only one standard is necessary.
- Downtown core height limit needs to be increased, to at least 35-feet, to allow for mixed-use and greater economic vitality downtown.
- There is a height on limit and stories. Basements are not allowed because it counts as a story. It should be the property owner's decision to have a basement. The definition of two stories in the Orca Street area is not properly defined – needs clarity.
- Up the height limit to at least 27-feet because demand for 9-foot ceilings is prevalent. Might have to include a stipulation about including a pitched/peaked roof.

- Vertical height adjustment should be applied throughout the City. Possibly provide exceptions or incentives, for instance if you provide affordable units, then you can increase in height.
- Height and drainage a concern and issue.
- Height limit of the downtown core should be increased dramatically (40-50-feet) from the current 25-feet. Not as concerned about view sheds, but rather expanding commercial opportunity. Professional offices, retail, technology. Looking for economic viability and vitality. Do not have parking in downtown.
- Lots in North Morro Bay are below street grade (Island Street and north Morro Bay). Slope is less than 10%. Flat road. Adjust the way height is measured here to account for this. Measure height from top of curb or centerline of the street.
- Building heights and setbacks are an issue. They are not consistent between the General Plan and Zoning Code.
- City streets are funky in the way the right of way is set up. Olive Street has an 80-foot right of way, which is very wide. When the right-of-way is that wide, a large setback is not necessary for development. Maybe adjust the setback requirements or vacate the right of way to reflect that.
- 3-sided lots are prevalent in the City. Fencing specifications need to be clarified – especially for where a side yard begins and a front yard ends. This should be decided at the Staff level. However, this creates a level of subjectivity from Staff. But a level of concreteness is necessary. A little more of a formal process of interpretation could happen, like a (collective) Staff review, rather than having to go to Planning Commission. This creates an intermediate opportunity.
- Second floor stepback requirements are reasonable to maintain in the zoning update, however there should be a consideration to the size of the lot. This doesn't work on small lots. Every house will end up looking the same.
- Allow sheds in the back yard at the property line. Sound, neighbors, and fire are reasons why the setback was required. In the update, specify that no windows allowed along property line and height limits are required under the new regulation.
- Allow buildings to match the existing building setbacks on adjacent property.
- Urban infill development – how do we make something livable in these areas due to excessive multi-family requirements. The layering of additional requirements is unnecessary and not easy to be satisfied.
- What is neighborhood compatibility?

## Residential Design

- Single-family residential standards and requirements seem good. Setback requirements and height restrictions have been around so long, they don't really need to be changed.
- Allow some flexibility in popping out in a setback area to create design interest, especially to offer and provide 360-degree architecture. Not necessarily allowing for a larger house, but also not creating big, massive boxes.
- The Planning Commission adopted Residential Design Guidelines that are unfair to certain properties. There may be two-story development that predominates the area. However, if a single-story house is next to you, you are limited if you want to add a second story or rebuild.

However, the single-story house next to you (the one that is limiting your ability) could build two stories if there is a two-story structure next to them. Standards be based on fixed requirements, not on what happens to be built next to you.

- Design guidelines are not a requirement; however, they have become more of a standard. Staff needs to provide intent or a written account of interpretations. Does not necessarily always make for better design and creates extra costs. Too much latitude for interpretation creates an appearance of unfairness. Within the design guidelines, add refinements of what is necessary and not necessary. Determine which guidelines are necessary to address and which ones are more optional.
- The residential guidelines are too loose. Look at precedent case studies. Residents don't want Morro Bay to look like the mansionization in Pismo Beach. It is less about one style, rather than the size of the buildings. Morro Bay is kind of funky in its design. Keep the funkiness and eclectic feel.
- New residential design guidelines are redundant and cancel each other out at times. Staff turn-over in the City is really a constraint. Someone's own interests in mind are often the priority considered when those guidelines were written. It is not feasible building a project that adheres to all the guidelines. This is going to create homes that are undesirable to families and influence a prevalence for more vacation rentals in the community. Outside pressure is prevalent too on Staff.
- Residential design guidelines are unfair – necessary for new construction, but not enforceable for existing homes. Residents and homeowners should be able to paint their houses the color they want. Garage door or front door description should not be a planner's decision – this is too subjective. Color of garage door should be open to the opinion and desire of the homeowner.
- Residential design guidelines should be enforced on lots that are of a certain size; there are some lots that cannot conform to the guidelines. The residential design guidelines are confusing and unclear.
- Example of small-scale design guidelines in Cayucos.
- Incorporate residential design guidelines into the Code where possible - or provide cross reference
- Can't preserve neighborhood compatibility since there is not a norm within the neighborhoods.

## Coastal Resource Protection

- View corridor limitations are onerous. Nothing over 30 inches is allowed in the view corridor. This doesn't even allow for tables or a railing that meets Building Code requirements. Also, the 30% lease site width requirement is onerous.
- How do we protect everyone's view without hindering development ideas? The City can only have so many priorities. Do residents really have a right to a view. Identify specific view corridors. This might also help address healthy communities – taking a walk to go see a view.
- Why are street trees required along the ROW when there is potential to obstruct views? Maintain view corridors. Rather than questioning or guessing where to put street trees, make this clearer in the Code.

- Edge of bank setback is confusing; needs clarification. At what point does it become unusable? Maybe the average within the surrounding community should be the considering factor rather than a designated number that applies across the board. How does a concrete channel apply as a designated ESHA-line area? Does it really match the definition?
- ESHA-line is restricting. Trying to build an addition but restricted to 50-feet from ESHA-line, although there is a house currently between the addition and the ESHA. There is no discretion to recognize this existing condition. The rules don't take reason into account.
- Allow for flexibility of lots regarding ESHA-lines. Need to allow for and create buildable lots. Nonconforming lots/uses should have some flexibility. The Code is a guideline, not gospel. What it should be used for is to make educated responses and decisions for development, but not constrain it entirely.

## LAND USE REGULATIONS

- Morro Bay seems to be heading into and leaning towards mostly residential uses. Will/does the community support integration of new commercial uses? Are residents given the final say when they were not the first ones there all the time?
- Encourage wind generator or solar energy along Embarcadero.
- Sunshine Health Store is one of the most successful examples of small-scale/town business within the City. Fitting within the footprint of the existing store.
- Should look at providing/allowing more units on lots.
- Usually not too many problems with allowed uses. The allowed uses seem fine.
- The replacement of the same use should be more seamless. Furniture store example of replacing a furniture store, encouraging and supporting renovation and reuse.
- There might be a few opportunity sites for higher density than R-4. Greater affordability and cool designs.
- Realtors should make known allowable uses.
- Use regulations are only effective as much as the City Staff is willing to implement them. Regulations that are just on a piece of paper and do not carry any weight are not worth our time.
- Prohibit or discourage big-box stores downtown.
- How do we increase TOT? How do we generate more revenue with designated mix of uses? Could we look at some shared type of spaces or mix of uses to generate more revenue? Theater example - how to provide space for plays/theater at night? The clarity and readability of the code is necessary and key - for property/home owners, applicants. Clear the Administrative Provisions and start from new.
- Code does not provide the level of affordable housing that the City really does need.
- Morro Bay is aging in place. Emphasize services - how might the Code address there?
- The protection of residential land uses is inevitable in Morro Bay. This trend is and has been occurring.

- Mixed-use examples on Morro Bay Blvd., as well as newer examples on Main Street towards Surf Street. These are all vacation rentals now. The city should require more affordable units.

## Secondary Dwelling Units

- Secondary dwelling units and requirements are a topic of interest and concern.
- Maintain ability to have and allow secondary units.
- Encourage secondary units in upfront/initial stages rather than a tacked-on afterthought. Getting ahead of the problem and encourage a policy to allow for secondary structures. This could be a selling point.

## Vacation Rentals

- Vacation rentals should require permits, as well as a ratio or allowable number of units per area. Appropriate management should be a requirement for vacation rentals (i.e. trash management, number of cars, parking) and be deemed by personal response time required. How can you regulate human behavior? Include Airbnb and B&B in the vacation rental. Provide and require signage stating that the residence is a vacation rental.
- Vacation rentals decrease the opportunities for lower-income housing. The 250 limit increased the number of rentals. These rentals are negatively impacting the residential neighborhoods they are in with lack of parking, presence of garage and trash, and noise.
- Vacation rentals need to be addressed. They should not be allowed in R-1 zones.

## NONCONFORMING PROVISIONS

- Look at the nonconforming provisions to make more sense, provide clarity, and/or support smoother process for remodels.
- The City allows for a "one-time" addition of up to 25% to an existing non-conforming use. Concern with the "one-time" notation; assume this is so someone doesn't come in multiple times requesting to add 25% to a non-conforming use and turning a 1000-sq. ft. house into a 4,000-sq. ft. non-conforming house. But if someone only adds 50 square feet to a non-conforming 1000 sq. ft. house, they lose the opportunity to add the other 200 sq. ft.
- The addition of 25% should be available at any time. For instance, a current project where an addition to a home required going through Planning Commission is unnecessary. This was because the "one-time" allowance by adding about 24-sq. ft. to a back bathroom. If that house's original size was 1,000 sq. ft., then the intent of the Code was to allow the homeowner to add up to 250 sq. ft. to an existing non-conforming home. Options were presented to the City to construct another addition, while including the existing addition area calculations. The City said there was not an avenue for that. One option was if 250-sq. ft. of the original size were allowed, could the first 24-sq. ft. addition be deducted from the 25- total and if so, allow the new addition to not exceed 226-sq. ft. The other option presented proposed removing the original 24-sq. ft. addition so the full 250 sq. ft. could be applied to another location on the home. The removal of the "one-time" nomenclature might be the best approach.
- Setback issue on house (existing nonconforming residence), which required by City to tear down first 8-feet of house. A surveyor was hired and concluded that the house was in some points 3-feet further from the street than some of their neighbors. This is where a need for

variance is necessary to allow for nonconforming lots in the City, which the City has a lot of. Existing setbacks are not reflective of current conditions and an update should consider those residences that encompass these conditions. It is suggested to average the front yards as a resolution. This is also inconsistency between planning and Building Code.

- Agree that development should conform like the rest of the surrounding uses if the structure is torn down.
- Existing nonconformities – front of lot is subjective. Right now, small, or minor projects to Planning Commission – this process is becoming discretionary when it should be sufficient for staff to do.

## PARKING

- Form follows parking. Parking should not drive development
- The City needs to consider what is reality when it comes to the 'parking problem'. There isn't a parking problem in Morro Bay. There is always parking available if you want to find it. You may just have to walk a block, which is fine.
- Requiring people to take so much of the property to provide parking is ridiculous.
- Garages are becoming storage rooms. Parking is becoming a problem because the garage is no longer useable or free for parking. People then park in the street. How can the City control this?
- Some homes do not provide long enough driveways to park on.
- Parallel parking along the ROW is accounted for, however, people are parking perpendicular (90 degree) to sidewalk, which makes for the cars to butt out.
- No room for off-street parking within the City. On-street is not always provided. Currently, parking requirements drive design and they should not. Cars should not be in the driver's seat directing the design of buildings.
- 'Covered' spaces should not be required for residential development. Allow the double deep, tandem parking spots.
- This is a beach-town, there will never be enough parking. There is no way to make for more parking. Short-term rental properties should limit the number of cars. Provision of additional spots might not be possible, but the management of the number of spots should be regulated.
- Parking should be a larger responsibility than just the individual property owner. There should be parking requirements that vary based on where are in the City. Different areas have different needs and characteristics.
- Address bicycle parking in the Code. Bike parking encourages walkability and zoning can help do that.
- Parking drives development. Since many people are aging in place - there is less of a need to provide as many spaces. Reduce parking requirements for higher density units we can provide more uses.
- How many houses have two cars in the two covered parking spaces within the garage? This requirement does dictate the cookie-cutter design of numerous houses.
- There are some uses that parking is necessary to provide i.e. hotels/motels.

## Parking Reductions

- Reduce parking requirements would be an economic boon to businesses.
- Right now, the City seems to be getting creative in allowing businesses to renovate or expand without burden of providing additional parking (ex. historical parking credits). The City should make it more straightforward and just lower the amount of required parking.
- The City should loosen up a little more on parking. The parking requirements are very high. Especially restaurant parking requirements which are set at 1 parking space per 60 square feet.
- Planning Commission has allowed numerous parking exceptions within the City. It would be nice to have this in the Code so as not to add further planning processes to a project (adds about 4 months to a project).
- Options for parking are necessary to break up the mass and scale.
- Planning Commission has consistently allowed for tandem parking. However, currently requires a variance and associated planning costs.
- Historical parking units apply only to commercial. Must honor the history. The City chooses to not remember the history of a site/area/context.
- Allow greater flexibility in parking requirements (tandem, out of view, behind a gate, protecting views from street) to allow greater flexibility in design. Two-car garages are still necessary. They serve as purposeful, storage areas and they go beyond serving just the car. The requirement for two covered spots is something not to lose.
- Allow flexibility in non-residential parking requirements. Maybe provide non-peak and shared parking reductions. Goes back to the healthy communities – residents and tourists can walk to uses and/or views. Recognizing historical parking credits. Looking at the future and considering the potential for a structure.
- Shared parking should be considered more so.
- The parking regulations are inconsistent. Let downtown have a parking problem.

## Downtown and Waterfront

- It's difficult to provide required parking on the Embarcadero. The City has used historical parking credits to allow people to expand or invest without having to pay a lot of money to provide parking. This is a good practice and should be codified so that this continues instead of being an approach used at the discretion of whoever happens to be making the decision.
- Parking should be treated differently in different districts or areas. For example, the Waterfront could be treated differently than other commercial areas.
- The current requirement for off-site parking is that it must be within 300-feet of project. This can be a killer and sometimes precluded by other efforts. If the City is looking at closing off part of the Embarcadero to cars and making it pedestrian only, parking is forced away from uses. There should be some recognition that parking can't always be within 300-feet of a project, particularly in Downtown and the Waterfront.
- The plan for parking, as it moves forward, should consider, and look at simple solutions. Apply a formula to the downtown for parking based on square footage of the building. Exempt the first 1500-square feet. However, no fair system really seems to exist. For instance, the store,

Beads by the Bay, which is a smaller store but is a heavily trafficked store would require more spots than perhaps other stores that are larger, but not as heavily trafficked.

- Parking infrastructure along the Embarcadero is sufficient. Issue parking permits for businesses. Employees should not be parking in customer spaces. "2-hour" enforceable parking should be enforced, which it is currently not being. As businesses are approved, parking passes should be permitted.
- The most critical step forward is creating or revisiting the idea of a long-term commercial parking plan. This would help relieve on-street parking. Take parking off the Embarcadero and create an undulating sidewalk, with drop-off, ADA spots. Within a short period of time, the benefit could be great to the residents and create better opportunities for tourism. This creates a more immediate result; however, the political pressure could be great. Adjustment to change, taking baby steps, and the transition of changed space is key. The process was progressive that was tested along the way.
- Current requirements for on-site parking along the Embarcadero and the Downtown are inappropriate to the use of the area. Grandfathering of spaces is happening currently, however, it is not provided or stated in the Code.

### In-lieu Parking Fee Program

- The City has accumulated 10 years' worth of money to spend, collected as part of an in-lieu parking fee program. These monies have gone to things such as enhancing public transportation systems.
- In-lieu parking fees – where does this money go? Fees should be restricted.
- There is currently a parking district but a section of commercial area where Quintana Road and Main Street meet that is completely left out of it. Because this area is not part of the parking district, the properties cannot participate in the in-lieu parking fee program, which makes it hard for these businesses to expand or for investment to come in.
- Originally, parking in-lieu fees were around \$4,000. The Coastal Commission stepped in and said that \$4,000 is not enough to provide a parking space. A 'hard dirt' parking space costs more like \$30,000 and the fee should reflect this. The City then raised it to \$15,000. \$15,000/parking spot is cost prohibitive for small businesses. If they are required to have two parking spaces, it costs \$30,000. They can't afford \$30,000. The City did lower the fee to \$2,000 for the downtown area as they recognized that \$15,000/space is a deterrent for small businesses.
- Do away with the parking in-lieu fee.

## ADMINISTRATION AND REVIEW PROCESSES

- Why is it necessary to have both an archaeologist and Native American specialist to survey a site? There should be experts that cover both areas. This requirement is redundant and costly.
- Look for ways of having more administrative approvals. If standards are incorporated into the Zoning Ordinance and if a project meets the standards, it should be good to go. Don't make a project meet detailed standards and then also go through Planning Commission review. That is too onerous.
- There should be more administrative approvals.

- Various/numerous interpretations of the Code are held by City Staff. This makes development difficult when opinions are contradictory and there are cycles of the Code being interpreted differently. There should be a statement of intent at the beginning of each section of regulations.
- Access to ocean and/or trails accessibility issue. There were conflicting interpretations of when access was required. Having some way to track the intent of a requirement is necessary for to resolve interpretation issues.
- Subjectivity is prevalent.
- Provide more specificity of what the City does want to see. Include interpretive sections within the Code.
- Flowcharts along with all the other illustrations would be helpful.
- The answer should not change based on who is at the counter.
- Use illustrations/table/images wherever possible/feasible to make the Code more usable.
- Difficult to ensure consistency of zoning when the turn-over of staff is inevitable. Statement of intent and/or written record of decisions should occur.
- There are few, if any, instances where review by the Planning Commission for a single family house is warranted.
- A faster and clearer process to go through the planning process is necessary. Planning Commission should not always be required. Waste of time for property owner/applicant/commissioners, as well as is an additional expense.
- Staff should be able to make more decisions. City should take a step back and realize the amount of money they are forcing people to spend by frequently enforcing/requiring Planning Commission level of review.
- Increased training of the Planning Commissioners is necessary. There is an education that needs to happen about their role, what is under their purview, and what they can or cannot do. There is a particular job they are tasked to do, it shouldn't be just people with agendas helping their friends.
- Definitions need to be clarified.
- Go through the definitions of the Zoning Code. Some definitions are missing. There is no definition for medical facility or vacation rental.
- Design review attention is paid to things people cannot even see. Not worth the time of Staff, Planning Commission, or the applicant.
- Staff should be able to make determination of compliance of Single-family Residential development with the Residential Design Guidelines. Single-family Residential development should not have to go to the Planning Commission. (This is the case in the PD Overlay)
- The City should set up an Architectural Review Commission and include members who are in the appropriate field. This would be the review body, aiming to create less tension and accomplish better design. It is asking a lot of a Commission to take on design review. The City needs to up their game on the design of structures. Frustration over the Planning Commission trying to be architects.

- ARC and Staff review should be required, rather than at the Planning Commission level. There are too many bodies that have too many hands on a project. Architectural designs are too subjective and should not be at the determination of the Planning Commission. There tend to be too many opinions about the design.
- The City does not want the Planning Commission to be an Architectural Review Committee. That has been a long-standing position.
- A map defining ESH-lines might be helpful. Planners need the latitude to say whether it is in ESH or not.
- There are numerous differences and discrepancies of requirements of development projects. Archaeological reports are required for residents and homeowners, while those looking to get a buck are not required to submit a report and spend thousands of dollars.
- It's not what you know, but who you know. It's not as small of a town as it used to be. Walking into a closed door to begin with. City Staff and officials seem to say no from the beginning, because they may not know the answer. They do not realize they are civic servants. The answer is different based on who you talk to.
- Single-family residences that are not near the water and/or on a hilltop affecting views should not have to go to the Planning Commission. Have the clarity between what is discretionary and what is not. Reduce the amount of planning process time when feasible and/or applicable.
- Variance is a difficult process especially when dealing with findings. Use character of neighborhood and other tools as a basis to allow flexibility as opposed to variance. Get some direction (conceptual review from the Commission).
- Lot-line adjustment processes - should they be discretionary or administrative permit level?
- Combine concept and precise plan reviews.
- The planning process is deal killer. There is no way around it though. On the land use side, given a stronger level of analysis by the Staff. Designate a position that provides a one person stop shop where that person is the go between an applicant and all departments of the City. Given budget, re-designate a senior planner to this position.
- Encourage people to avoid disagreement by making neighbors aware of intentions.
- The biggest deterring factor is time of development. This should be improved through administrative processes.
- One example of how difficult it is to get anything done is the sign ordinance update. It's been going on for a long time. People keep changing their minds and as a result, nothing gets done.
- There was a 5-year period in the 80's where second stories were allowed. City official incentive/motives. What is allowed or supported changes with a change in leadership. There is no long term consistency.

## Coastal Commission Review

- Coastal Commission's expectations or concerns seem to change over time; how is this supposed to create any sort of precedents? It is necessary to have a target that you can aim for. City and Coastal Commission must be more aligned and in communication more. City direction should be established. Priorities of development seem to be shifting within the City.

- LCP needs a parallel update; which is a daunting and difficult task. LCP to develop alongside the General Plan.
- The Waterfront Master Plan requires the harbor walk to be a minimum of 8-feet. Coastal Commission deemed 8-feet wasn't sufficient and 10-feet should be required. You can't rely on the rules as being what is required.
- Sometimes what is required doesn't make sense. Coastal Commission also doesn't recognize that if there is an active commercial fishing use on the water, public access through the site is not appropriate. It's dangerous and messes with the operations.
- The City should consider a way to retain Coastal Development Permit authority in Coastal Original Jurisdiction. Other cities have done this and can simplify the process.
- Concept Plan/Precise Plan approval process is onerous and does not provide any benefit. This process should be eliminated and instead there should be one plan/permit which goes through City review and then Coastal Commission review.
- Expressed concern over Coastal Commission and their involvement and/or denial of projects or ability to change projects over time. The Commission seems to be able to change things "at their whim" and/or seem to make rules up on the fly.

## LIST OF INTERVIEWEES

Betty Winholtz  
Bob Crizer  
Bob Kraus  
Bruce Elster  
Cathy Novak  
Chris Parker  
Chuck Stevenson  
Craig Smith  
Cristi Fry  
Daniel Sotelo  
Don Doubledee  
Erica Crawford  
Frankie Ciano  
Gary Glandon  
Gene Doughty  
Greg Frye  
Jason Linker  
Joan Solu  
Joe Anderton  
Jon Wickstrom  
Kirk Najarian  
Peggy Mandeville  
Smith Held  
Travis Robson

### General Plan Advisory Committee

Rich Buquet  
Jan Goldman  
Susan Schneider, Vice-Chair  
Glenn Silloway  
Melani Smith  
Susan Stewart  
Robert Tefft, Chair  
Jeffrey Heller



AGENDA NO: C-2

MEETING DATE: June 20, 2017

## Staff Report

**TO:** Planning Commissioners

**DATE:** June 20, 2017

**FROM:** Whitney McIlvaine, Contract Planner

**SUBJECT:** Conceptual Review of a proposed new 34-suite hotel at 2130 and 2170 Main Street in the MCR/R-4/SP zone.

**RECOMMENDATION:**

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

**APPLICANT/AGENT:**

Applicant: John Belsher, JBDevco LLC

Owner: 2130 Morro Bay, LLC

Agent: Jesse Skidmore, Ten Over Architects

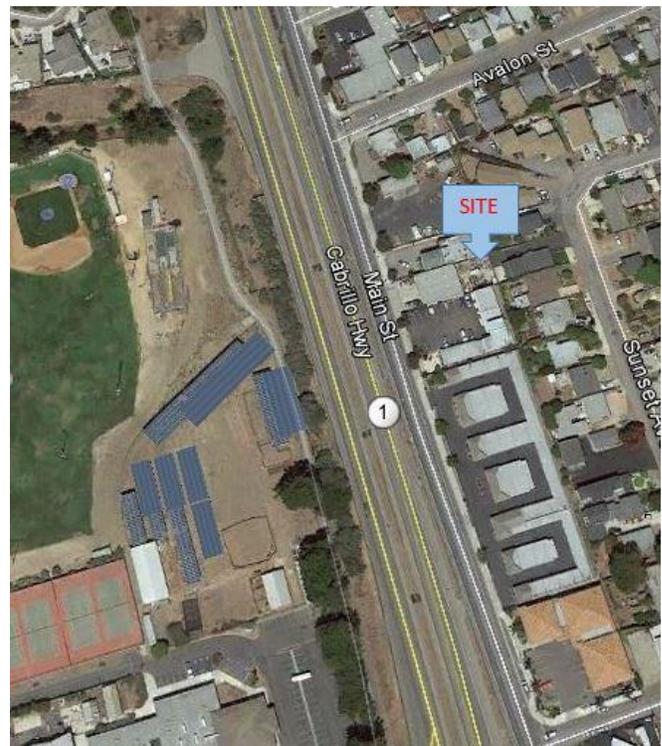
**ASSESSOR PARCEL NUMBERS:**

O68-281-024 (Lots 4 and 5, 2130 Main)

O68-281-004 (Lot 6, 2170 Main)

**PROJECT SETTING AND DESCRIPTION:**

The project site is located along Main Street between Hill and Avalon Streets, in designated Area C of the North Main Street Specific Plan. The 18,000 square-foot property is comprised of three underlying lots. Seven apartment units occupy Lots 4 and 5 at 2130 Main Street. A 3,000 square-foot commercial building occupies Lot 6 at 2170 Main Street. Surrounding uses include mini storage units to the south, single family houses to the east in a Duplex Residential (R-2) zone, and a 4-unit apartment building to the north.



Existing structures would be demolished and the site, which now slopes approximately 4 feet from the rear to the street, would be graded to accommodate a semi-subterranean parking level.

Prepared By: \_\_WM\_\_

Department Review: \_\_SG\_\_

Plans show a new 22,800+/- square-foot hotel with two floors, each containing 17 suites, above a ground floor lobby and a semi-subterranean parking area. The second floor also has areas for an office, guest seating, storage and housekeeping. The third floor includes a small food preparation area, a meeting room, a 7-seat bar, a 6-table guest seating/dining area, and a 16' x 24' pool and spa. Four-foot deep decks are attached to all the suites on the front and sides of the building. Conceptual architectural plans and site topography are shown on the 11" by 17" plans attached as Exhibit B.



**PUBLIC NOTICE:**

Notice of a Conceptual Review of this item was published in the San Luis Obispo Tribune newspaper on June 9, 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.

**SITE / PROJECT STATISTICS:**

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	MCR/R-4/SP Multi-family Residential	South:	MCR/R-4/SP Mini Storage
East:	R-2 Single-family Residential	West:	Main Street and Highway 1

<b><u>Site Characteristics</u></b>	
Lot Size	18,000 square feet total (3 lots)
Existing Use	Residential and Service-Commercial
Terrain	Moderately sloping east to west
Vegetation	Ornamentals
Access	Main Street

<b><u>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</u></b>	
General Plan/Coastal Plan Land Use Designation	Mixed Use
Base Zone District	Mixed Commercial Residential / Multifamily residential-hotel-professional (MCR/R-4)
Zoning Overlay District	North Main Street Specific Plan (SP) Area C
Coastal Zone	Located inside the appeal jurisdiction

<b><u>Zoning Ordinance Standards (MCR)</u></b>		
	<b>Standards</b>	<b>Proposed</b>
<b>Front-Yard Setback</b>	5 feet	5 feet
<b>Side-Yard Setback</b>	5 feet if <15' tall 10 feet if > 15' tall	10 feet on South side 24.5 feet on North side
<b>Rear-Yard Setback</b>	Same as side	10 feet
<b>Lot Coverage</b>	60% allowed	Approx. 58%
<b>Maximum Height</b>	25 feet; up to 30 feet with PC approval for sloped roofs	30 feet
<b>Parking (see discussion above)</b>	1 per suite 1 per 10 suites 2 per manager's unit Total: 37 (w/ no mgr. unit)	10 compact 2 accessible 25 standard Total: 37

**CONCEPTUAL REVIEW:**

Given the complexity and expense 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.

**Required Planning Permits:** The proposed project will require approval of a conditional use permit, a coastal development permit, lot merger, and environmental review. As shown, it will also require a parking exception (discussed below).

**PROJECT CONSIDERATIONS:**

Issues which Commissioners may want to comment on during conceptual review and which will be evaluated during review of a complete application include:

**Architectural Style:** Concept plans depict a modern rectilinear design with strong vertical and horizontal lines. Wall planes are varied on the west and north elevations; less so on the south and east elevations. Flat roofs flank a center low sloped roof (1:20 pitch). Flat roofs are discouraged by the North Main Street Specific Plan but are in keeping with the proposed architectural style. Careful attention to the location and type of exterior mechanical equipment will be necessary to avoid cluttering the otherwise clean lines of the proposed design.

**Exterior Building Materials:** Proposed materials are consistent with a modern aesthetic. They include a smooth grey CMU block wall at the ground level, horizontal siding and horizontal slat privacy screening made from engineered fiber cement with a wood style finish, blue hardieboard accent panels, an aluminum and glass store front at the lobby entry, and aluminum fascia and signage.

**Building Height:** The North Main Street Specific Plan states, “The maximum height shall be generally two stories.... not to exceed twenty-five feet; except that the planning commission may allow up to thirty feet to encourage roofline variations and sloping roof treatments provided the additional height is necessary for such roof treatment and that corridors protecting significant views are provided.” As shown, the center roof section would be 30 feet tall along the Main Street elevation. The other roofs are shown at 25 feet tall.

**Viewshed Analysis from the East:** The North Main Street Specific Plan requires an assessment of scenic values and preservation of scenic views as well as a view analysis from residential neighborhoods to the east. It states, “To the extent practical, significant view opportunities shall be preserved and protected through the use of view corridors and air space easements.” To the north, views through the Cloisters are designated as significant public views. There are no designated areas of visual significance in the immediate vicinity of the project. Views toward the ocean from the neighborhood immediately behind the project site are interrupted by two sets of

power lines, the highway, playing field lights at the high school and, in the distance, a dense stand of cypress trees. The project proposes a 24.5-foot setback along the northern property line in deference to adjacent two-story structures to the north and east.

**Visual Impacts from Highway One and Main Street:** Highway One, north of Highway 41, is shown as a street providing scenic views in the General Plan and Coastal Land Use Plan. The project would have good visibility from Highway One and would feature prominently along Main Street between Highway 41 and Avalon Street. Architectural design and use of materials, colors, lighting, mechanical equipment, signage, and landscaping merit close review given the project's highly visible location and policies regarding protection and enhancement of visual resources and community character. A complete application will need to include visual simulations from the highway as well as realistic street views showing the project to scale in the context of surrounding development.

**Frontage Improvements:** Main Street is a major collector. Redevelopment of this property will require road widening to accommodate an 8-foot wide parking lane behind the current curb line and a new 10-foot sidewalk with street trees. This will reduce the area available for landscaping in front of the building by 5 to 8 feet. Staff will work with the applicant to ensure required improvements are accurately shown on future plans.

**Pedestrian Amenities:** One of the objectives of the North Main Street Specific Plan is to provide street improvements to create a better experience for pedestrians. In addition to the 10-foot sidewalk and street trees, careful consideration of on-site landscaping along the building frontage and better screening of the parking and trash areas would address this objective.

**Parking:** As designed, the project would require parking exception approval of a slight reduction in the dimension of compact spaces from 8.5' wide to 8' wide and an allowance for a greater percentage of compact spaces (30% versus 25%). Planning and Public Works staff will work closely with the applicant on layout and design standards for driveways, parking, loading and delivery and on-site circulation.

**Landscaping:** The North Main Street Specific Plan requires all setbacks to be landscaped. Both the General Plan and the Coastal Land Use Plan note a lack of adequate landscaping along the highway frontage in north Morro Bay. This project offers an opportunity to improve the quality of landscaping in the vicinity. Landscaping will also be a good way to soften the impact of the project on adjacent residents to the east.

**Neighborhood Compatibility:** An objective of the North Main Street Specific Plan is to control the effects of light, glare, odor, and noise from commercial businesses on neighboring residents. Privacy is another potential issue. The project is bordered on the north and east sides by residential uses. Future plans should specifically address these issues.

**Sustainability:** A complete future application should include a description of all green building measures used in the design, construction and operation of the project, including water and energy saving features and use of sustainable building materials.

**Other Department Comments:** Comments from Public Works (P. Newman 6/5/17) and Fire (T. Prows 6/9/17) were forwarded to the applicant for use in preparation of a complete application.

**EXHIBITS:**

Exhibit A – Written project description from Ten Over Studios

Exhibit B – 11” x 17” reduced plan set date stamped 4/13/17

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



## PROJECT DESCRIPTION

**PROJECT:** Main St. Hotel  
**ADDRESS:** 2130 Main St.  
Morro Bay, CA

### PROJECT DESCRIPTION:

Main Street Hotel proposes a new 34 suite hotel with partial subterranean parking. The parking level is accessed off of Main Street with two driveway curb cuts for a separate entry and exit access. The 34 suites are split between the two upper floors. Though the project is three stories fronting Main St., the parking is carved into a sloped site so that the building only appears to be two and a half stories from the adjacent residential properties located to the rear.

The building is situated to maximize the number of ocean view suites, providing view decks on the front and side elevations, while omitting decks at the rear for privacy considerations to the residential properties behind. The building is also intentionally held off the north property line to allow for the 2-story residence behind to maintain ocean view, at the expense of additional ocean view suites.

The main façade is anchored by a lobby entrance accessed by a wide pedestrian path from the street, with the gem of the project above, a third floor pool and communal deck with spectacular ocean views.

The project is clad with wood to tie into the existing character of Morro Bay. The central lobby/ pool element has a sloped roof to provide shading and cover to the pool and deck. The remaining building is flat-roofed but detailed to appear similar and tie the building style together.

### EXCEPTION REQUESTS:

Allowed per City of Morro Bay Title 17- Zoning: Chapter 17.44 PARKING, DRIVEWAY & LOADING FACILITIES, Section 17.44.020- Parking Facilities:

3. Design and Layout:
  - E: Minimum Parking Space Dimensions: 9' x 20' with two feet allowed for bumper overhang.
  - F: Compact: 8.5' x 18' with two feet allowed for bumper overhang. (up to 25% of spaces)

Section 17.44.030- Driveways and drive approaches:

- A. Driveway Dimensions
  2. Driveways serving parking lots: lots with 20+ spaces = 20' minimum to 30' maximum

We are requesting an exception for standard stall parking length requirement to be reduced to 20' total length, our compact stall length to be 18' total length, and our #of compact to be 30% of total provided.

Precedent findings:

City of SLO Parking and Driveway Standards:

For a tier width equivalent to our proposed 58'-8":

Average (Standard) stall width = 9' wide by 18.5' total length.

Compact Spaces: 8' wide x 16' total length (up to 40% of total spaces)

# MAIN STREET HOTEL

2130 MAIN STREET, MORRO BAY



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## SHEET INDEX

T1.0	TITLE SHEET
A1.0	DEMOLITION SITE PLAN
A1.1	SITE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR PERSPECTIVES
CO	LANDSCAPE PLAN

## CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

- 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA HISTORICAL BUILDING CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA EXISTING BUILDING CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2013 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY MUNICIPAL CODE

## DRAWING SYMBOLS

	KEYNOTE		
	ROOM TAG		
	ELEVATION MARKER	ELEV NUMBER SHEET NUMBER	& DIRECTION OF VIEW
	ROOF / GROUND SLOPE:	INDICATES SLOPE AND DIRECTION OF SLOPE	
	HEIGHT / ELEVATION MARKER		
	NORTH ARROW		
	REVISION MARKER		

## PROJECT DATA

<b>PROJECT DESCRIPTION</b>	
MAIN STREET HOTEL PROPOSES A NEW 34 SUITE HOTEL WITH PARTIAL SUBTERRANEAN PARKING. THE PARKING LEVEL IS ACCESSED OFF OF MAIN STREET WITH TWO DRIVEWAY CURB CUTS FOR A SEPARATE ENTRY AND EXIT ACCESS. THE 34 SUITES ARE SPLIT BETWEEN THE TWO UPPER FLOORS. A POOL AND VIEW DECK ARE PROPOSED ON THE THIRD LEVEL OVER THE LOBBY ENTRY.	
PROJECT ADDRESS	2130 MAIN STREET, MORRO BAY
APN	068-281-004 068-281-024
ZONING	MRC/R-4/SP
CURRENT USE	HOTEL
LOT SIZE	18,000 SF
(E) SIDE SETBACK	5' > 15' H, 10' < 15' H
(E) REAR SETBACK	5' > 15' H, 10' < 15' H
(E) FRONT SETBACK	5'-0"
PROPOSED SIDE SETBACK	10'-0"
PROPOSED REAR SETBACK	10'-0"
PROPOSED FRONT SETBACK	5'-0"
(E) LOT COVERAGE	6,380 SF
PROPOSED LOT COVERAGE	10,800 SF
MAX ALLOWED COVERAGE	60% (10,800 SF)
MAXIMUM HEIGHT	25' (30' FOR SLOPE BONUS)

## PARKING INFO

NUMBER OF SUITES	34 COUNT	
<b>HOTEL USE:</b>		
1 PER SUITE	34 SUITES	34 SPACES
1 PER 10 SUITES	34 SUITES	3 SPACES
2 PER MANAGER'S SUITE	0 SUITES	0 SPACES
<b>TOTAL:</b>		37 SPACES REQUIRED
PARKING PROVIDED		<b>37 SPACES PROVIDED</b>
COMPACT (UP TO 25%)	9 SPACES ALLOWED	10 SPACES PROPOSED*
ACCESSIBLE PARKING (1 PER 25)	2 SPACES REQUIRED	2 SPACES PROVIDED

\* REFER TO ATTACHED DOCUMENT FOR PARKING SIZE REDUCTION AND INCREASED COMPACT SPACES PROVIDED

## PROJECT DIRECTORY

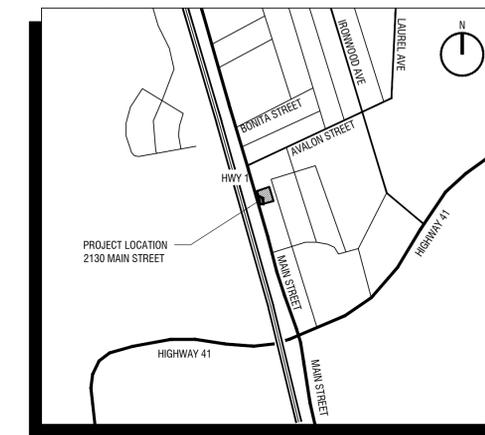
<b>OWNER:</b>	2130 MORRO BAY LLC 412 MARSH STREET SAN LUIS OBISPO, CA 93401	<b>CONTACT:</b>	JOHN BELSHER PH: john@jbdvco.com EMAIL: john@jbdvco.com
<b>ARCHITECT:</b>	TEN OVER STUDIO, INC. 539 MARSH STREET SAN LUIS OBISPO, CA 93401	<b>CONTACT:</b>	JIM DUFFY PH: 805.541.1010 EMAIL: jimd@tenoverstudio.com

## BUILDING INFO

(N) BUILDING	
COVERED PARKING SQ FOOTAGE	9,728 SF
FIRST FLOOR SQ FOOTAGE	1,229 SF
SECOND FLOOR SQ FOOTAGE	10,448 SF
THIRD FLOOR SQ FOOTAGE	10,231 SF
COVERED DECK SQ FOOTAGE	856 SF
UNCOVERED DECK SQ FOOTAGE	637 SF
<b>TOTAL BUILDING SQ FOOTAGE</b>	<b>22,764 SF*</b>

\* DOES NOT INCLUDE UNCOVERED DECK OR COVERED PARKING SQ FOOTAGE

## VICINITY MAP



NOT FOR CONSTRUCTION

DEVELOPMENT PLAN  
**MAIN STREET HOTEL**  
2130 MAIN STREET, MORRO BAY

DATE	SUBMITTAL
1/70412	CONCEPTUAL PLANNING

TITLE SHEET

**T1.0**

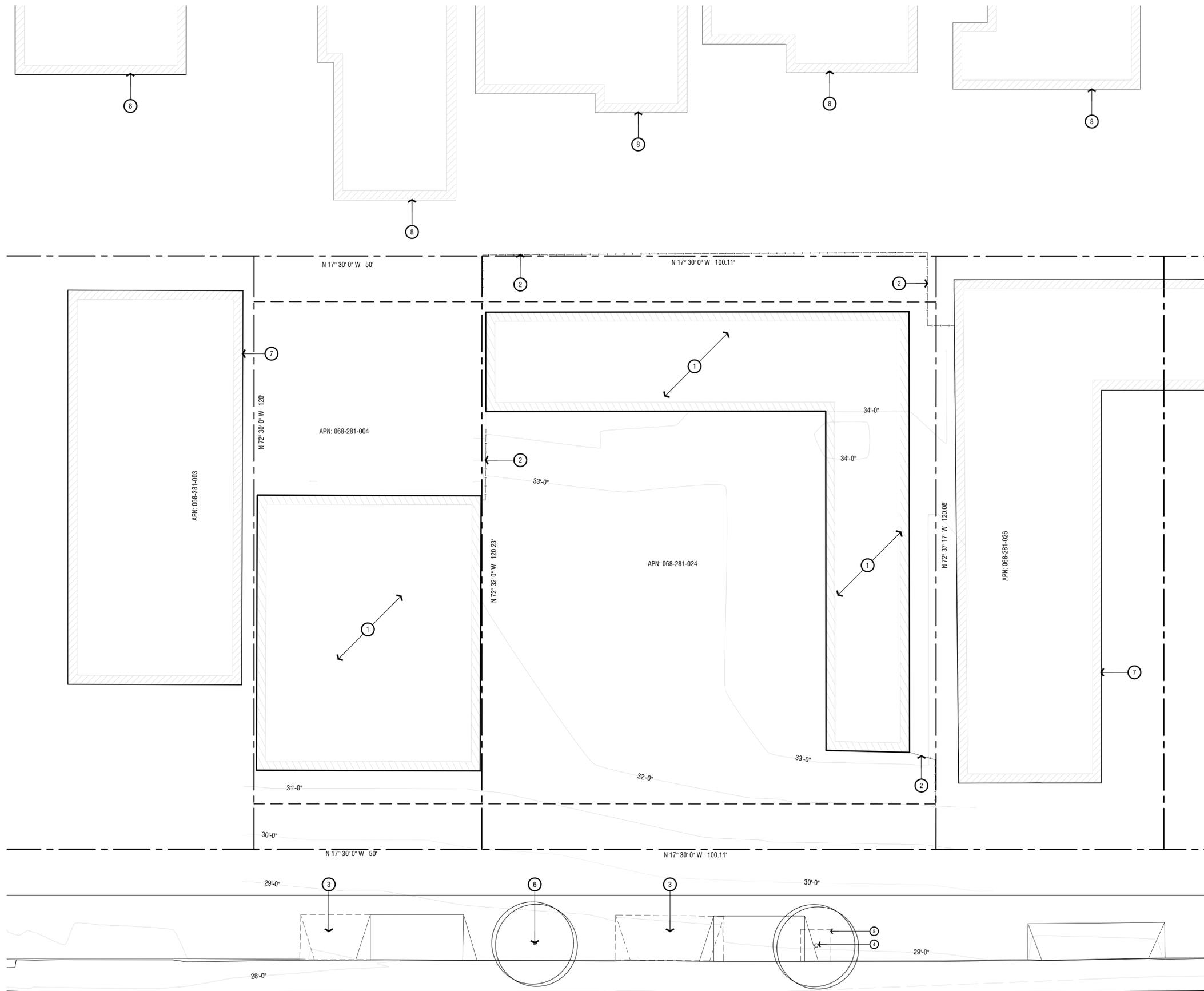
DEMOLITION FLOOR PLAN GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL MAINTAIN AND LEAVE THE PROJECT AREA IN A CLEAN, SAFE AND ORDERLY CONDITION.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SAFELY CAP, SEAL OR TERMINATE ALL PLUMBING, MECHANICAL OR ELECTRICAL COMPONENTS AS NECESSARY AT AREAS OF DEMOLITION.
3. ALL ITEMS TO BE REUSED OR RETURNED TO OWNER SHALL BE MAINTAINED IN GOOD CONDITION. ALL ITEMS TO BE REMOVED SHALL EITHER BE (1) RETAINED BY THE OWNER AT HIS DISCRETION, (2) REMOVED AND RECYCLED OFF-SITE, OR (3) DELIVERED TO AN APPROPRIATE DUMPSITE. ALL MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AGENCY REQUIREMENTS.
4. NO WORK SHALL BE PERFORMED UNTIL ALL UTILITIES ARE SHUT OFF, REMOVED, DISCONNECTED, OR CAPPED TO INSURE WORKERS' SAFETY AND ABILITY TO PERFORM PROPOSED DEMOLITION.
5. PRIOR TO DEMOLITION, ANY EROSION CONTROL METHODS REQUIRED SHOULD BE INSTALLED AND SUFFICIENTLY VERIFIED BY THE GENERAL CONTRACTOR, WHERE REQUIRED.
6. HOURS OF DEMOLITION SHALL BE LIMITED FROM 7:00 AM TO 7:00 PM, MONDAY THROUGH SATURDAY. VERIFY WITH OWNER.
7. PEDESTRIANS SHALL BE PROTECTED FROM CONSTRUCTION / DEMOLITION AS STATED IN CBC CHAPTER 33, SECTION 3303.
8. DUST CONTROL MEASURES SHALL BE IN EFFECT CONTINUOUSLY DURING DEMOLITION AS TO LIMIT THE AMOUNT OF AIRBORNE DEBRIS AND DUST. PROVIDE PROTECTION AROUND AREAS WHERE NEW WORK AND/OR DEMOLITION IS TO BE PERFORMED IN ORDER TO PREVENT DUST AND DIRT FROM ENTERING ACTIVE PORTIONS OF THE BUILDING.
9. MATERIAL AND CONSTRUCTION DEBRIS TO BE HAULED OFF SITE SHALL BE SUFFICIENTLY COVERED OR TARPED AS TO NOT ALLOW ANY MATERIAL TO LEAVE THE VEHICLE WHILE ON ANY PUBLIC RIGHT-OF-WAY AND SHALL BE RECYCLED OR DISPOSED OF IN MEANS APPROVED BY JURISDICTION.
10. REMOVE ALL DEBRIS AND TRASH FROM PREMISES AND REMOVE FROM SITE DAILY.
11. SAFEGUARDS DURING CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 33. COMBUSTIBLE CONSTRUCTION DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE WITHIN THE BUILDING AND SHALL BE REMOVED DAILY.
12. VERIFY ALL ITEMS TO BE DEMOLISHED WITH OWNER/TENANT PRIOR TO COMMENCING DEMOLITION/REMOVAL. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND IMMEDIATELY.
13. PRIOR TO CONSTRUCTION/DEMOLITION, NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE AS BUILT CONDITION.
14. VERIFY FRAMING MEMBER SIZES AND DIRECTION AND NOTIFY ARCHITECT/ENGINEER WITH DISCREPANCIES.
15. VERIFY ALL PLUMBING LOCATIONS WITH OWNER/TENANT PRIOR TO CONSTRUCTION/DEMOLITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
16. PATCH, REPAIR, OR REPLACE ALL WORK DAMAGED BY NEW CONSTRUCTION. THE GENERAL CONTRACTOR SHALL PATCH WALL AND FLOOR TO CONFORM TO MATERIAL, TEXTURE, AND SURFACE ALIGNMENT WITH THE ADJOINING SURFACE.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AS REQUIRED FOR COMPLETION OF THE PROJECT. REMOVE ALL DEMOLISHED MATERIAL NOT DESIGNATED FOR REUSE FROM THE PREMISES.
18. REPLACE, OR RELOCATE ALL EXISTING PIPING, CONDUIT, WIRING, ETC. REQUIRED FOR THE COMPLETION OF NEW WORK.
19. (E) EXPOSED STUDS AND RAFTERS TO BE CLEANED AND SEALED TO ELIMINATE SMOKE ODOR.
20. TERMITE DAMAGED LUMBER TO BE REMOVED AND REPLACED.

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KEYNOTES

1. EXISTING STRUCTURE TO BE REMOVED FOR NEW BUILDING
2. EXISTING FENCE TO BE REMOVED
3. CURB CUT TO BE DEMOLISHED AND INFILLED TO MATCH EXISTING SIDEWALK
4. TREE TO BE REMOVED AND REPLACED IN PROPOSED LANDSCAPE AREA. REFER TO LANDSCAPE PLANS
5. INFILL LOCATION OF TREE WELL TO MATCH EXISTING SIDEWALK
6. EXISTING TREE TO REMAIN, PRESERVE AND PROTECT TREE AS NECESSARY
7. EXISTING ADJACENT BUILDING TO REMAIN
8. APPROXIMATE LOCATION OF RESIDENTIAL BUILDINGS BEHIND



1 DEMO SITE PLAN



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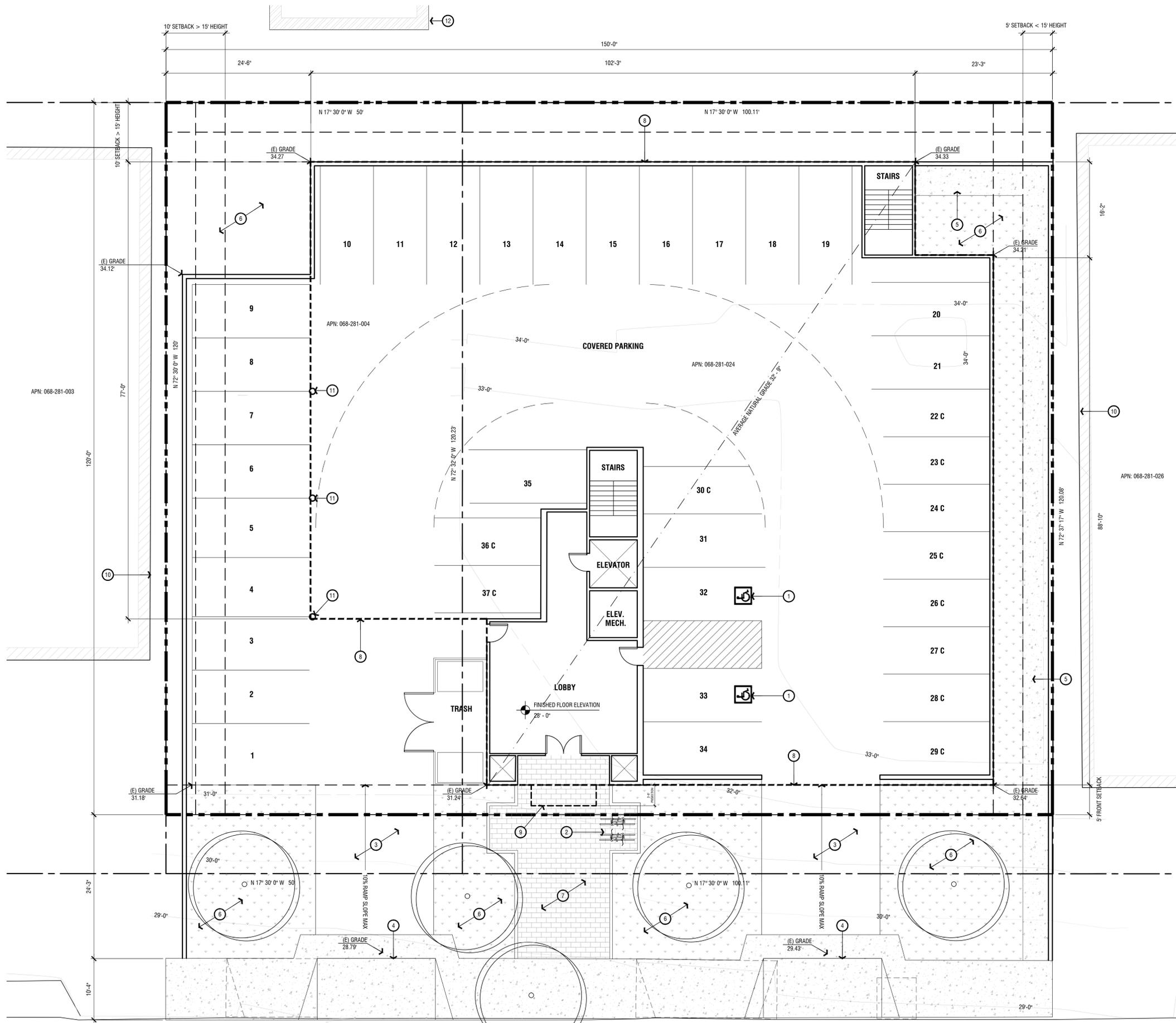
DEVELOPMENT PLAN  
**MAIN STREET HOTEL**  
2130 MAIN STREET, MORRO BAY

DATE	SUBMITTAL
170412	CONCEPTUAL PLANNING

DEMOLITION  
SITE PLAN

**A1.0**

NOT FOR CONSTRUCTION



**SITE PLAN GENERAL NOTES**

1. VERIFY ADEQUACY OF SEWER LATERAL PRIOR TO NEW CONSTRUCTION.
2. EXISTING SEWER LATERAL TO THE POINT OF CONNECTION AT THE CITY MAIN MUST PASS A VIDEO INSPECTION, INCLUDING REPAIR OR REPLACEMENT, AS PART OF THE PROJECT. THE CCTV INSPECTION SHALL BE SUBMITTED DURING THE BUILDING PERMIT REVIEW PROCESS FOR REVIEW AND APPROVAL BY THE UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
3. WATER PRESSURE IN EXCESS OF 80 PSI REQUIRES A PRESSURE REGULATOR.
4. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/8". VERIFY MINIMUM HEIGHT REQUIREMENTS WITH LOCAL FIRE DEPARTMENT AND USE MORE RESTRICTIVE.
5. SLOPE GROUND IMMEDIATELY ADJACENT TO FOUNDATION AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 1:20 (5%) FOR A MINIMUM OF 10' MEASURED PERPENDICULAR TO FACE OF WALL OR AT A 2% SLOPE WHEN A SWALE IS PROVIDED. IMPERVIOUS SURFACES WITHIN 10' OF BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING.
6. DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE APPLICANT SHALL IMPLEMENT THE FOLLOWING PARTICULATE (DUST) CONTROL MEASURES: THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 6.1. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE.
- 6.2. USE OF WATER TRUCKS OR SPRINKLER SYSTEM IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
- 6.3. VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
- 6.4. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CBC SECTION 23114.
- 6.5. SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE.
- 6.6. ALL DIRT STOCK-PILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED.
7. ANY PORTION OF A FENCE OR OTHER STRUCTURES WITHIN 5' OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE BUILDING.
8. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL DEMOLITION, CONSTRUCTION AND GRADING.

**KEYNOTES**

- 1 ADA PARKING STALL
- 2 SHORT TERM BICYCLE PARKING
- 3 PARKING DRIVE AISLE
- 4 (N) CURB CUT FOR DRIVE ISLE
- 5 EGRESS PATH TO RIGHT OF WAY
- 6 LANDSCAPED AREA, REFER TO LANDSCAPE PLANS
- 7 HOTEL ENTRANCE, NOT TO EXCEED 1:20 SLOPE
- 8 LINE OF BUILDING ABOVE
- 9 LINE OF ENTRANCE OVERHANG ABOVE
- 10 EXISTING ADJACENT BUILDING TO REMAIN
- 11 COLUMN FOR STRUCTURE ABOVE
- 12 APPROXIMATE LOCATION OF RESIDENTIAL BUILDINGS BEHIND

**AVERAGE NATURAL GRADE**

LOWER EDGE OF BUILDING	31.24'
UPPER EDGE OF BUILDING	34.33'
<b>AVERAGE GRADE:</b>	$65.57 / 2 = 32.78'$

**10**  
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DEVELOPMENT PLAN  
**MAIN STREET HOTEL**  
2130 MAIN STREET, MORRO BAY

NOT FOR CONSTRUCTION

DATE	SUBMITTAL
170412	CONCEPTUAL PLANNING

SITE PLAN

A1.1

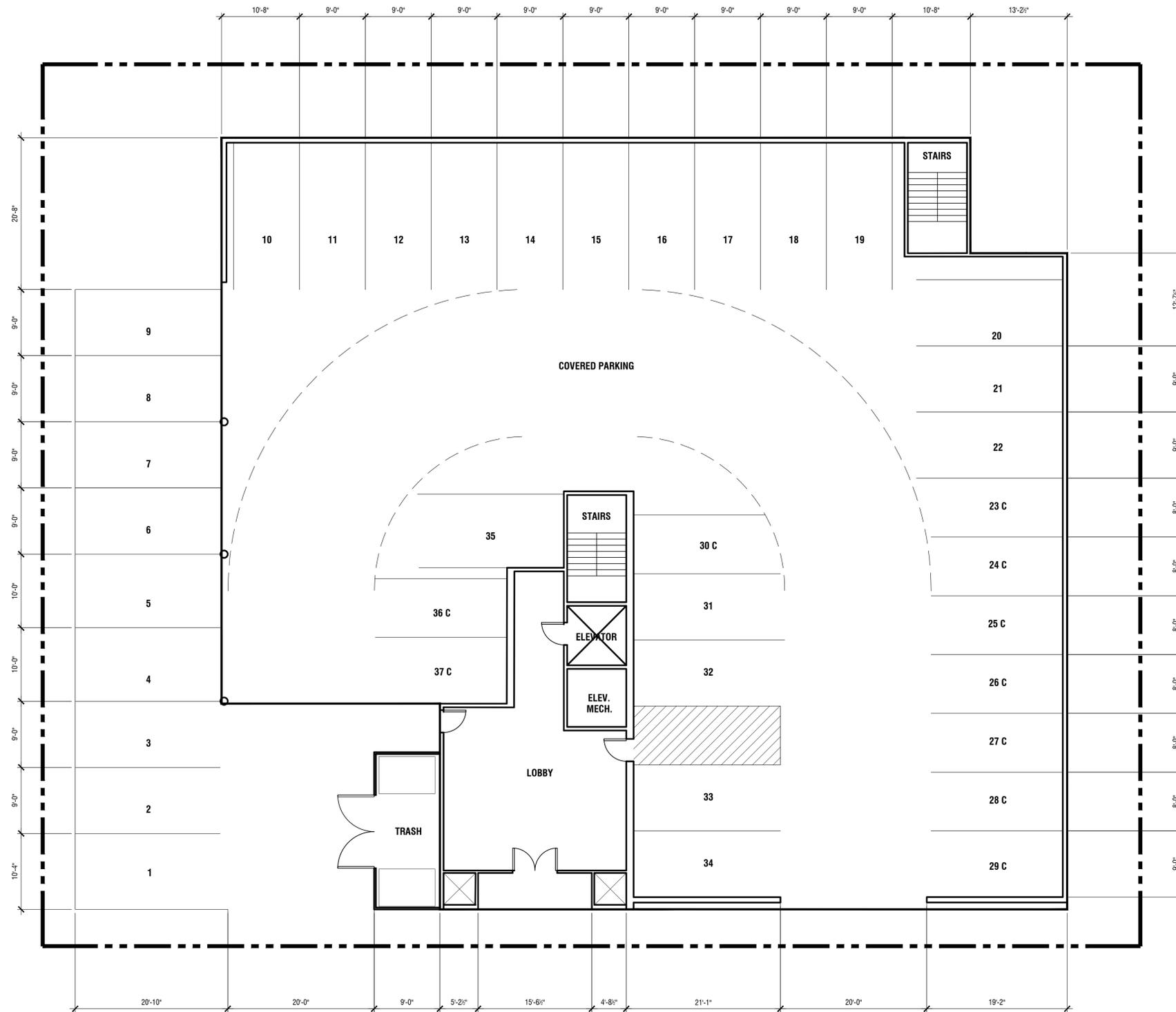




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1 SECOND FLOOR PLAN



DEVELOPMENT PLAN  
**MAIN STREET HOTEL**  
2130 MAIN STREET, MORRO BAY

DATE	SUBMITTAL
170412	CONCEPTUAL PLANNING

SECOND FLOOR  
PLAN

A2.2

NOT FOR CONSTRUCTION



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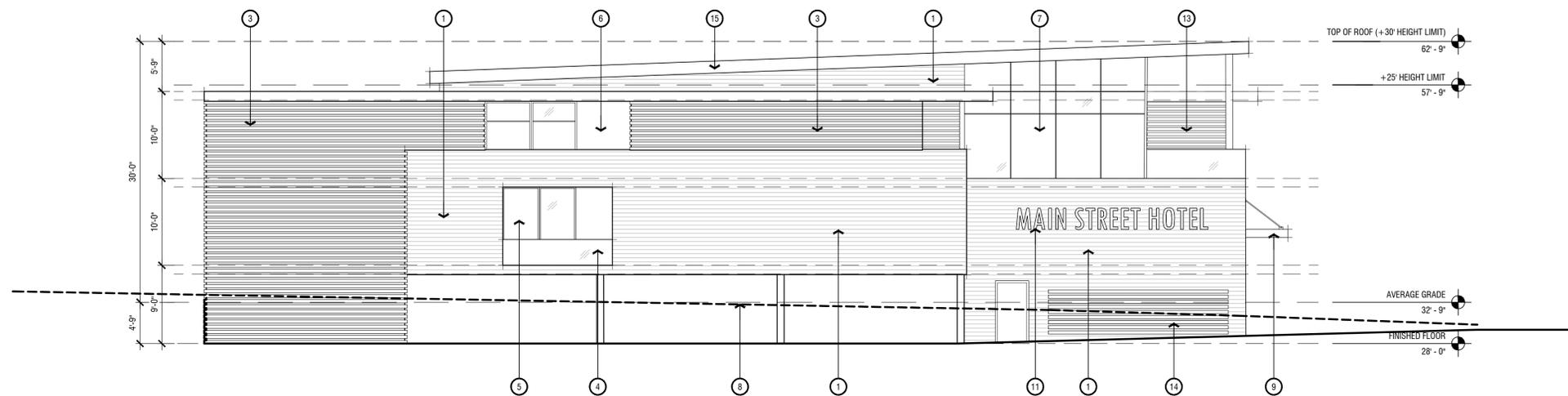
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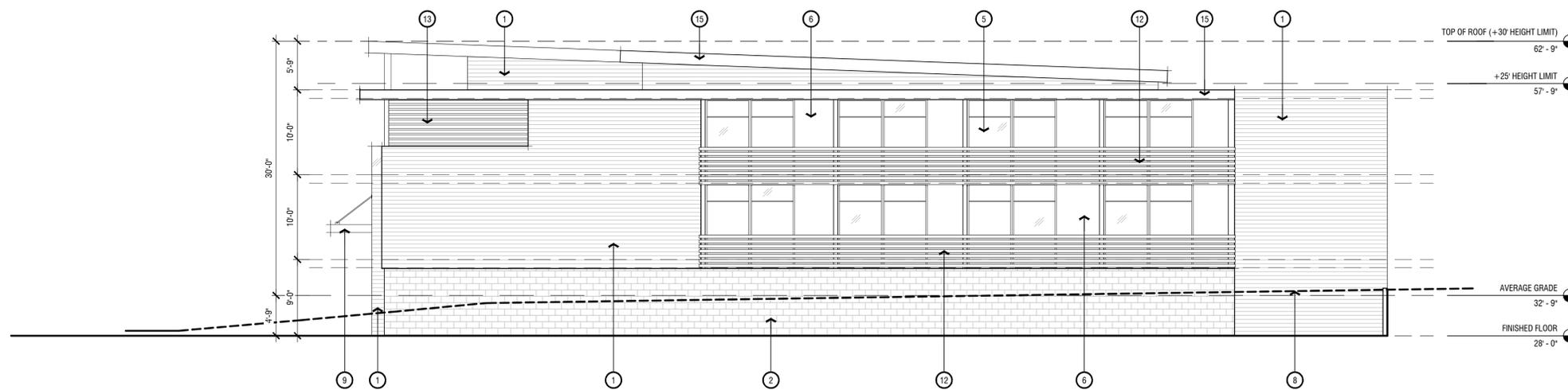
THIRD FLOOR  
PLAN

**KEYNOTES**

- ① NICHHA FIBER BOARD, VINTAGE WOOD, CEDAR
- ② CMU BLOCK WALL, SMOOTH FINISH, NATURAL GREY
- ③ NICHHA RAIN, LIGHT CEDAR SCREEN SPACED 1" APART TYPICAL
- ④ GLASS GUARD RAIL
- ⑤ VINYL DOORS WITH FULL GLAZING, ALUMINUM
- ⑥ HARDIBOARD PANEL PAINTED MORRO BAY BLUE
- ⑦ ALUMINUM STORE FRONT
- ⑧ AVERAGE GRADE OF SITE
- ⑨ METAL CANOPY WITH NICHHA BOARD UNDERNEATH
- ⑩ CMU RETAINING WALL, SMOOTH FINISH, NATURAL GREY
- ⑪ ALUMINUM SIGNAGE
- ⑫ NICHHA GUARD RAIL, LIGHT CEDAR SPACED 1" APART TYPICAL
- ⑬ NICHHA SCREEN BETWEEN SUITES, LIGHT CEDAR
- ⑭ TRASH ENCLOSURE NICHHA SCREEN
- ⑮ ALUMINUM CLAD FACIA



**1 NORTH ELEVATION**



**2 SOUTH ELEVATION**

DEVELOPMENT PLAN  
**MAIN STREET HOTEL**  
2130 MAIN STREET, MORRO BAY

DATE	SUBMITTAL
170412	CONCEPTUAL PLANNING

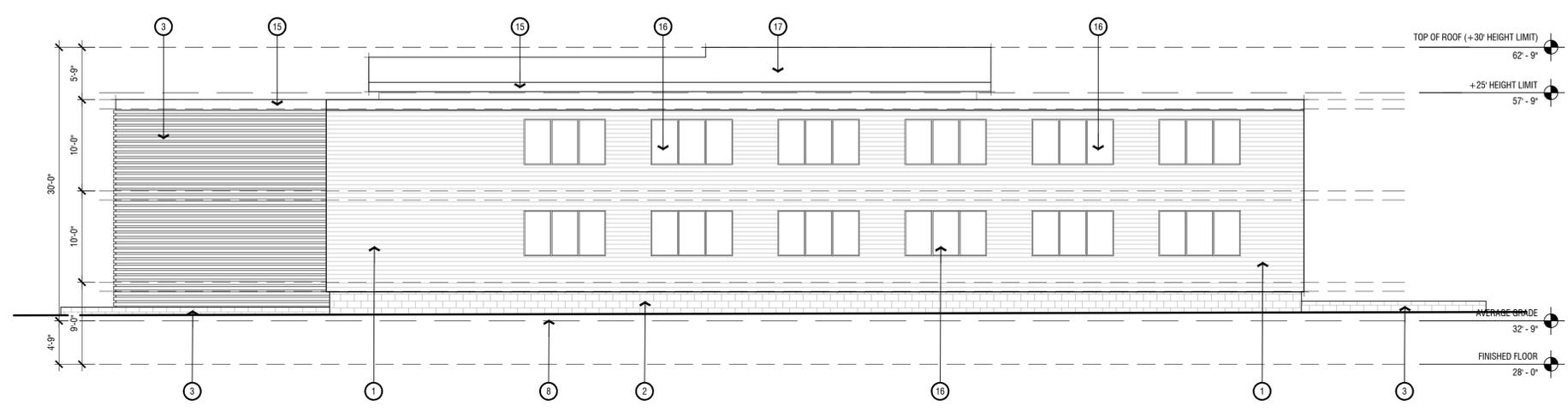
EXTERIOR  
ELEVATIONS

**A3.0**

NOT FOR CONSTRUCTION

**KEYNOTES**

- 1 NICHHA FIBER BOARD, VINTAGE WOOD, CEDAR
- 2 CMU BLOCK WALL, SMOOTH FINISH, NATURAL GREY
- 3 NICHHA RAIN, LIGHT CEDAR SCREEN SPACED 1" APART TYPICAL
- 4 GLASS GUARD RAIL
- 5 VINYL DOORS WITH FULL GLAZING, ALUMINUM
- 6 HARDIBOARD PANEL PAINTED MORRO BAY BLUE
- 7 ALUMINUM STORE FRONT
- 8 AVERAGE GRADE OF SITE
- 9 METAL CANOPY WITH NICHHA BOARD UNDERNEATH
- 10 CMU RETAINING WALL, SMOOTH FINISH, NATURAL GREY
- 11 ALUMINUM SIGNAGE
- 12 NICHHA GUARD RAIL, LIGHT CEDAR SPACED 1" APART TYPICAL
- 13 NICHHA SCREEN BETWEEN SUITES, LIGHT CEDAR
- 14 TRASH ENCLOSURE NICHHA SCREEN
- 15 ALUMINUM CLAD FACIA
- 16 VINYL WINDOWS
- 17 LOW SLOPED ROOF



**1 EAST ELEVATION**



**2 WEST ELEVATION**

DEVELOPMENT PLAN  
**MAIN STREET HOTEL**  
2130 MAIN STREET, MORRO BAY

**NOT FOR CONSTRUCTION**

DATE	SUBMITTAL
170412	CONCEPTUAL PLANNING

EXTERIOR  
ELEVATIONS



1 VIEW LOOKING EAST



2 VIEW LOOKING NORTH



3 VIEW LOOKING SOUTH

# 10

TEN OVER  
STUDIO, INC

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DEVELOPMENT PLAN  
**MAIN STREET HOTEL**  
2130 MAIN STREET, MORRO BAY

NOT FOR CONSTRUCTION

DATE	SUBMITTAL
170412	CONCEPTUAL PLANNING

EXTERIOR  
PERSPECTIVES

**A3.2**

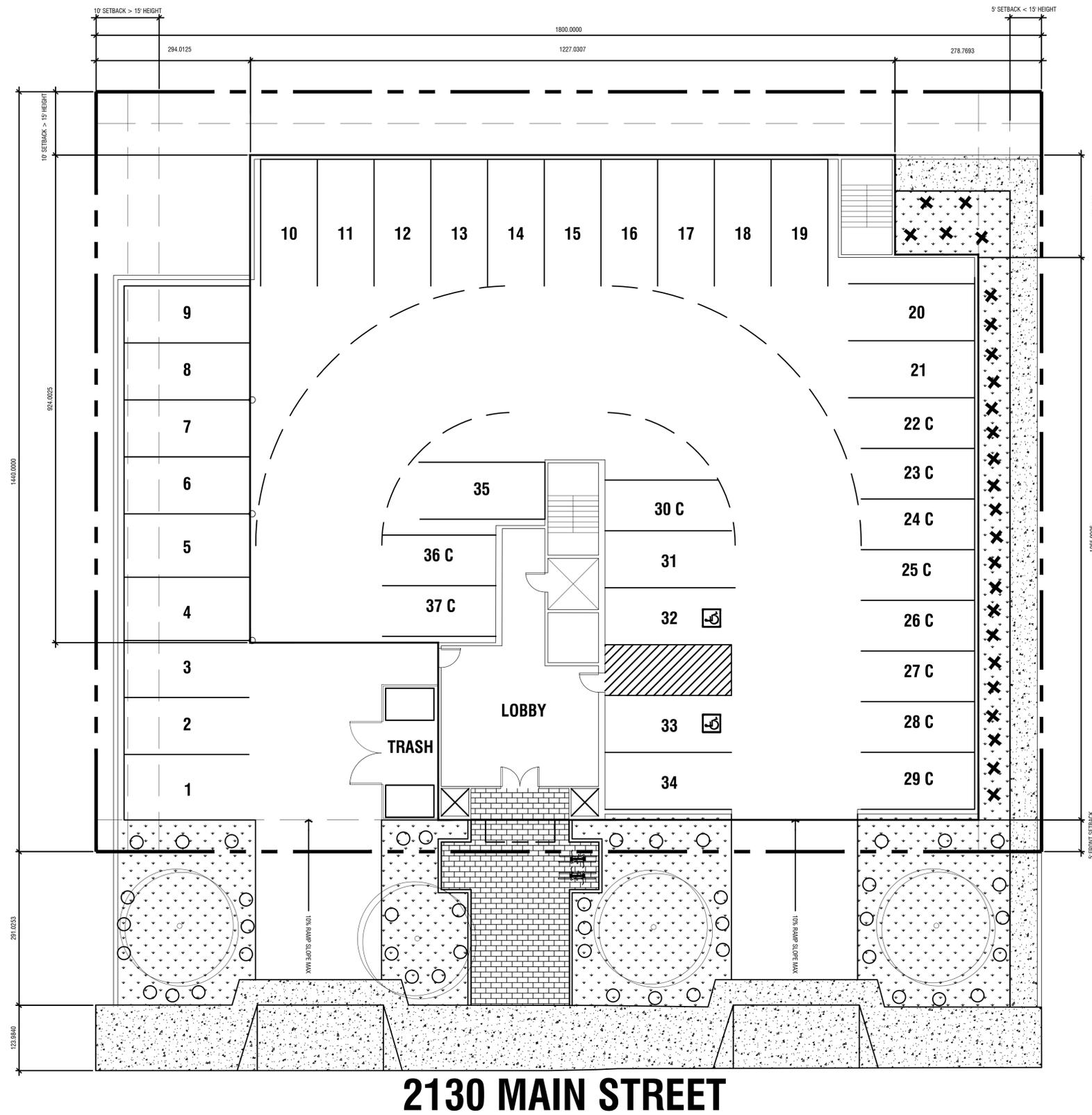
REVISIONS	DATE

**AXIS ENGINEERING GROUP**  
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**2130 MAIN STREET HOTEL**  
 2130 MAIN ST., MORRO BAY, CA  
**LANDSCAPE PLAN**

CLIENT:  
 2130 Main Street, Morro Bay, LLC  
 3480 South Higuera Street, Suite 130  
 San Luis Obispo, Ca. 93401  
 (805) 540-3330

SHEET  
**CO**

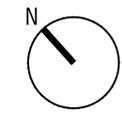
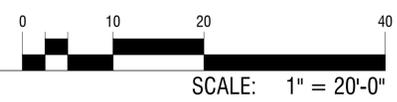


**LANDSCAPE PLAN**

LANDSCAPE AREA - 3010 s.f.  
 IRRIGATION - DRIP

**LEGEND**

-  TREES
-  SHRUBS (Native, Drought Tolerant)
-  SHRUBS (Decorative)
-  Hardscape Area
-  Landscape Area



**1 LANDSCAPE PLAN**

- PLANT PALLETTE**
- |                     |                            |
|---------------------|----------------------------|
| SHRUBS (42)         | TREES (4)                  |
| Lavender            | Meyer Lemon                |
| Mexican Sage        | Persimmon (Fuyu Jiro)      |
| Lantana (purple)    | Ginkgo Biloba (Maidenhair) |
| Purple Needlegrass  | Bearss Lime                |
| Agapanthus          |                            |
| Camellias (various) |                            |

**2130 MAIN STREET**