



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

**Regular Meeting - Tuesday, January 16, 2018
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Gerald Luhr

Vice-Chairperson Michael Lucas
Commissioner Jesse Barron

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. For Public Hearing, New Business, and Unfinished Business items, additional opportunities for public comment will be provided following the Staff Report for each such 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 Department 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.

B. PUBLIC HEARINGS

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

B-1 **Case No.:** UP0-466 Review

Site Location: 545 Shasta Avenue, Morro Bay, CA

Project Description: One-year review of the currently active Special Use Permit approved by the Planning Commission on 1/17/17 for the co-location of a live theater playhouse within the existing St. Peter’s Episcopal Church. The project site is located within the R-2 Residential zoning district and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15301, Class 1

Staff Recommendation: Conditionally Approve

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

B-2 **Case No.:** UP0-504/CP0-557

Site Location: 1156 Market Street

Proposal: Conditional Use Permit and Coastal Development Permit for the construction of a 1,302 square-foot single-family residence with a 102 square-foot covered front porch and a detached 576 square-foot garage. The proposed project is located within the R-2/PD/SP Zoning District, in Area G of the Beach Street Area Specific Plan, and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally Approve

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

B-3 **Case No.:** UP0-508

Site Location: 3310 Main Street

Proposal: Conceptual Review of a potential future public hearing project proposing to demolish an existing 1,528 SF commercial building on a 4,800 SF parcel with two underlying lots, and construct two new single-family homes, each approximately 2,500 SF in size including a garage and an accessory dwelling unit. Both new houses would face Tahiti Street. Each house would be located on its own lot. 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: Joan Gargiulo, Assistant Planner (805) 772-6270

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on February 6, 2018 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.morrobayca.gov/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.morrobayca.gov/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 a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant’s favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.



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

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions

New Planning items or items recently updated are highlighted in yellow.

Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date January 16, 2018

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Biaggini	1152 Market Avenue	11/21/17	CP0-557 & UP0-504	Coastal Development Permit & CUP for new 1320 sf single family residence w/ detached two-car garage;	Under Intial Review. PC hearing 1/16/2017				jg
2	Stollmeyer	3310 Main	12/19/17	UP0-508	Conceptual review of residential development	Under initial review. Pc review of concept plan at 1/16 PC hearing				jg
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
	Branch	885 Embarcadero	1/8/18	A00-052	CUP Amendment of #CUP16-92 Major Mod. Proposed work includes interior & exterior remodel of Otter Rock building, deck repair, and relocation of floating dock.					cj
	Branch	885 Embarcadero	1/8/18	UP0-511	Minor Use Permit to recognize allowable uses per Master Lease Agreement for City lease site					cj
3	Skalla	180 Capri	1/4/18	UP0-510/AD0-127	CUP and parking Exception for a 198 sq. ft. addition to an exisiting nonconforming SFR with a parking exception	Under Initial Review				jg

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4		833 Embarcadero	1/2/18	UP0-509	Demo/reconstruction of existing Off the Hook Building.					
5	Gleman	2784 Indigo	12/12/17	CP0-559/UP0-507	CDP and CUP for a new SFR in the Cloisters subdivision	Under Intial Review				cj
6	Santoianni	321 Rennell	12/12/17	CP0-558/UP0-506	CDP and CUP for new 544 sq. ft. SFR 448 sq. ft. attached garage	Under Intial Review				jg
7	Osborne	450 Piney	11/16/17	CP0-556	Administrative Coastal Development Permit for demolition of existing single family residence, construct new 3,008SFR, 460 sf garage, 214sf decks, 58sf porch	Under Intial Review. Correction Letter sent 12/14				jg
8	Madding	458 Dunes St	11/7/17	UP0-503	Remodel & addition to existing single family home; addition is 373sf.	Under Intial Review. Correction letter sent 12/13.				cj
9	Di Benedetto	235 Marina	11/1/17	CP0-555/UP0-495	Coastal Development Permit & CUP for Demo/Reconstruct	Under initial Review. Correction Letter sent 11/13				jg
10	Silvaggio/Marshall	401 Pico	10/19/17	UP0-499/AD0-125	Minor Use Permit and Parking Exception for the construction of a single-car garage for a SFR, nonconforming due to the absence of a garage. Parking exception for the 2nd space in tandem in the drive	Under Initial Review. Correction Letter sent 11/21. Resubmittal rcv'd 12/11				jg
11	Kwai	2780 Main	9/15/17	UP0-493	Minor Use permit for reduction in commercial use to limit commercial use to the first floor and expansion of residential use to limit residential use to second floor. No additional square footage is proposed	Under Initial Review. Correction Letter sent 10/17. Resubmittal rcv'd 1/5				jg

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12	MacMillan	590 Morro Bay Blvd	8/17/17	A00-051	Minor modification to UP0-460 for Distasio's restaurant	Under review. Additional minor modification proposed and added to A00-051 8/29/17. Under review. Additional changes submitted 9/5/17. Waiting on corrections. Waiting on submittal of color for approval. Rcv'd 12/2				jg
13	Ferrin	2770 Elm	7/7/17	CP0-550/UP0-487	Coastal Development and Conditional Use Permit for a 752 sq. ft. 2nd story addition and garage expansion	Under Initial Review. Correction letter sent. Waiting for resubmittal. Resubmittal Rcv'd 1/4		PN- Conditionally approved 8/10/2017		jg
14	Taverner	335 Piney	6/15/17	CP0-547	Coastal Development Permit for the construction of a detached 624 sq. ft. accessory dwelling unit	Under Initial Review. Correction Letter sent 7/11/2017. Resubmittal received 9/28. Performed Site Visit. Waiting on confirmation of the removal of second kitchen area on lower floor. Letter sent 12/14 regarding required information submittal not rcv'd to date.		PN- Conditionally approved 7/17/2017		jg
15	Guesno	210 Atascadero	6/1/17	CP0-544 / UP0-481	Coastal Development Permit and Conditional Use Permit for commercial change in use	Under Review. Correction memo sent to applicant 6-27-17. Resubmittal received 7/24/17. Incomplete letter sent 8/4/2017. Plans still incomplete as of Nov. 2017. Resubmittal received 1/5/18.		PN- Disapproved 7/5/17		cj
16	Morgan	101 Fig St.	4/12/17	UP0-476	Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project.		PN-Conditionally approved 5/11/17		wm
17	Huber	2783 Coral Ave	2/24/17	CP0-530, UP0-470, S00-127	Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto & Coral Ave.	Under Initial Review. Resubmitted 11-2017. RFP released for preparation of environmental (IS/MND).		PN- Not Approved per memo dated 3/16/17		cj
18	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016. Applicant now wants to remove development from proposal and process the parcel map independently of any development. Waiting on updated map (4/7/2017) Rcv'd 4/17. Correction letter sent 5/30/2017. Resubmittal Received 7/10/17. Correction Letter sent 8/22. Resubmittal rcv'd 10/18/17. Applicant has chosen to again change the project. Permit expired. Applicant directed to resubmit application at meeting 12/14		PN- Disapproved per Memo dated 8/10/2017		jg

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19	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16. No recent activity as of 9-1-17.		PN- Conditionally Approved 5/17/2017		cj
20	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Resubmittal received 8/11/15. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater & plan update-8/24/15		wm
21	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed incompletd. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent . Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj
Planning Commission Continued projects:										
22	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. Correction memo sent to applicant 6-19-17. Applicant resubmitted 10-2017. PC hearing 12-19-17. Project continued to a date uncertain with direction regarding development limit line encroachment. Potential PC hearing date of 2/6/18 - waiting on resubmittal.		PN- Conditionally Approved 6/7/17		cj
23	Erlendson	299 Sienna	9/1/17	UP0-491/AD0-123-CP0-560	Application altered. Applicant now requests Coastal Development Permit for a secondary dwelling unit to be located within the existing 2-car garage.	Under review. Correction letter sent 9/13/17. PC hearing 10/3/2017. Continued to a date uncertain with direction to work with staff prior to resubmittal. Applicant must resubmit. Under Review				jg
24	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete	Under review. Correction letter sent 5-10-16. Environmental review complete and to be routed 7-28-16 for required 30 day period. PC 9/6/16 hearing. Reviewed and PC continued hearing to 10/4/16. Project continued to 12/6 PC meeting. Project reviewed at 1/3/17 PC hearing and continued to a date uncertain. Revised MND in progress.		PN- Conditionally approved per memo dated 7/26/16		wm

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25	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig cj
26	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		wm
27	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		wm
Projects Appealed or Forwarded to City Council:										
28	Van Buerden	945 Embarcadero	5/24/16	UP0-446	Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements	Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj. Resubmitted revised plans 6-5-17. Project reviewed and discussed with Consultant. PC hearing date is 9-5-17. Conditionally approved via Favorable Recommendation to City Council for approval. Council reviewed on 10-10-17 and continued project to 11-14-17.		Conditionally approved 6/14/16		cj

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29	Baston	561 Embarcadero	UP0-448	UP0-448	Conditional use permit for Gray's Inn access improvements and piling repair	Incomplete letter sent 8-4-16. Received resubmittal 9/16/16. Correction letter sent 10/14 and resubmittal 10/19. Met w/ Agent to review resubmittal 10/19. Project reviewed at 12/20 PC meeting and continued to 1/17 PC meeting. Project reviewed for favorable recommendation to the City Council with direction. City Council reviewed and continued to a date uncertain to allow plan revisions to sign location and ADA clarification. Resubmitted plans 5-25-17. Met with Applicant and Agent 9-2017 to discuss project issues related to parking. Applicant resubmitted 11-22-17. Noticed for 1/23/18 City Council action on CUP		PN- Conditionally approved per memo dated 8/3/16		cj
30	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
Environmental Review										
31	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	Coastal development permit & Conditional Use Permit for Bay Pines Solar Project.	Under Initial Review. Bio Report and Phase 1 Arch report rcv'd. Waiting for preliminary title report. Rcv'd 3/15. Sent to PW: Under Review. Correction letter sent 4/12/2017. Rcv'd email resubmittal 5/5, resubmittal under review. Requires Initial Study		PN- Conditionally Approved, 6/5/17		jg
32	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj

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Final Map Under Review Projects:										
#REF!	Tract 2812	2400 Main St / Morro Mist	6/13/16	Map	Final Map - Tract 2812 / 23 lot subdivision and 1 common lot	Initial submittal for final map processing received 6-13-16. Correction letter sent 7-6-16. Draft CC&Rs received. Resubmittal received 1/5/17. Corrections sent 4-7-17. Resubmittal received 6-16-17 and 9-5-17. CC&Rs approved. Draft affordable housing documents prepared and sent to Applicant 11-28-17		JW/PN - Disapproved final map and public improvements 8/1/2017		cj
Projects requiring coordination with another jurisdiction:										
#REF!	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
#REF!	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
#REF!	City of Morro Bay	Citywide			Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. General Plan Advisory Committee meetings ongoing. For more information or to get involved, visit www.morrobayca.gov/planmb . Project to be complete with documents ready for adoption and certification by end of 2018.				

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#REF!	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
#REF!	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg
Grants										
#REF!	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	No review performed.	N/A		sg
#REF!	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
#REF!	City of Morro Bay	City-wide				Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
1	LaPlante	3093	Beachcomber	4/24/17	B-31487	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Sent memo correction 6-15-17. Disapproved by cj on 10-16-17.	Approved by cdl on 5-10-17	PN - Disapproved 6/9/17	Emailed comments on 10-20-17.	
2	Riordan	1040	Balboa	12/27/17	B-31818	137sq.ft. 2nd floor deck, replace 2nd. Floor window with sliding door					
3	MMbs Llc	1215	Embarcadero	12/9/16	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. Approved 11-27-17. CJ	Plans sent to Ca, Code Check 1-5-17.Sent CA code check 11/14/17	PN- Disapproved per memo dated 1/18/17		
4	Bulatov	2980	Hemlock	9/11/17	B-31651	Remodel existing SFR, new 1st, & 2nd floor addition(1444sq.ft.) new 310 sf deck above	Disapproved by jg on 9-8-17.	Disapproved by cdl on 9-18-17.	Disapproved by jb on 9-15-17.	Emailed comments on 10-03-17	
5	Bennish	421	Island	12/20/17	B-31816	converting existing closet into a bathroom.					
6	Warmerdam	2901	Juniper	12/15/17	B-31812	Single Family Alteration Remodel of existing home	Diapproved by jg 12-27-17				
7	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 rr on 8-22-17.	Disapproved by cdl on 8-8-17	Disapproved by pn on 8-22-17 approved by jb 11/22/17.	Resubmitted on 11-17-17.	
8	Grover	484	Kings	8/31/17	B-31650	Single Family Addition	Approved by jg on 9-6-17.	Disapproved by IApproved 12-14-17	Disapproved by jb on 9-14-17.	Emailed comments 9/21/17.	
9	Wright	520	LaJolla	7/21/17	B-31595	Enclose 10'x20' carport for single car garage	Disapproved by rr on 7-26-17.	Disapproved by cdl on 8/11/17.	N/A		
10	Boisclair	900	Main	12/19/17	B-31810	Raise existing stage 6" to add additional sound deadning. Create front of stage perimeter					
11	Olcott	285	Marina	10/27/17	B-31752	ADA Renovation; parking lot	Approved by sg on 11-6-17.	Approved by cdl on 11-14-17.	Disapproved by jb on 11-3-17.	Emailed comments 11/21/17	
12	Gotchal	315	Marina	10/27/17	B-31753	Remodel SFR, change floor plan, add 2 single car garages in building next door.	Approved by jg on 11-6-17.		Disapproved by jb on 11-8-17.		
13	Henderson	958	Marina	10/18/17	B-31732	Replace interior finish, repair & reinforce existing structure & replace electrical mechan.& plumbing systems on 2ndary unit	Under review Disapproved by rr on 11-1-17. Project requires planning entitlements.	Approved by cdl on 11-3-17.	Approved by jb on 10-23-17.		
14	Kinsinger	222	Main St.	11/22/17	B-31786	149 Sq. Ft. addition & interior remodel of kitchen, bath and living-room.		Disapproved by cdl on 11-29-17	Approved by jb on 11-22-17.		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
15	Millerstein	844 Main St.	11/17/17	B-31781	Com. Alteration Re-enclosed storage area & upgrade to allow for office space in addition to storage upgrade exterior to match surrounding	Under Review. RR	Disapproved by cdl on 11-27-17.	Approved by jb 11/22/17		RR
16	Sonic	1840 Main	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17	California Code Check reviewing for building code.	Disapproved by jb on 11-21-17.		
17	Morro Mist LLC	2402-2446 Main	7/5/16	B-31067 through B-31089	Building Permit applications for 23 new town homes in 6 detached building clusters to include 15 one- bedroom units and 8 three bedroom units. 23 separate applications	Disapproved. Corrections sent 8-3-16. cj. Resubmittal received and disapproved 11-28-17.	Disapproved by cdl on 1-23-17.	PN- Approved waiting for RL sign-off of WEU form.		
18	Lau	2780 Main	9/15/17	B-31680	Remodel existing restaurant/ apartment. Reduce size of restaurant by 500 sf and add that to the Apartment.	Disapproved by jg 10-18-17.	Disapproved by cdl on 9-22-17	Disapproved by jb on 9-22-17.	Emailed comments on 10/19/17.	
19	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		
20	Swindle	590 Morro	9/25/17	B-31690	Remove and relocate panel antennas to roof top cell site.	Disapproved by wm on 10-18-17.	Approved by cdl on 10-26-17.	Approved by jb on 10-17-17.	Emailed comments on 10/31/17	
21	Crowfoot	416 Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CP0-531)	Approved by rr on 7-31-17.	Approved by cdl on 3-23-17	PN- Disapproved per memo dated 3/29/17		
22	Wilhelm	2265 Nutmeg	10/20/17	B-31741	Relace existing 209 sf deck (adding 26 sf) totalling 235 sf decking.	Approved by rr on 10-23-17	Approved by cdl on 11-3-17.	Disapproved by jb on 10-24-Approved by jb 11/13/17.	Emailed comments on 11/6/17.	
23	Loe	2605 Nutmeg	11/30/17	B-31795	Remodel 2nd floor of SFR	Approved by jg on 12-14-17. PZ	Approved by ac on 12-12-17.	Approved by jb on 12-05-17	Awaiting pick-up	
24		401 Pico St.	12/27/17	B-31821	New single car garage & build addition					
25	Colmer	501 Quinn Ct,	11/16/17	B-31775	SFR- New	Disapproved by cj 12-21-17	Sent to CA code ck. 12-13-17	Approved by jb on 11-30-2017		
26	Colmer	505 Quinn Ct,	11/16/17	B-31774	SFR- New	Disapproved by cj 12-21-17	Sent to CA code ck. 12-13-17	Approved by jb on 11-30-2017		
27	Colmer	557 Quinn Ct,	11/16/17	B-31776	SFR- New	Disapproved by cj 12-21-17	Sent to CA code ck. 12-13-17	Approved by jb on 11-30-2017		
28	Giannini	750 Radcliff	9/15/17	B-31681	Remove & Replace antenna on tower,	Approved by JG ON 10-1-17	Approved by cdl on 9-19-17. PZ	Approved by jb on 11-13-17		
29	Brisson	341 Sicily	9/12/17	B-31670	Single Family Alteration	Conditional approval 9-27-17. RR	Disapproved by cdl on 9-21-17.	N/A	Emailed comments on 9/28/17	
30	Sotelo	2101 Sunset	10/3/17	B-31698	Proposed detached accessory building 625 sq. ft.	Disapproved by jg on 10-16-17.	Disapproved by cdl on 10/4/17.	Disapproved by jb on 10-05-17.	Emailed owner 10/20/17.	

Planning Projects & Permits with Final Action:

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner



AGENDA NO: B-1

MEETING DATE: January 16, 2018

Staff Report

TO: Planning Commissioners

DATE: January 9, 2018

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: One-year Review of Special Use Permit No. UP0-466 for the continued operation of a playhouse within the existing St. Peter's Church at 545 Shasta Avenue.

APPLICANTS: Janice Peters and Reverend Sidney Symington

LEGAL DESCRIPTION/APN: APN: 066-144-011

PUBLIC NOTICE:

Notice of this item was posted at the site and published in the San Luis Obispo Telegram Tribune newspaper on January 6, 2018 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.

DISCUSSION:

On January 17, 2017, the Planning Commission adopted Resolution 03-17 approving the co-location of live theater productions in the Parish Hall of the existing St. Peter's Episcopal Church at 545 Shasta Avenue within the R-2 Residential Zoning District. Planning Condition of approval 22 required the Conditional Use Permit to be brought back to the Planning Commission for reevaluation within 12-months of approval. To date, the City has received no complaints regarding the playhouse use at this location, and By the Sea Productions, look to have complied with all Conditions of Approval included in PC Resolution 03-17 (Exhibit C).

The schedule for the upcoming 2018 season (Exhibit A) includes five (5) full productions and three (3) readers theatres. The full performances shall run for four consecutive weekends whereas the 2017 season ran full performances for three consecutive weekends (Exhibit D). Although there was some discussion of possible dinner theater in the future (Exhibit B), the Applicants have not pursued this option and are not proposing to do so in the future.

Prepared By: ___JG___

Department Review: _____

CONCLUSION:

By all accounts, the playhouse use appears to be fitting in to the surrounding residential neighborhood, as the City has not received any complaints regarding the use since approval. Given the theatre group has been able to operate without issue over the last 12-months, Staff see no reason to require any additional review of the CUP by the Planning Commission. If potential issues arise in the future, staff will work with the Applicant to rectify any community concerns or noncompliance issues up to and including bringing the project back before the Planning Commission for reconsideration of the CUP. .

EXHIBITS:

- Exhibit A – 2018 Show Schedule
- Exhibit B – Staff Report from January 17, 2017
- Exhibit C – PC Resolution 03-17 Adopted 1/17/17
- Exhibit D – 2017 Show Schedule

By the Sea Productions 2018 Show Schedule

SHOW 1 – Exit Laughing 2/9-3/4

READERS THEATRE 1 – Dally with the Devil 3/23-25

READERS THEATRE 2 – Kalamazoo 4/20-22

SHOW 2 – Love Alone 5/11-6/3

SHOW 3 – The Murder Room 6/22-7/15

SHOW 4 – Of Mice and Men 8/24-9/16

READERS THEATRE 3 - The Devil & Daniel Webster 10/5-7

SHOW 5 – Anne Of Green Gables 11/30-12/16



AGENDA NO: B-2

MEETING DATE: January 17, 2017

Staff Report

TO: Planning Commissioners

DATE: January 17, 2017

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: **Special Use Permit (UP0-466) Request** to allow for the Pewter Plough Players, Inc. to stage live theater performances in the parish hall of the existing St. Peter’s Episcopal Church at 545 Shasta Avenue located within the R-2 Residential Zoning District.

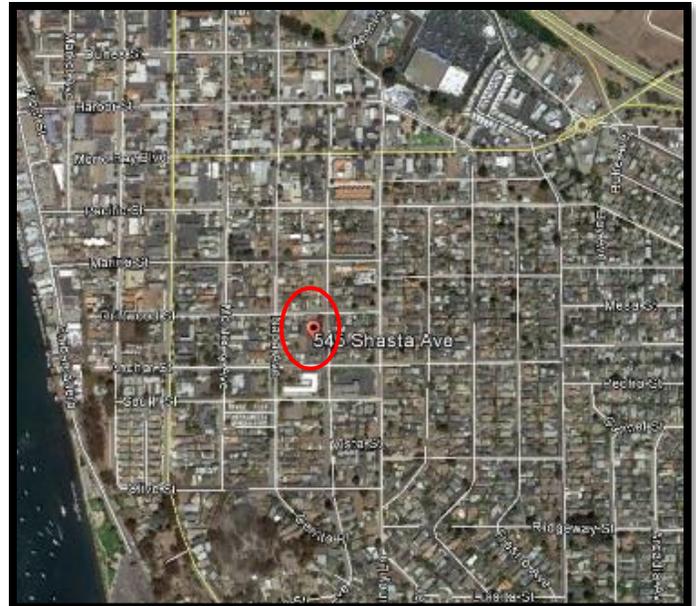
RECOMMENDATION:

Approve Special Use Permit No. UP0-466 by adopting Planning Commission Resolution 03-17 including the following action (s):

1. Approve the Class 1, Section 15301 Categorical Exemption in accordance with applicable provisions of the California Environmental Quality Act
2. Adopt the findings and conditions of approval included in Planning Commission Resolution 03-17 (Exhibit A) and the site development plans.

APPLICANTS: Reverend Sidney Symington and The Pewter Plough Players, Inc. Doing Business as ‘By the Sea Productions’

LEGAL DESCRIPTION/APN: 066-144-011



Vicinity Map

Prepared By: JG

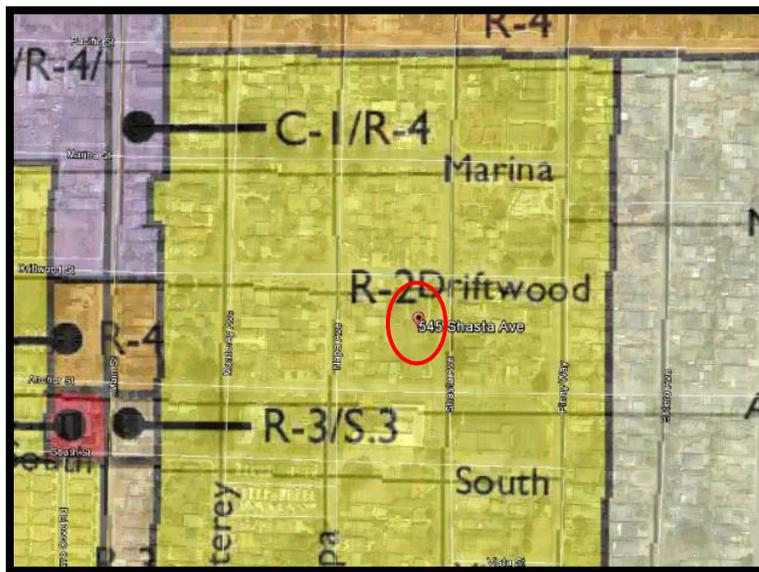
Department Review:

SUMMARY:

The Applicants proposes to co-locate a live theater playhouse at the existing St. Peter's Episcopal Church. Specifically, the Applicants propose to use the existing Parish Hall Building located at the northwest corner of the parcel to host a maximum of 99 audience members. The stage area will include 4 adjustable and removable 4ft. x 8 ft. x 8 in. high wooden platforms. The platforms, sets, props, lighting, and other equipment will be removed from the hall when not utilized for playhouse purposes.

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 1 Section 15301. The existing church use is an assembly use per the California Building Code and the proposed playhouse use is also an assembly use; therefore, the above mentioned CEQA exemption applies. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.



Zoning Map

PROJECT SETTING:

The project site is located in Central Morro Bay at the corner of Shasta Avenue and Driftwood Street, west of Highway 1, south of Morro Bay Blvd., and north of Anchor Street. The project site is located within the R-2 Duplex Residential Zoning District and designated by the General Plan and Local Coastal Plan as Medium-Density Residential. The site lies outside of the Coastal Commission Appeal Jurisdiction.

EXHIBIT B

UP0-466
Planning Commission
January 17, 2017

Adjacent Zoning/Land Use			
North:	R-2/ Duplex Residential	South:	R-2/ Duplex Residential
East:	R-2/ Duplex Residential	West:	R-2/ Duplex Residential

Site Characteristics	
Site Area	Approximately 27,600 square feet (0.64 acres)
Existing Use	Public/Institutional Use: Religious Assembly
Terrain	Virtually flat, graded, and developed
Vegetation/Wildlife	Previously disturbed site
Archaeological Resources	N/A
Access	Shasta Avenue and Driftwood Street

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Medium Density Residential
Base Zone District	R-2
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone, however not in the Appeals Jurisdiction nor Original Jurisdiction

PROJECT DISCUSSION:

The Applicants and By the Sea Productions, propose to co-locate live theater productions in the existing Parish Hall of St. Peter's Episcopal Church (Building B identified in Exhibit B). Current activities on site include but are not limited to religious services, study groups, and community support groups. Because the production company is a non-profit organization, performances are limited to a maximum of 99 audience members.

The production company proposes to give 37 performances throughout 2017 (Exhibit C). Friday and Saturday performances are scheduled to begin at 7:30 pm and conclude at 10:00pm. However, the production company has offered to begin at 7:00 if it is more palatable for the community. Sunday matinee performances are scheduled to begin at 3:00 pm and conclude at 5:30 pm. Proposed rehearsals are to occur in the weeks preceding performances; weeknight

EXHIBIT B

UP0-466
Planning Commission
January 17, 2017

rehearsals will occur between 5:00 pm and 9:30 pm and weekend rehearsals shall occur during the daytime.

The Applicants do not propose any structural changes on site and the equipment utilized for the proposed use will be nonpermanent. One light bar will be affixed to the ceiling in the hall; all other lighting will be placed on stands and removed after performances. The audience seating will remain in the Parish Hall when not used for the theater use and any extra seating will be stored on site. The platforms used as the stage area will be set up for the duration of a performance and then removed to an offsite location until the next scheduled performance. Based on the schedule of performances shown in Exhibit C, this shall occur 3 times per year.

Parking

Pursuant to Morro Bay Municipal Code Section 17.44.020, the parking requirement for theater uses is one space for every four permanently located seats or one space for each 40 square feet of non-fixed seating space. Standard seating dimensions are 3 ft. square per seat. As per the floor plan shown on Exhibit B, the Applicant proposes to set up two sections of seating with 7 rows of 7 seats. At 882 square feet of audience seating area, the total parking requirement for this use is 22 spaces. There are currently 26 parking spaces on site, two of which are ADA accessible.

The site does have ample parking to accommodate the playhouse use, assuming no other services or events are taking place on site. If the Sanctuary building were being used for services or some other type of event at the same time the Parish Hall was being used for a performance, onsite parking would be insufficient. To this end the Special Use Permit has been conditioned to prohibit any other onsite service or event during the time the Parish Hall is being utilized for performances (See condition 17). The condition reads as follows:

The applicant shall be prohibited from utilizing the Sanctuary building or church grounds for services, group study sessions or other events during the time when playhouse performances are being conducted.

Dinner Theatre

The applicant may, in the future, include dinner theatre performances at the venue. The onsite kitchen does not include an appropriate commercial hood system, including appropriate fire suppression facilities and cannot therefore be utilized for cooking purposes in relation to dinner theatre use. The project has been conditioned to require approval of the Community Development Director prior to conducting any dinner theatre events on site (See condition 18). The applicant could potentially cater such event or they could submit an application to the Building Division to correct the noted commercial hood deficiencies.

PUBLIC NOTICE:

Notice of this item was posted at the site and published in the San Luis Obispo Tribune newspaper on January 7, 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 proposed is consistent with applicable standards of the Zoning Ordinance, General Plan, and Local Coastal Plan. Staff recommends that the Planning Commission adopt the Class 1 Categorical Exemption and approve Special Use Permit #UP0-466 subject to the findings and conditions of approval as specified by Planning Commission Resolution No. 03-17 attached below as Exhibit A.

EXHIBITS:

- Exhibit A – Planning Commission Resolution No. 03-17
- Exhibit B – Site Development Plans
- Exhibit C – Written communication received from applicant
- Exhibit D – Written Correspondence from the Public

RESOLUTION NO. PC 03-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING A SPECIAL USE PERMIT (UP0-466) FOR A THEATER USE AT THE EXISTING CHURCH LOCATED AT 545 SHASTA AVENUE

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, and January 17, 2017, for the purpose of considering approval of Conditional Use Permit #UP0-466; and

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

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

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

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

California Environmental Quality Act (CEQA)

A. That for purposes of the California Environmental Quality Act, Case No. UP0-466 is exempt under Class 1, Section 15301 for the operation and permitting of existing private structures or facilities and will have no potentially significant environmental impacts. Furthermore, none of the exemptions to this Categorical Exemption set forth in CEQA Guidelines Section 15300.2 apply to this project.

Conditional Use Permit Findings

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the permitted uses comply with all applicable project conditions and City regulations and is consistent with the City's General Plan and Local Coastal Plan.
- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed assembly use is consistent with the existing assembly use on site.
- C. The project will not be unreasonably incompatible with the uses permitted in surrounding areas and will not cause damage or nuisance from noise, smoke, odor, dust, or vibration; hazard or nuisance from explosion, contamination, or fire; hazard occasioned by unusual volume or

character of traffic or the congregating of a large number of people or vehicles; or the height of the structure.

Section 2. Action. The Planning Commission does hereby approve Conditional Use Permit No. UP0-466 for property located at 545 Shasta Avenue subject to the following conditions:

NOTE: Conditions listed below in bold and italics have been added by the Planning Commission at the January 17, 2017 Planning Commission meeting.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated January 17, 2017 and, for the project at 561 Embarcadero depicted on plans date stamped December 15, 2016, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for UP0-466, 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.

Building Conditions:

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

Fire Conditions:

9. Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place near the main exit or exit access doorway from the room or space. (CFC 1004.3)

Applicant shall post occupant capacity as determined by the Building Official.

10. Exits or exit access doorways from spaces. Two exits or exit access doorways from any space shall be provided where the occupant load of the space exceeds the values in Table 1015.1. (CFC 1015.1)

Pursuant to Table 1015.1, two exits are required.

11. Exit signs. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel (CFC 1011.1). Exit signs shall be internally or externally illuminated. (CFC 1011.3)

Applicant shall provide two exits that are equipped with approved illuminated exit signs.

12. Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate aisles, corridors, interior exit discharge components and exterior landings. (CFC 1006.3)

Applicant shall provide emergency backup illumination.

13. Locks and latches. Egress doors shall be readily openable from the inside without the use of key or special knowledge in 'A' occupancies with an occupant load of 300 or less, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided a sign is posted on the egress side stating "This door to remain unlocked when building is occupied". (CFC 1008.1.9)

Applicant shall provide signage above the main exit.

14. Decorative vegetation in new and existing buildings, restricted occupancies. Natural cut trees shall be prohibited in Group A, E, I-1, I-2, I-3, I-4, M, R-1 and R-2 occupancies. (CFC 806.1.1)

During the inspection, we observed a natural cut Christmas Tree, located in the northwest corner of the assembly space and partially obscuring a means of egress. Applicant shall remove the Christmas Tree from the structure.

15. Seating with dual access. Rows of seating served by aisles or doorways at both ends, there shall not be more than 100 seats per row. The minimum clear width of 12-inches between rows shall be increased by 0,3-inches for every additional seat beyond 14 seats, but the minimum width is not required to exceed 22-inches. (CFC 1028.10.2.1)

Applicant shall provide a minimum width of 12-inches between rows of chairs.

16. Minimum aisle width. The minimum clear width for aisles shall be forty-two inches for level or ramped aisles having seating on both sides.

Exhibit D of plan that contains seating and aisle arrangement is illegible and we are not able to determine compliance with CFC Sections 1028.9.1 and 1028.10.2.1. Applicant shall revise Exhibit D and show a detail of seating and aisle arrangement, we will confirm compliance during field inspection.

Planning Conditions:

17. The Applicant shall be prohibited from utilizing the Sanctuary building or church grounds for services, group study sessions, or other events during the time when playhouse performances are being conducted.
18. The Applicant shall obtain the approval of the Community Development Director prior to any changes in performance operation, including but not limited to conducting any dinner theater or theater in the round events on site.

19. The Applicant shall not use the kitchen facilities unless and until the necessary upgrades to the commercial kitchen are completed pursuant to California Fire Code Section 904.11 and authorization is received from the Fire and Community Development Departments.
20. Alcohol consumption and/or sales are prohibited unless and until the Applicant furnishes proof of a valid license from the Department of Alcoholic Beverage Control to the Community Development Director. ***Any future sales of alcohol shall be prohibited after 9:30p.m.***
21. ***The Applicant shall ensure that the parking lot is vacated by audience patrons by 10:00 p.m.***
22. ***The project shall be reevaluated by the Planning Commission within 12 months of project approval.***
23. ***Prior to the start of each performance, an announcement shall be made reminding audience members of the sensitive residential nature of the surrounding neighborhood.***

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on a motion by Commissioner Ingrassia and seconded by Commissioner Sadowski this 17th day of January, 2017 on the following vote:

AYES: Ingrassia, Luhr, Sadowski, Tefft
NOES: None
ABSENT: None
ABSTAIN: Lucas



Robert Tefft, Chairperson

ATTEST



Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 17th day of January, 2017.

2017 Tentative show schedule

SHOW 1

2/17, 18, 19

2/24, 25, 26

3/3, 4, 5

READERS THEATRE 1

Memorial day weekend 5/26, 27, 28

READERS THEATRE 2

Father's Day weekend 6/16, 17, 18

SHOW 2

7/29, 30, 31

8/5, 6, 7

8/12, 13, 14

READERS THEATRE 3

Labor Day weekend 9/1, 2, 3

SHOW 3

10/20, 21, 22

10/27, 28, 29

11/3, 4, 5

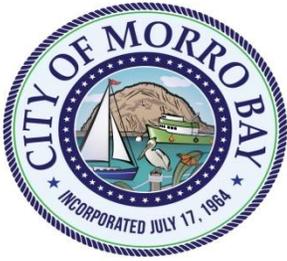
READERS THEATRE 4

Holiday theme 12/15, 16, 17

RECEIVED

DEC 15 2016

City of Morro Bay
Community Development Dept.



AGENDA NO: B-2

MEETING DATE: January 16, 2018

Staff Report

TO: Planning Commissioners **DATE:** January 8, 2018

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: 1156 Market Avenue; Conditional Use Permit (#UP0-504) and Coastal Development Permit (#CP0-557) Request for Conditional Use Permit and Coastal Development Permit approval for the construction of a single-family residence located within the R-2/PD/SP Zoning District, in Area G of the Beach Street Area Specific

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 02-18 which includes the Findings and Conditions of Approval for the project depicted on site development plans date stamped received December 18, 2017.

APPLICANT:

Jonni Biaggini

ARCHITECT:

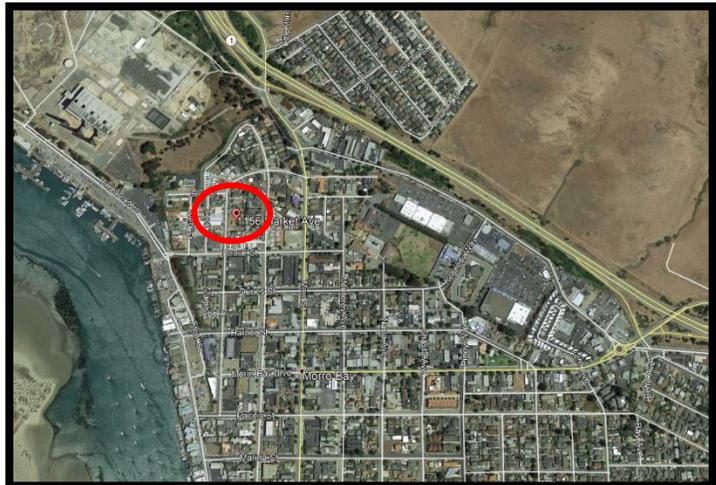
Tom Reay, Omni Design Group

ADDRESS/APN:

1156 Market Avenue
066-037-007

PROJECT DESCRIPTION:

Conditional Use Permit and Coastal Development Permit for the construction of a 1,302 square-foot single-family residence with a 102 square-foot covered front porch and a detached 576 square-foot garage. The proposed project is located within the R-2/PD/SP Zoning District, in Area G of the Beach Street Area Specific Plan, and outside of the Coastal Commission Appeal Jurisdiction.



Prepared By: JG

Department Review: _____

PROJECT SETTING:

The project is located within the Bayfront Neighborhood designated as Planning Area No. 6 in the Local Coastal Plan, within the R-2/PD/SP Residential Zoning District, and Area G of the Beach Street Area Specific Plan. The parcel at 1156 Market Avenue lies to the east of the Embarcadero, west of Main Street, north of Beach Street, and south of Surf Street. The 6,635 sq. ft. rectangular shaped lot is virtually flat and undeveloped. Development in the area includes both single and multi-family residential uses along the east side of Market Avenue and a mix of commercial uses along the west side of Market Avenue.

Adjacent Zoning/Land Use			
North:	R-2/PD/SP Moderate Density Residential	South:	R-2/PD/SP Moderate Density Residential
East:	R-2/PD/SP Moderate Density Residential	West:	C-2/PD/SP Service Commercial

Site Characteristics	
Site Area	6,635 square feet
Existing Use	Undeveloped
Terrain	Virtually Flat
Vegetation/Wildlife	Low grasses
Archaeological Resources	N/A
Access	Market Avenue

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Moderate Density Residential
Base Zone District	R-2
Zoning Overlay District	Planned Development Overlay
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	Beach Street Area Specific Plan (Area G)
Coastal Zone	Located outside the Coastal Commission Appeal Jurisdiction



Street View of Existing Site

PROJECT ANALYSIS

Planned Development Overlay

The project site is located within a Planned Development (PD) Overlay zone. This overlay is applied to parcels, which because of location, size, or public ownership warrant special review. The overlay is applied to several residential parcels in the southwest area of the City to the west of Main Street. The PD overlay allows for modifications to certain zoning site development standards where the modification results in a better design or other public benefit. This flexibility could be applied to allow for a reduced front setback for the proposed covered porch if the Planning Commission finds that this results in a better design (MBMC 17.40.030).

Zoning Ordinance Standards		
	Standards	Proposed
Front Setback	20 feet	14 feet to porch*
Side-Yard Setback	5 feet	5 feet**
Rear Setback	5 feet	5 feet**
Height	25 feet	14' 6"
Lot Coverage	Max. 50%	31.4%
Parking	2 Car Garage	2 Car Garage

Setbacks

*Front Setback: The front setback requirement in the R-2 zone is 20 feet. The Applicant proposes to locate the front porch at a 14 foot setback with the main portion of the structure to be setback 21 feet. The plan set (Exhibit B) shows the adjacent residence to the north has a 9'6" front setback and the adjacent residence to the south has a 12'6" front setback. As discussed below, this reduction in the front-yard setback is consistent with Section D: Building Orientation of the Residential Design Guidelines. It is also important to note that this proposed reduction of the front setback allows more room at the rear of the lot for a potential second dwelling unit to be constructed in the future. As previously stated, the Planning Commission has the authority to allow for the reduction in the front setback if it allows for better design.

**Side and Rear Setbacks: It is important to note that while Section 17.48.045 of the Zoning Ordinance allows for detached garage buildings to be located up to one-foot off the interior side and rear property lines, the Applicant proposes to locate the garage structure at the required five-foot setbacks. Not only does this constitute less of an encroachment on the neighboring properties, but it also allows for future development of a second dwelling unit on site.

Residential Design Guidelines

The Residential Design Guidelines, reauthorized by the City Council in October of 2016, have a stated purpose to maintain the high quality of the City's neighborhoods by developing reasonable, sound, and objective guidance in identifying key design features and components of new development. The Guidelines are an implementation tool for the neighborhood compatibility policies set forth in the General Plan and the Local Coastal Plan.

- Relationship to Homes in Immediate Neighborhood. The overall design of the home should pay particular attention to the adjacent homes while remaining visually compatible with the immediate neighborhood and should maintain architectural integrity with design and material consistency on all facades. The overall design is compatible with the residential development in the neighborhood, architectural integrity is maintained with design and material consistency on all façades, and the front entry and porch are the dominant street facing features of the design.
- Scale and Mass: The proposed project is proportional with regard to scale and mass with the surrounding residential development. The proposed

1,302 sq. ft. home is compatible with the neighboring homes in size and its presentation to the street frontage.

- Surface Articulation – The proposed development provides adequate surface articulation through the use of varied gabled roof lines, exposed rafter tails, a 6 foot-deep covered front porch, and various windows.
- Building Orientation – Residences should contain visible front entryway, and shall be located on the lot in a similar manner as adjacent homes. The covered front porch entry way is in scale with the existing neighborhood and orients the building to Market Avenue. In cases where the setbacks are varied in the neighborhood, new homes should match those of the adjacent homes and where adjacent homes have differing setbacks, development should attempt to utilize an average of the surrounding residential setbacks. The home adjacent to the north has a front setback of 9’6” to the front porch; the home adjacent to the south has a front setback of 12’6” to the main structure; the new development two parcels away to the south has a 30 ft. front setback to the main structure. It is important to note that there is an exception to averaging that reads as follows: “Where the adjacent lots have a nonconforming setback, the Applicant **may** have the option of conforming to the required zoning setback.” (emphasis added)
- Garage Placement and Design – The living area of the home should be the most prominent feature of the front façade and the design should mitigate the impact of the driveway on the street scape. The proposed residence is consistent with this guideline through the placement of the detached garage at the rear of the lot and the curved driveway that utilizes permeable pavers.
- Building Materials – Building materials are proposed to be consistently applied and harmonious with adjacent colors and materials throughout the property.
- Architectural Elements – The architectural elements within the design are in proportion and balanced in relation to the overall home design.
- Additions to Existing Homes – n/a
- Privacy – While it is not possible to ensure complete privacy between homes, the proposed design does attempt to minimize the impacts to the adjacent residence through the single-story design of the residence and the incorporation of fencing along the side and rear property lines.

Permit Requirements

Title 17 of the MBMC establishes land use and zoning permitting requirements. The project at 1156 Market Avenue proposes the construction of a new single-family residence within a Planned Development (PD) Overlay. This project

requires a Coastal Development Permit (MBMC 17.58.040) and Planning Commission approval of a Conditional Use Permit (MBMC 17.40.030).

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on January 6, 2018, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3. The exemption applies to the construction of a single-family residence in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Moderate Density land use designation and because the project meets the development standards set forth in the Ordinance.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the requested Conditional Use Permit (UP0-504) and Coastal Development Permit (CP0-557) for the project at 1156 Market Avenue by adopting Planning Commission Resolution No. 02-18 with the associated Findings and Conditions of Approval attached below as Exhibit A.

EXHIBITS:

Exhibit A – Planning Commission Resolution 02-18

Exhibit B – Graphics/Plan Reductions

RESOLUTION NO. PC 02-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-557) AND CONDITIONAL USE PERMIT (UP0-504) TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1156 MARKET AVENUE

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on January 16, 2018, for the purpose of considering Coastal Development Permit CP0-557 and Conditional Use Permit UP0-504 for construction of a new single-family residence at 1156 Market Avenue (APN 066-037-007); and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

WHEREAS, a reduction in the front setback is allowed with Planning Commission approval pursuant to Section 17.40.030(D) of the Morro Bay Municipal Code (MBMC); and

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3(a), exempting construction of one single family residence. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Conditional Use Permit and Planned Development Findings

1. The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure that residential land is developed to a density suitable to its location and physical characteristics.
2. The proposed project is in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance (the “Zoning Ordinance”), including building height, setbacks, and lot coverage.
3. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use since the applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-557 and Conditional Use Permit UPO-504 for property located at 1156 Market Avenue subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated January 8, 2018 for the project at 1156 Market Avenue (APN:066-037-007) depicted on plans received by the City on December 18, 2017, as part of Coastal Development Permit CP0-557 and Conditional Use Permit UPO-504, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development 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. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.

Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morrobay.ca.us/EZmanual. Projects with more than 2,500 sq. ft. of new or redeveloped impervious area are subject to these requirements. Complete and submit the "SFR Performance Requirement Determination Form".
2. Sewer Lateral: Indicate and label new or existing connection and sewer lateral extended to the residence. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.
3. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).
4. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
5. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application. If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by an encroachment permit within the City right-of-way.

6. Add the following Notes to the Plans:
 - a. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
 - b. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

BUILDING CONDITION

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

FIRE CONDITIONS

1. Sprinklers: An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903), California Residential Code (Section R313), and Morro Bay Municipal Code (Section 14.08.090(L)(1)) is required. Applicant shall submit 3 sets of plans to Morro Bay Public Services for review.
2. Carbon Monoxide Detector: Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace, or an attached garage. Carbon monoxide alarms shall be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions (CRC R315.2)
3. Fire safety during construction and demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 16th day of January, 2018 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Gerald Luhr

ATTEST

EXHIBIT A

Resolution 02-18
CP0-557/UP0-504
1156 Market Avenue
Page 6

Scot Graham, Planning Secretary

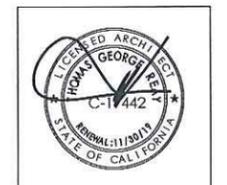
The foregoing resolution was passed and adopted this 16th day of January, 2018.



PROJECT:
BIAGGINI RESIDENCE
 1156 MARKET AVENUE
 MORRO BAY
 CALIFORNIA 93442

OWNER:
JONNI BIAGGINI
 4350 SUNFLOWER WAY
 SAN LUIS OBISPO
 CALIFORNIA 93401
 805.471.6889

RECEIVED
 DEC 18 2017
 City of Morro Bay
 Community Development Dept.



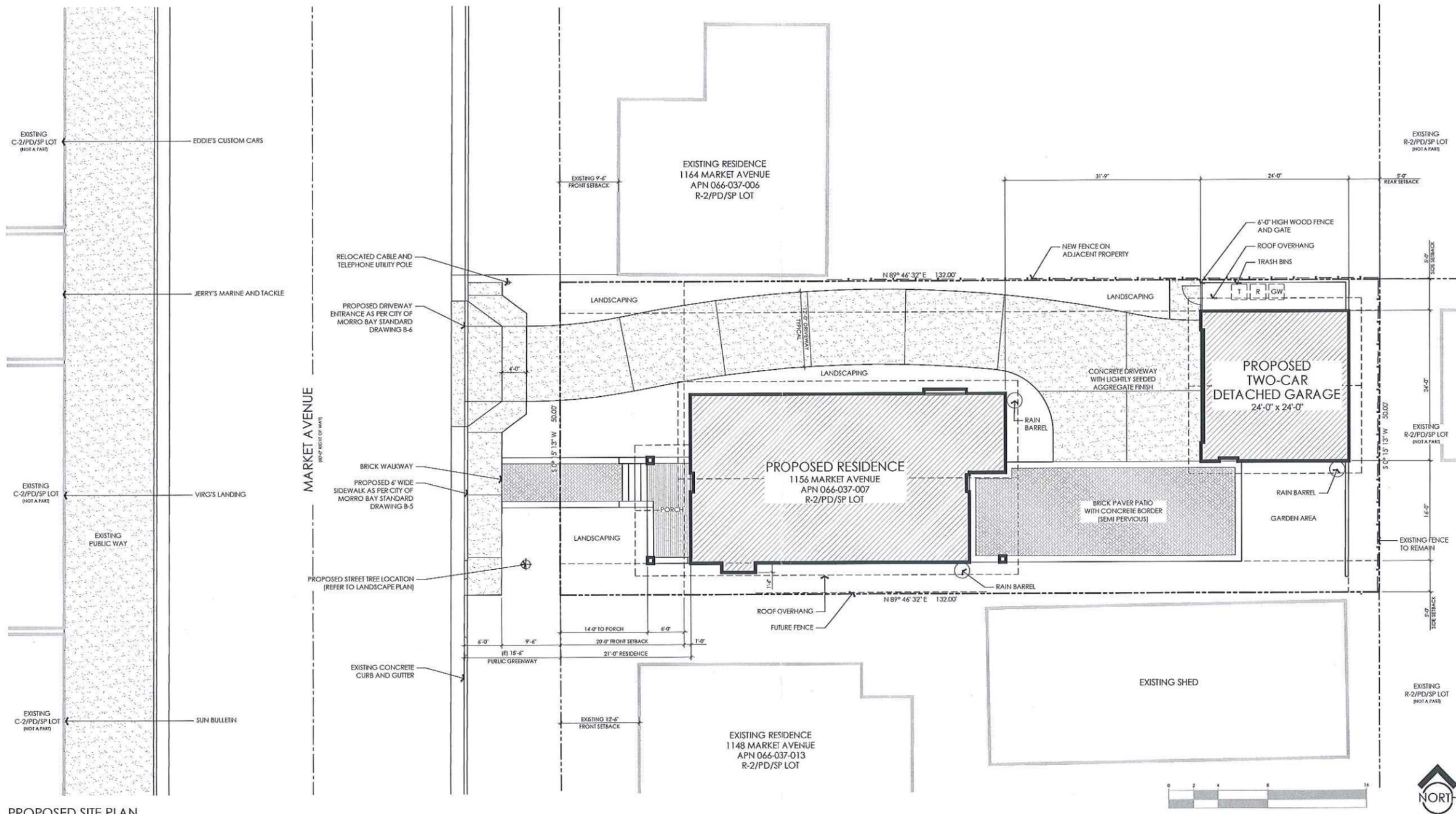
All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of Omni Design Group, Inc.
 Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1183-01
 DATE: DECEMBER 18, 2017

SHEET TITLE:
COVER SHEET AND PROPOSED SITE PLAN

SHEET NUMBER:

A1.0



PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED PLANNING AND ZONING ORDINANCES, BUILDING CODES, AND THE REGULATIONS AND CODES OF THE CITY OF MORRO BAY.
 - DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
 - THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED WITHIN THIS SET OF DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES, DIMENSIONS, SETBACKS, AND EASEMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF ANY WORK.
 - UTILITY CAPACITIES SHALL BE VERIFIED AT TIME OF CONSTRUCTION DOCUMENTS SUBMITTAL TO CITY.
 - TREES: NO EXISTING TREES ON SITE.
 - PHASED DEVELOPMENT NOT PROPOSED FOR THIS PROJECT.

PROPERTY INFORMATION:

ADDRESS: (ADDRESS SHALL BE VERIFIED BY THE CITY OF MORRO BAY)	1156 MARKET AVENUE MORRO BAY, CA 93442
ASSESSORS PARCEL NUMBER:	066-037-007
PARCEL SIZE:	0.15 ACRES (471-6,635 SQUARE FEET)
ZONING:	R-2/PD/SP BEACH STREET AREA SPECIFIC PLAN

SITE INFORMATION:

LOT BUILDING COVERAGE:	REQUIRED: 50% MAXIMUM PROVIDED: 31.4% (2,080 SQUARE FEET)
LANDSCAPE AREA:	REQUIRED: N/A PROVIDED: 33.8% (2,245 SQUARE FEET)
HARDSCAPE AREA:	REQUIRED: N/A PROVIDED: 34.8% (2,310 SQUARE FEET)

SETBACKS:

REQUIRED:	FRONT 20 FEET SIDE 5 FEET REAR 5 FEET
RESIDENCE PROVIDED:	FRONT 20 FEET (14 FEET TO PORCH) SIDE 5 FEET AND 18 FEET REAR 60 FEET
GARAGE PROVIDED:	FRONT 103 FEET SIDE 5 FEET AND 21 FEET REAR 5 FEET

BUILDING HEIGHT: 25'-0" MAXIMUM ALLOWED
 14'-6" PROPOSED (ABOVE AVERAGE GRADE)

BUILDING INFORMATION:

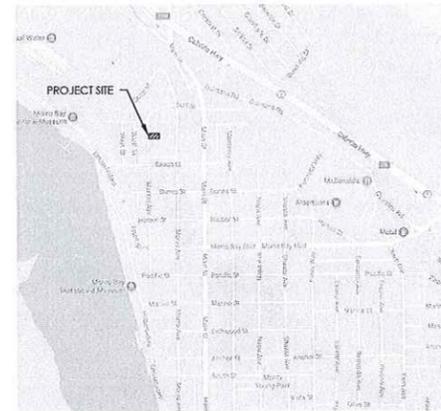
RESIDENCE	BUILDING AREA: 1,302 SQUARE FEET
	HIGHT: 14'-6"
	CONSTRUCTION TYPE: V-8
	OCCUPANCY GROUP: R-3
GARAGE	BUILDING AREA: 576 SQUARE FEET
	HIGHT: 12'-6"
	CONSTRUCTION TYPE: V-8
	OCCUPANCY GROUP: U

STORMWATER AND LOW IMPACT DEVELOPMENT (LID) INFORMATION:

THIS PROPOSED DEVELOPMENT PROPOSES A NET IMPERVIOUS AREA <15,000 SQUARE FEET AND QUALIFIES FOR THE "E2" ANNUAL PERFORMANCE REQUIREMENT NUMBER 1.

PERFORMANCE CERTIFICATION AND POST-CONSTRUCTION STORMWATER CONTROL PLAN SHALL BE SUBMITTED AT TIME OF CONSTRUCTION DOCUMENTS SUBMITTAL TO CITY.

SEE CONCEPTUAL GRADING AND DRAINAGE PLAN FOR GENERAL LOW IMPACT DEVELOPMENT STRATEGIES PROPOSED WITH THIS DEVELOPMENT AND SITE PERMEABILITY AREAS.



CONSTRUCT PROPOSED THREE (3) BEDROOM, TWO (2) BATH, (1,302 SQUARE FOOT) SINGLE-STORY RESIDENCE AND (576 SQUARE FOOT) TWO-CAR DETACHED GARAGE, NEW DRIVEWAY, LANDSCAPING, AND HARDSCAPING AS PER PLAN.

PROJECT DESCRIPTION

- A1.0 COVER SHEET AND PROPOSED SITE PLAN
- A1.1 PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
- A2.0 PROPOSED FLOOR PLAN
- A3.0 PROPOSED BUILDING ELEVATIONS
- A4.0 CONCEPTUAL PERSPECTIVE
- L1.0 PROPOSED LANDSCAPE PLAN

SHEET INDEX

GENERAL NOTES

PROJECT DATA

VICINITY MAP

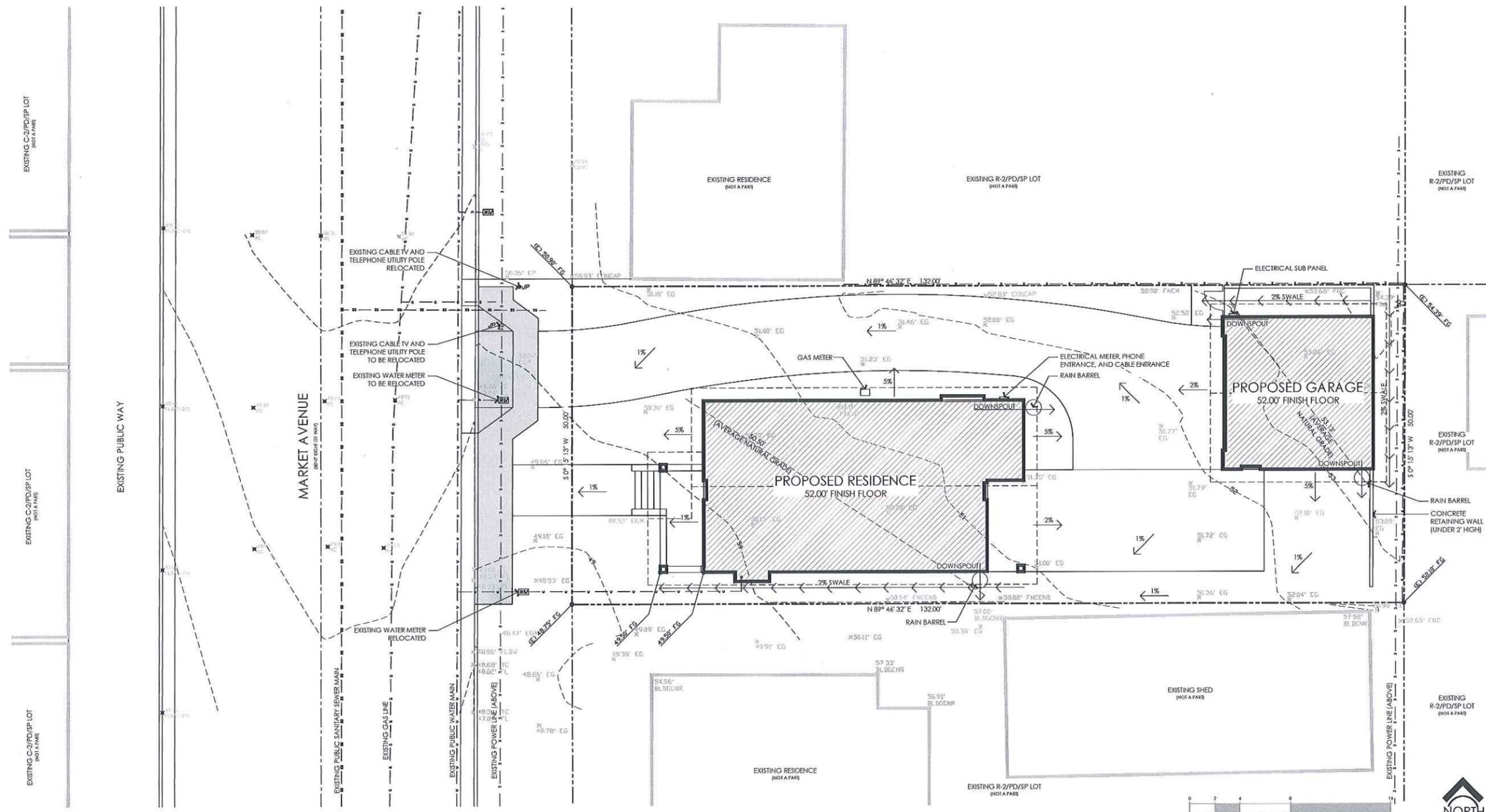
SHEET INDEX



omni
DESIGN GROUP
ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
211 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805) 444-8700
www.omnidesign.com

PROJECT:
BIAGGINI RESIDENCE
1156 MARKET AVENUE
MORRO BAY
CALIFORNIA 93442

OWNER:
JONNI BIAGGINI
4350 SUNFLOWER WAY
SAN LUIS OBISPO
CALIFORNIA 93401
805.471.6889



PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

EXISTING SURVEY INFORMATION PROVIDED BY OWNER FOR ARCHITECT'S USE IN PREPARING THESE PLANS. OMNI DESIGN GROUP IS NOT RESPONSIBLE FOR THIS WORK.

EARTHWORK QUANTITIES:

- CUT: 222 CUBIC YARDS
- FILL: 10 CUBIC YARDS
- IMPORT: 0 CUBIC YARDS
- EXPORT: 212 CUBIC YARDS

SITE PERMEABILITY AREAS:

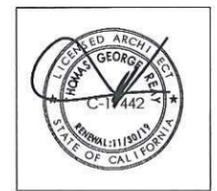
- IMPERMEABLE AREA: 4,184 SQUARE FEET
- PERMEABLE AREA: 2,449 SQUARE FEET

LOW IMPACT DEVELOPMENT DESIGN STRATEGIES:

- DIRECT ROOF RUNOFF INTO RAIN BARRELS FOR REUSE.
- DIRECT RUNOFF ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS.
- DIRECT RUNOFF FROM WALKWAYS AND PATIOS ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS.
- DIRECT RUNOFF FROM DRIVEWAYS ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS.

BUILDING HEIGHT AND AVERAGE NATURAL GRADE CALCULATIONS:

RESIDENCE:	
AVERAGE NATURAL GRADE:	49.50
EXISTING GRADE (LOWEST ELEVATION):	51.50
EXISTING GRADE (HIGHEST ELEVATION):	50.57
BUILDING HEIGHT:	
ROOF PEAK ABOVE FINISHED FLOOR:	13.00
FINISH FLOOR LEVEL ABOVE AVERAGE NATURAL GRADE:	1.50
BUILDING HEIGHT:	14.50
GARAGE:	
AVERAGE NATURAL GRADE:	52.25
EXISTING GRADE (LOWEST ELEVATION):	54.00
EXISTING GRADE (HIGHEST ELEVATION):	53.13
BUILDING HEIGHT:	
ROOF PEAK ABOVE FINISHED FLOOR:	12.50
FINISH FLOOR LEVEL ABOVE AVERAGE NATURAL GRADE:	-1.13
BUILDING HEIGHT:	11.37



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Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1183-01
DATE: DECEMBER 18, 2017

SHEET TITLE:
PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN

SHEET NUMBER:

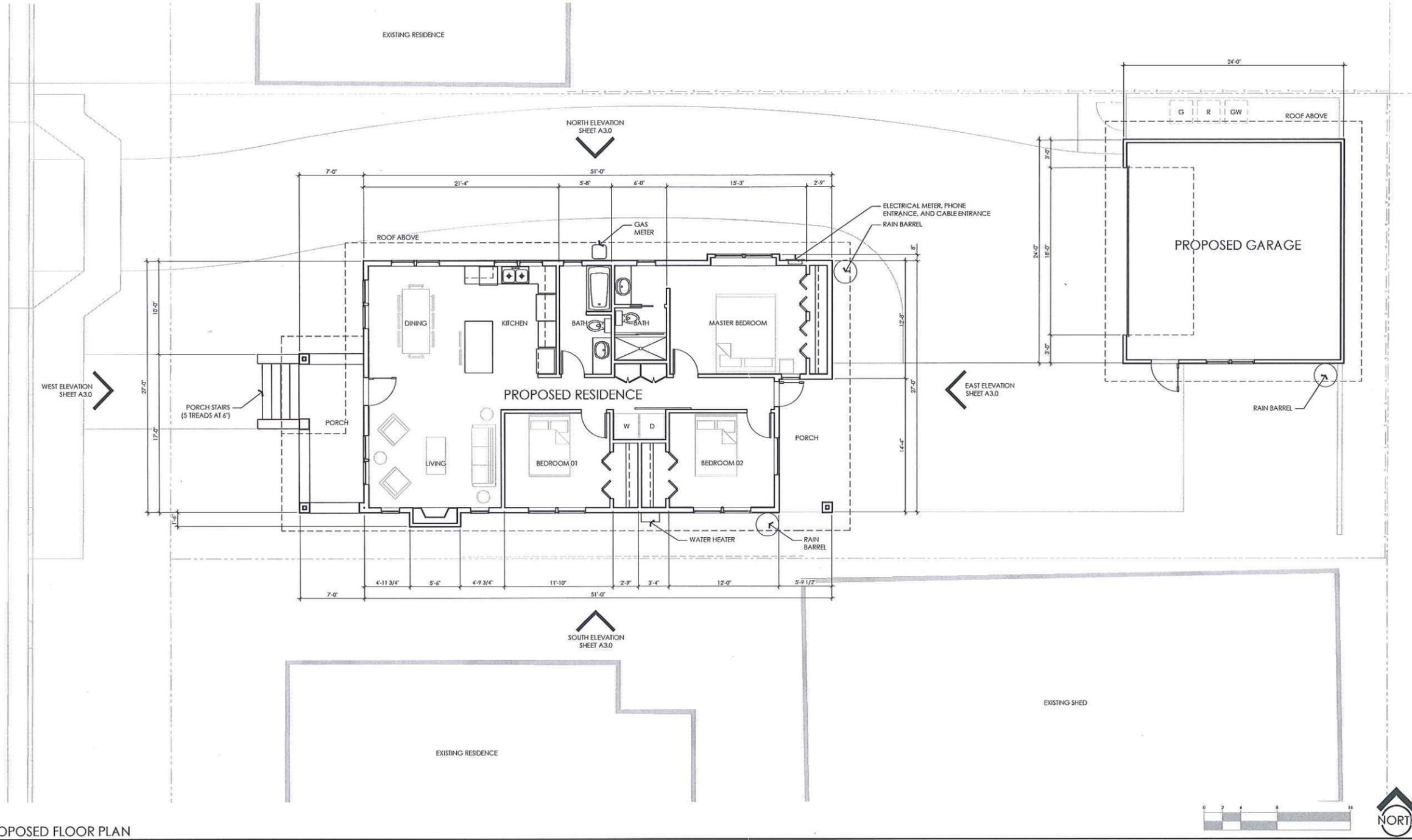
GRADING PLAN NOTES

A1.1



PROJECT:
BIAGGINI RESIDENCE
1156 MARKET AVENUE
MORRO BAY
CALIFORNIA 93442

OWNER:
JONNI BIAGGINI
4350 SUNFLOWER WAY
SAN LUIS OBISPO
CALIFORNIA 93401
805.471.6889



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



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PROJECT NUMBER: 1183-01
DATE: DECEMBER 18, 2017
SHEET TITLE:
PROPOSED FLOOR PLAN

SHEET NUMBER:
A2.0

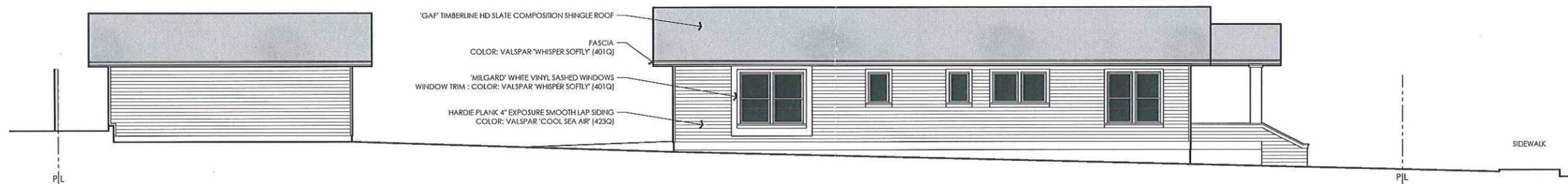


PROPOSED WEST ELEVATION (MARKET AVENUE)

SCALE: 3/16" = 1'-0"

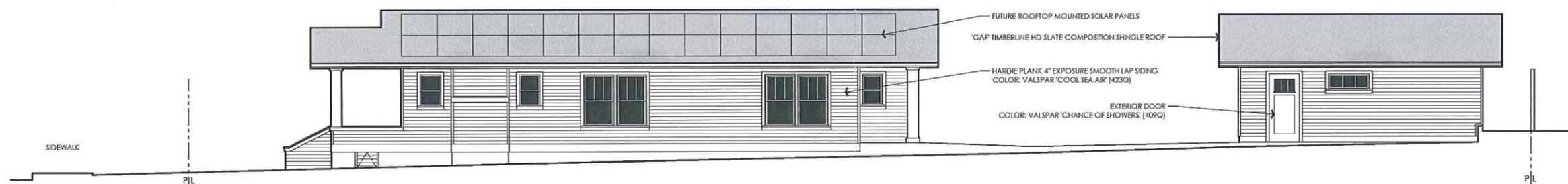
PROJECT:
BIAGGINI RESIDENCE
1156 MARKET AVENUE
MORRO BAY
CALIFORNIA 93442

OWNER:
JONNI BIAGGINI
4350 SUNFLOWER WAY
SAN LUIS OBISPO
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805.471.6889



PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



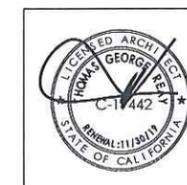
PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



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PROJECT NUMBER: 1183-01
DATE: DECEMBER 18, 2017
SHEET TITLE:
PROPOSED BUILDING ELEVATIONS

SHEET NUMBER:

A3.0



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CIVIL ENGINEERING
SURVEYING
711 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805) 449-7000
omni-design.com

PROJECT:
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OWNER:
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When dimensions on these drawings shall also precede over called dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall be notified of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1183-01
DATE: DECEMBER 18, 2017
SHEET TITLE:
**CONCEPTUAL
PERSPECTIVE**

SHEET NUMBER:

A4.0

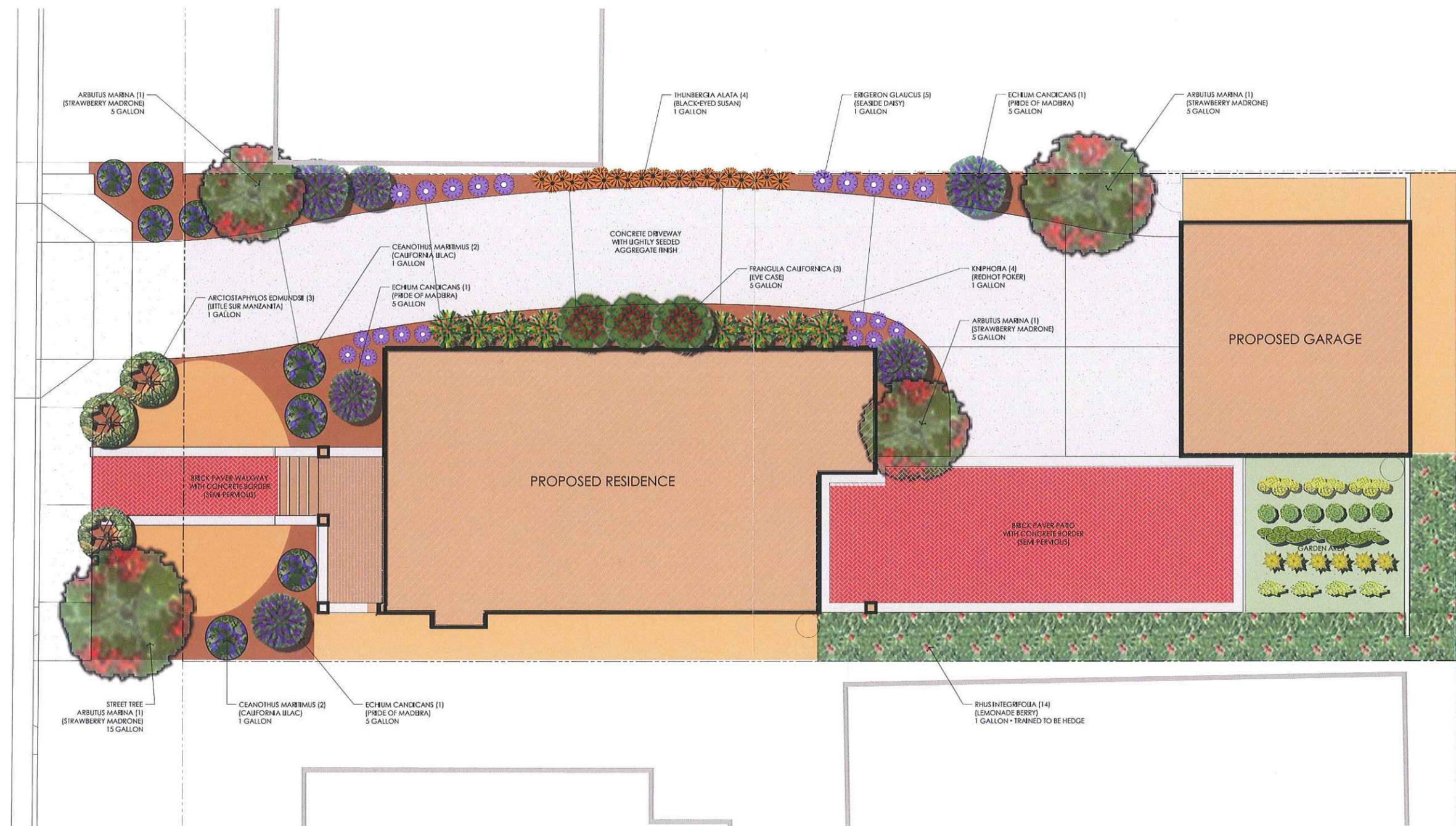


CONCEPTUAL PERSPECTIVE



PROJECT:
BIAGGINI RESIDENCE
 1156 MARKET AVENUE
 MORRO BAY
 CALIFORNIA 93442

OWNER:
JONNI BIAGGINI
 4350 SUNFLOWER WAY
 SAN LUIS OBISPO
 CALIFORNIA 93401
 805.471.6889



PROPOSED LANDSCAPE PLAN
 SCALE: 3/16" = 1'-0"

BOTANICAL NAME	COMMON NAME
TREES: ARBUSUS MARINA	STRAWBERRY MADRONE
SCREENING SHRUBS: RHHUS INTEGRIFOLIA	LEMONADE BERRY
SHRUBS: ARCISTOPHYLOS EDMUNDII	LITTLE SUR MANZANTIA
SHRUBS: ERIGERON GLAUCUS	SEASIDE DASY
SHRUBS: THUNBERGIA ALATA	BLACK-EYED SUSAN
SHRUBS: KNIPHOSA	REDHOT POKER
SHRUBS: FRANGULA CALIFORNICA	COFFEE BERRY EYE CASE
SHRUBS: CEANOTHUS MARITIMUS	CALIFORNIA ILIAC
SHRUBS: ECHIUM CANDICANS	PRIDE OF MADBRA

PLANTING LEGEND

- WATER CONSERVATION NOTES:**
- LANDSCAPE PLANNING AND IRRIGATION PLANS SHALL BE SUBMITTED WITH BUILDING SUBMITAL TO THE CITY OF MORRO BAY COMPLYING WITH STATE REQUIRED WATER EFFICIENT LANDSCAPE (WELO) REQUIREMENTS, CALCULATIONS, AND WATER EFFICIENT LANDSCAPE WORKSHEET.
 - PLANTING AND IRRIGATION SHALL BE DESIGNED TO CONSERVE WATER COMPATIBLE WITH CAL GREEN AND THE UPDATED STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE.
 - WATER CONSERVING PLANTS, DEFINED AS 'LOW' IN THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, SHALL BE UTILIZED IN 95% OF THE TOTAL PLANT AREA.
 - IRRIGATION SYSTEMS SHALL BE SEPARATED INTO DISTINCT HYDROZONES BASED ON PLANT MATERIAL TYPES, EXPOSURE, AND ORIENTATION.
 - SOIL AMENDMENTS AND MULCH SHALL BE UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF THE SOIL.
 - AUTOMATIC IRRIGATION SYSTEMS SHALL UTILIZE 'SMART CONTROLLER' TECHNOLOGY WITH WATER BUDGETING FEATURE TO ADJUST WATER APPLICATION BASED ON SOIL MOISTURE AND/OR LOCAL WEATHER DATA.
 - ALL IRRIGATION SHALL BE DRIP OR DRIPLINE EMITTERS. NO OVERHEAD SPRAY HEADS WILL BE USED.
 - RAIN SENSOR AND SHUT-OFF DEVICE SHALL BE CONNECTED TO IRRIGATION CONTROLLER.
- GENERAL LANDSCAPE NOTES:**
- STREET TREES SHALL BE 15 GALLON MINIMUM AS PER CITY OF MORRO BAY REQUIREMENTS.

LANDSCAPE NOTES

- LOW IMPACT DEVELOPMENT (LID) NOTES:**
- THE PROPOSED PROJECT IS A 'Tier 1' PROJECT AND THE FOLLOWING LOW IMPACT DEVELOPMENT STRATEGIES ARE PROPOSED:
- DIRECT ROOF RUNOFF INTO RAIN BARRELS FOR REUSE.
 - DIRECT RUNOFF ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS.
 - DIRECT RUNOFF FROM WALKWAYS AND PATIOS ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS.
 - DIRECT RUNOFF FROM DRIVEWAYS ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS.

SITE LANDSCAPE AREAS:

LANDSCAPE AREA:	2,277 SQUARE FEET (34.3%)
PERMEABLE PATIO/WALKWAY AREA:	756 SQUARE FEET



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PROJECT NUMBER: 1183-01
 DATE: DECEMBER 18, 2017

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SHEET NUMBER:

L1.0



AGENDA NO: B-3

MEETING DATE: January 16, 2018

Staff Report

TO: Planning Commissioners

DATE: January 16, 2018

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: Conceptual Review of two new single-family homes, each with an accessory dwelling unit, at 3310 Main Street (300 and 310 Tahiti 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:

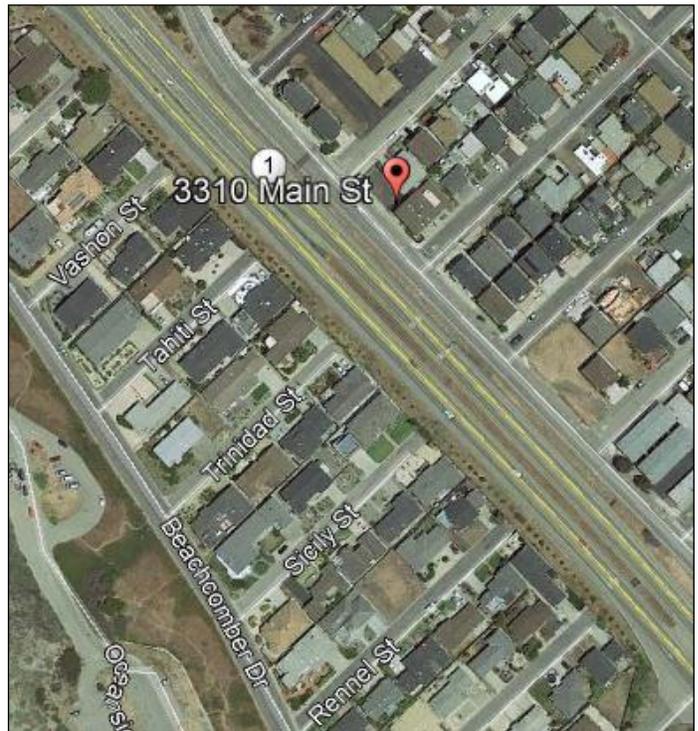
Applicant/Owner: Ken Stollmeyer
Agent/Architect: Joel Snyder,
Ten Over Studio

ASSESSOR PARCEL NUMBER:

065-042-026 (2 underlying lots)

PROJECT SETTING/ DESCRIPTION:

The project site is located on the southern corner of Tahiti and Main Street, in designated Area A of the North Main Street Specific Plan. The 4,800 square-foot property is comprised of two underlying lots. It is currently developed with a 1,528 square-foot single story commercial building. Surrounding uses include single family and multi-family residences.



The applicant/owner is proposing to demolish the commercial building and construct a single family house with an attached accessory dwelling unit on each of two underlying lots. Including the main living area, accessory unit and garage, Unit 1 is 2,436 square feet and Unit 2 is 2,616 square feet in size. Conceptual architectural plans and site topography are shown on the 11" by 17" plans attached as Exhibit A.

Prepared By: __WM__

Department Review: __SG__



SITE / PROJECT STATISTICS:

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

<u>Site Characteristics</u>	
Lot Size	4,800 square feet total (Two 40' x 60' lots)
Existing Use	Commercial – Tattoo Parlor
Terrain	Slopes slightly from NE to SW
Vegetation	Ornamentals
Access	Main and Tahiti Streets

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>		
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 A	
Coastal Zone	Located outside the appeal jurisdiction	
<u>Zoning Ordinance Standards (MCR)</u>		
	Standards	Proposed by Unit
Front-Yard Setback	15 feet	Units 1&2: 16'
Garage Setback	20 feet	Units 1&2: 20'
Exterior Side Setback (along Main)	10 feet	Unit 1: 10'
Interior Side-Yard Setback	5 feet	Units 1&2: 5'
Rear-Yard Setback	5 feet	Units 1&2: 5'
Lot Coverage	60% allowed	Unit 1: 43% Unit 2: 46%
Maximum Height	25 feet; up to 30 feet with PC approval for sloped roofs	30 feet
Parking (see discussion above)	2 covered and enclosed spaces for the primary residence No parking is required for the accessory dwelling per State law	Units 1&2: 2 covered and enclosed for each primary residence

CONCEPTUAL REVIEW:

Given recent discussion regarding commercial versus residential development in the North Main Street in conjunction with the General Plan and Local Coastal Program Update, staff and the applicant agreed that conceptual review would allow the Planning Commission to provide input and direction ahead of a complete application. Plans also show a maximum building height of 30 feet, which requires Planning Commission approval.

Required Planning Permits: New residential uses in the MCR/R-4/SP zone require approval of a minor use permit and coastal development permit for each lot.

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:

Commercial versus Residential Use: The project site is in designated Area A of the North Main Specific Plan. Area A is the northernmost sub-area in the plan, extending from Island Street up to Zanzibar Street. In Areas B, C and D, an increase in commercial use is encouraged by the plan. In Area A, the plan proposes decreasing visitor-serving commercial uses and creating development standards that blend businesses into the neighborhood. From Panay Street north to Zanzibar, this is the only property with a commercial use. South from Panay to Island there are a few pockets of commercial use, most notably between Jamaica and Java Streets where the multi-tenant Manfred Square is.

The three options for redevelopment of this property would be mixed use, solely commercial or solely residential. The relatively small size of the parcel – 4,800 square feet – affects the viability of redevelopment options, especially when factoring in zoning standards for setbacks and parking. Most of the individual small lots in the MCR/R-4/SP zone have been developed with single family houses due to their small size and the demand for housing. This project offers the advantage of 4 housing units, which is consistent with Housing Element policies that encourage maximizing housing opportunities in high-density residential zones. At best, a mixed-use project could have no more than 2 studio or one-bedroom units and a very limited commercial space. A redeveloped commercial use would have to comply with parking space requirements and parking lot screening standards.

Architectural Style: Concept plans depict modern designs with strong vertical and horizontal lines, varied wall planes and low-pitched gable and shed roofs. Dark vinyl windows in a variety of sizes are located to maximize views and light and work well with the overall building design. Living space is arranged over three floors. The two primary units in each building have kitchens on the third floor which may benefit from an elevator or lift. Construction plans should carefully consider sound proofing between the primary and accessory dwellings in each building.

Exterior Building Materials: Pages 11 and 12 of the project plans (Exhibit A) call out proposed exterior materials and colors. They include a mix of shingles, wood and painted horizontal siding, and smooth finish stucco. Plans show composition shingle roofing and open horizontal railings at the decks and entry stairs. A variety of dark vinyl windows would be installed without additional exterior trim.

Building Height: The North Main Street Specific Plan states, “The maximum height shall be generally two stories (above subterranean or semi-subterranean parking if provided) 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.” The plan indicates that long, unvarying rooflines should be avoided and that where a 30-foot roof height is permitted, generally not more than 1/3 of the overall roof should be that tall. In order to accommodate the proposed two-dwelling designs on three floors with garage parking, sloped roofs, and private outdoor space, the applicant is requesting approval for a maximum height limit of more than 25 feet – ideally 30 feet. Commissioners should indicate whether they can support an increased maximum height limit.

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 south, 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 power lines, and the highway. Even so, all the island streets naturally provide a view corridor toward the ocean. Concept plans provide a view analysis of the project on page 5 and pages 13 through 18.

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. A residential project is likely to have less impact on views from Highway One than a commercial project which would presumably include signage and brighter exterior lighting. In so far as this project would even register with drivers, it would provide an interesting contrast to the prevailing style of surrounding development.

Frontage Improvements: Main Street is a major collector. Redevelopment of this property will require frontage improvements along both Main and Tahiti Streets, including new curb, gutter, sidewalk with ADA transitions around the driveways, and street trees. No road widening is required in this area of Main Street.

Parking: Each building has a two-car garage located slightly below existing grade. Garages are setback 20 feet from the property line and so would allow for parking in the driveway. State law prohibits requiring parking for accessory dwelling units within ¼ mile of a public transit stop. However, a second man door at the southwesterly corner of the garages might enable a more versatile / shared use of the garage between units.

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. Concept plans indicate areas for landscaping on page 3. Illustrations suggest a simple but dense palette of ornamental grasses, medium shrubs, and trees. Complete application plans should include a more detailed landscape plan indicating the location and species of proposed plants.

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: Public Works noted the need for ADA sidewalk transitions behind the driveway approaches.

PUBLIC NOTICE:

Notice of a Conceptual Review of this item was published in the San Luis Obispo Tribune newspaper on January 6, 2018, and all property owners of record and occupants within 500 feet of the subject site were mailed notification of this evening's new business item and invited to comment.

EXHIBITS:

Exhibit A – 11” x 17” reduced plan set date stamped 12/18/17

CLIENT

KEN STOLLMEYER
995 MONTEREY AVE.
MORRO BAY, CA 93442
805.235.9797
ken@stollmeyerlighting.com

ARCHITECT

TEN OVER STUDIO
539 MARSH STREET,
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**SET NOT FOR
CONSTRUCTION**
All dimensions to
be verified on site

300 AND 310 TAHITI WAY

MORRO BAY, CA
DATE: 1/09/2018

BUILDING INFO

EXISTING BUILDING FOOTPRINT	1,528 SF
UNIT ONE BUILDING FOOTPRINT	640 SF
UNIT TWO BUILDING FOOTPRINT	640 SF
BUILDING CONSTRUCTION:	TYPE VB, SPRINKLERED

UNIT ONE

TOTAL LIVING SPACE	1,890 SF
MAIN HOUSE LIVING SPACE	1,260 SF
ACCESSORY DWELLING LIVING SPACE	630 SF (50%)
GARAGE AREA	546 SF
AVERAGE NATURAL GRADE	48'-4"
TOTAL BUILDING HEIGHT	30'-0"
FINISHED FLOOR OF GARAGE	48'-2"
HEIGHT ABOVE AVERAGE NATURAL GRADE	29'-10"

UNIT TWO

TOTAL LIVING SPACE	1,980 SF
MAIN HOUSE LIVING SPACE	1,322 SF
ACCESSORY DWELLING LIVING SPACE	658 SF (50%)
GARAGE AREA	636 SF
AVERAGE NATURAL GRADE	49'-6"
TOTAL BUILDING HEIGHT	29'-10"
FINISHED FLOOR OF GARAGE	49'-4"
HEIGHT ABOVE AVERAGE NATURAL GRADE	29'-8"

CALIFORNIA CODE REFERENCE

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES
 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA RESIDENTIAL BUILDING CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA HISTORICAL BUILDING CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA EXISTING BUILDING CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2016 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY MUNICIPAL CODE

SITE

ADDRESS	300 AND 310 TAHITI
APN	065-042-026
LOT SIZE (EACH LOT)	2,400SF, .06 ACRES
ZONING	R4-H, MCR, SP
UNIT ONE PROPOSED TOTAL LOT COVERAGE	1,030 SF (43%)
UNIT TWO PROPOSED TOTAL LOT COVERAGE	1,104 SF (46%)
ALLOWED COVERAGE	60%
HEIGHT LIMIT	30' MAXIMUM (WITH VARIANCE)
OCCUPANCY USE	R-3 (SINGLE FAMILY HOME)

PARKING REQ'D	
- (2)RESIDENCES @ 2 SPACES EACH =	4 SPACES
- (2)ATTACHED ACCESSORY DWELLING UNITS	0 SPACES

PARKING PROVIDED	
- (2)STALLS PER HOUSE AT GARAGE	4 SPACES
- TOTAL PARKING PROVIDED	4 SPACES

PROJECT DESCRIPTION

This project proposes to remove the existing 1,528 sq ft commercial building and replace it with 2 residential homes with attached ADU's. The existing commercial building is surrounded by residential buildings and does not fit in with the context making this an idea spot to add housing. The proposed main residences will consist of two bedrooms and two bathrooms with an attached 2 car garage. The ADU will consist of 1 bedroom and 1 1/2 bath. Each unit will consist of subterranean parking and 2 stories above the parking garage allowing for each unit to take full advantage of the ocean views. Materials were used that are consist with the surrounding context and the feel of Morro Bay. Wood siding and stucco are the consistent building materials in Morro Bay and many of the surrounding buildings use similar colors in their siding.

VICINITY MAP



INDEX

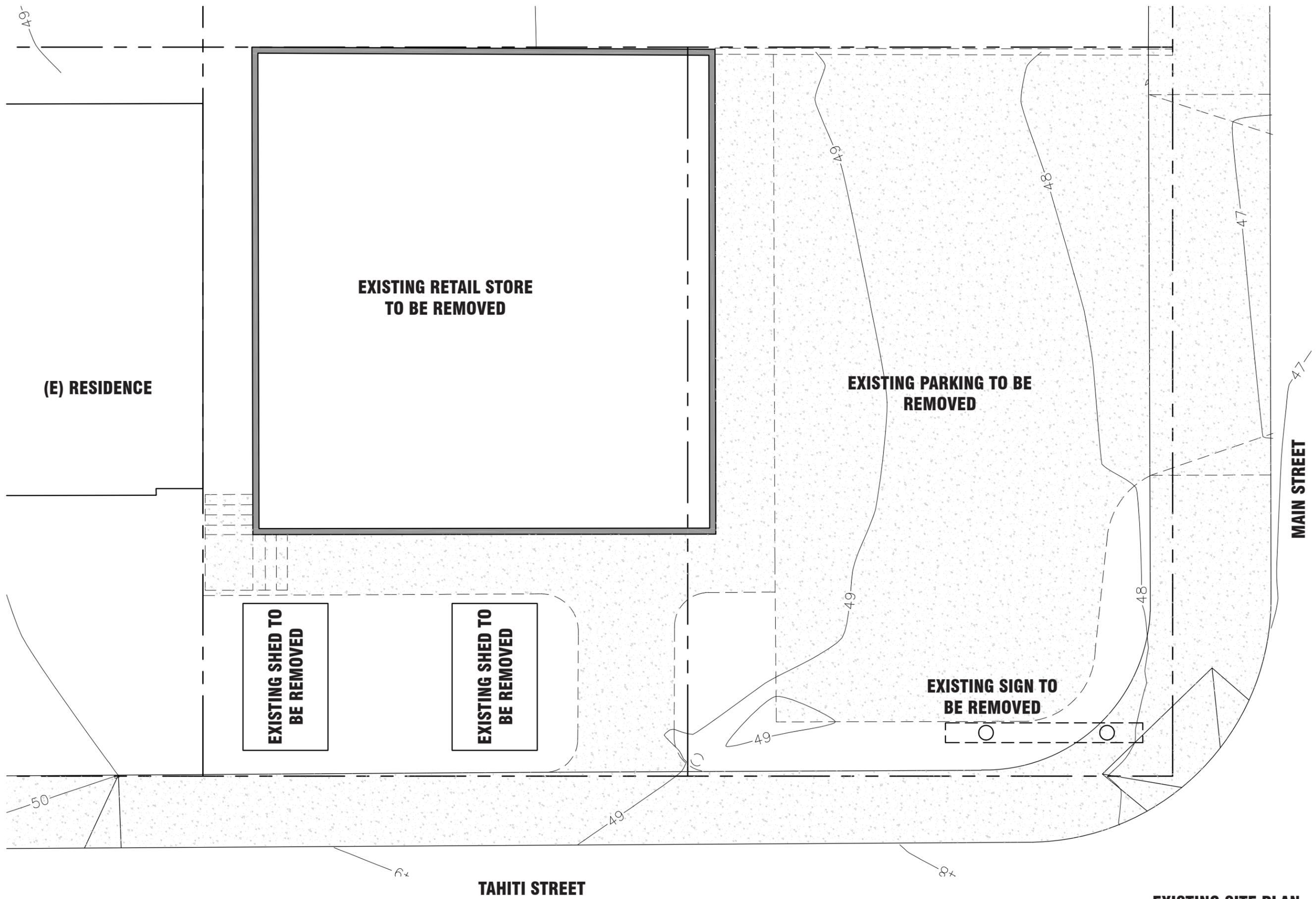
PROJECT INFORMATION	1
EXISTING SITE PLAN	2
(N) SITE PLAN	3
SITE CONTEXT PHOTOS	4
SITE ELEVATIONS	5
FIRST FLOOR PLAN	6
SECOND FLOOR PLAN	7
THIRD FLOOR PLAN	8
UNIT ONE ELEVATIONS	9-10
UNIT TWO SECTIONS	11-12
MODEL IMAGES	13-18

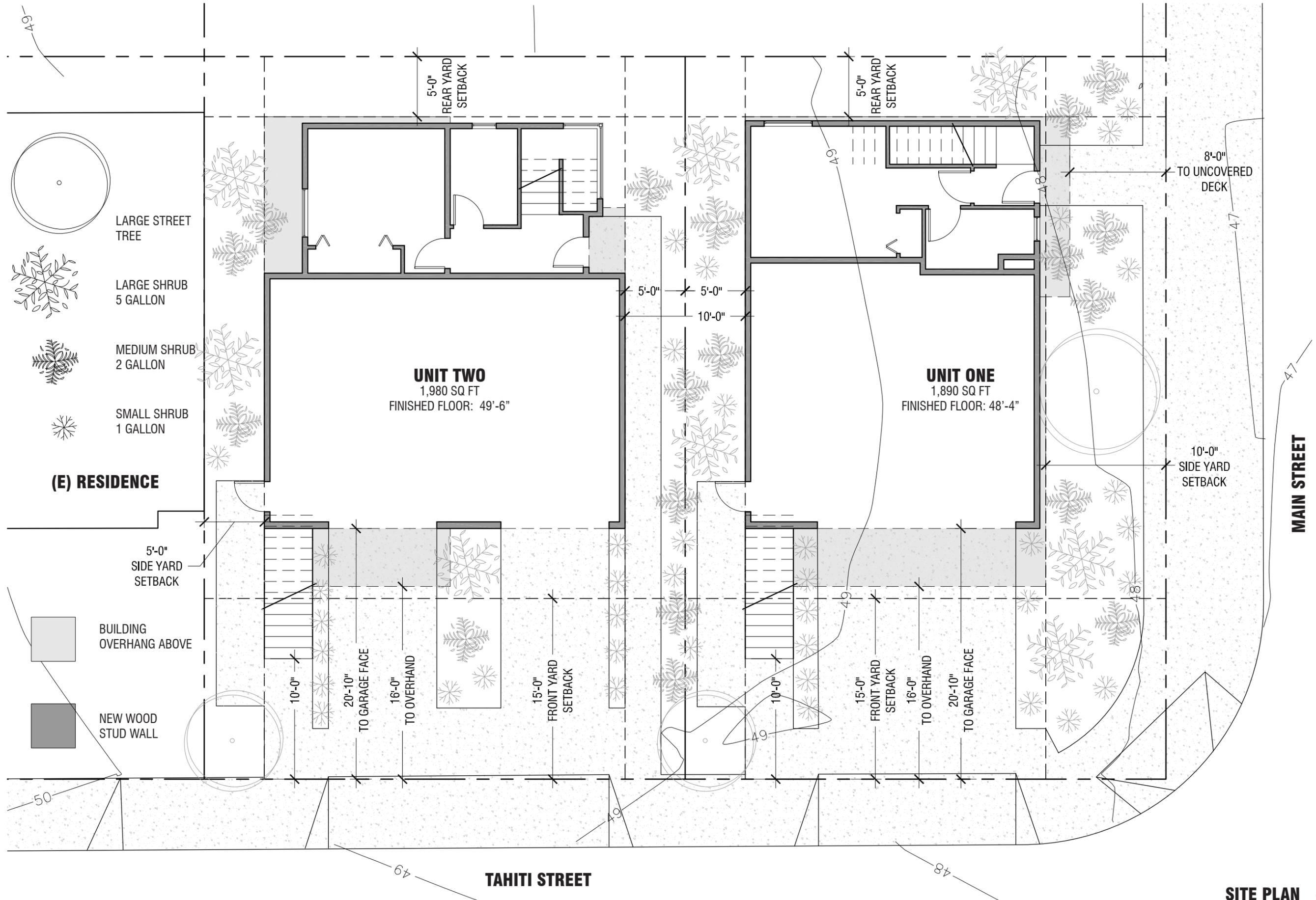


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10

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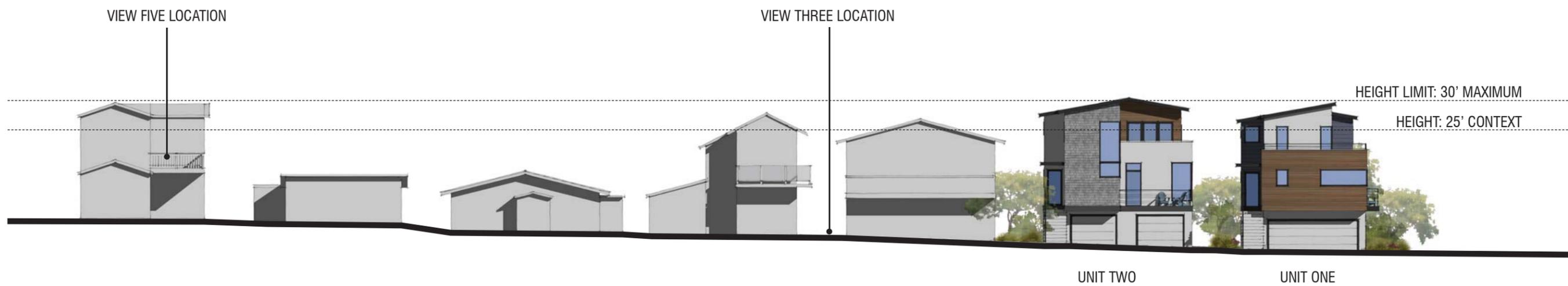
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SITE CONTEXT

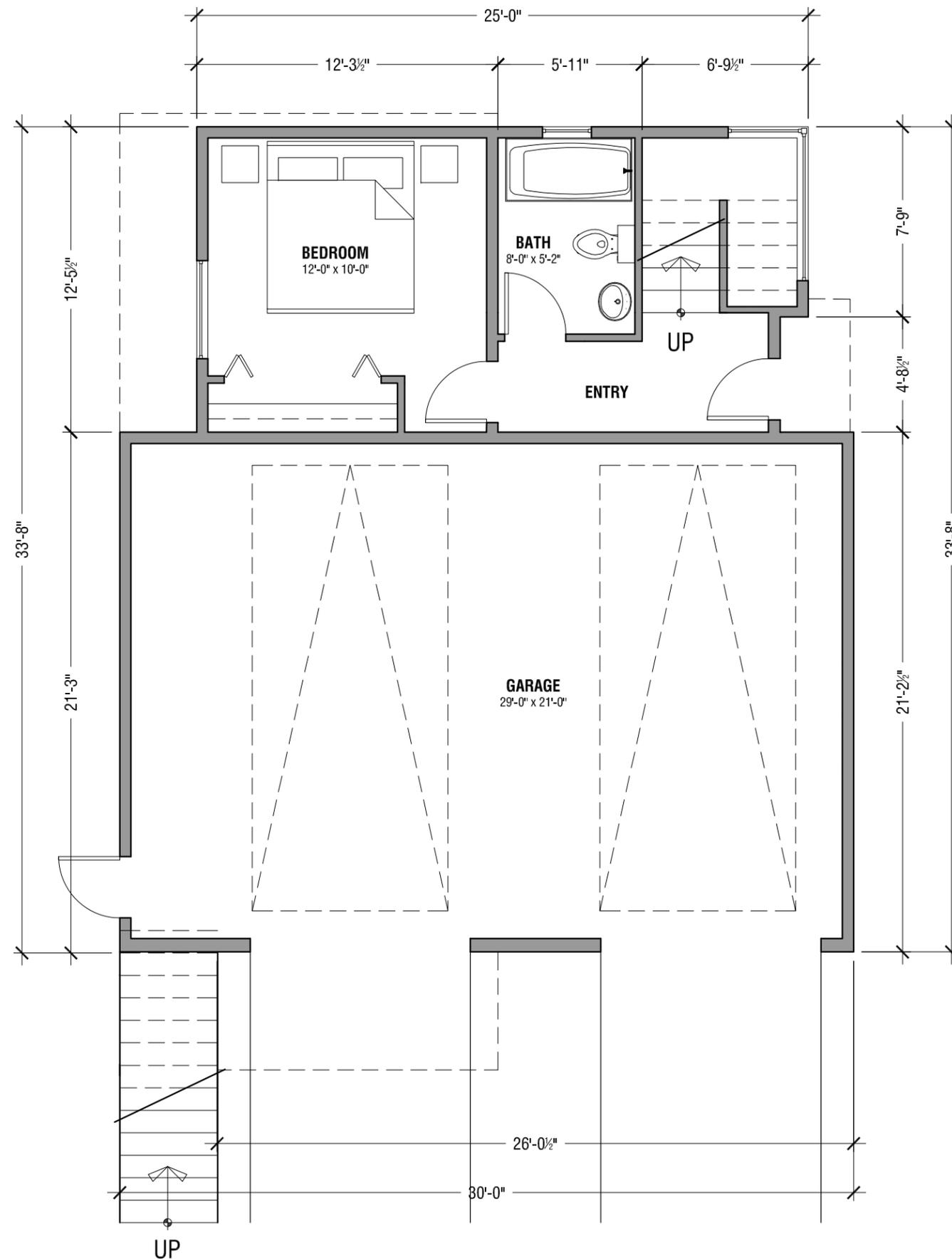


SITE ELEVATION
FROM MAIN STREET

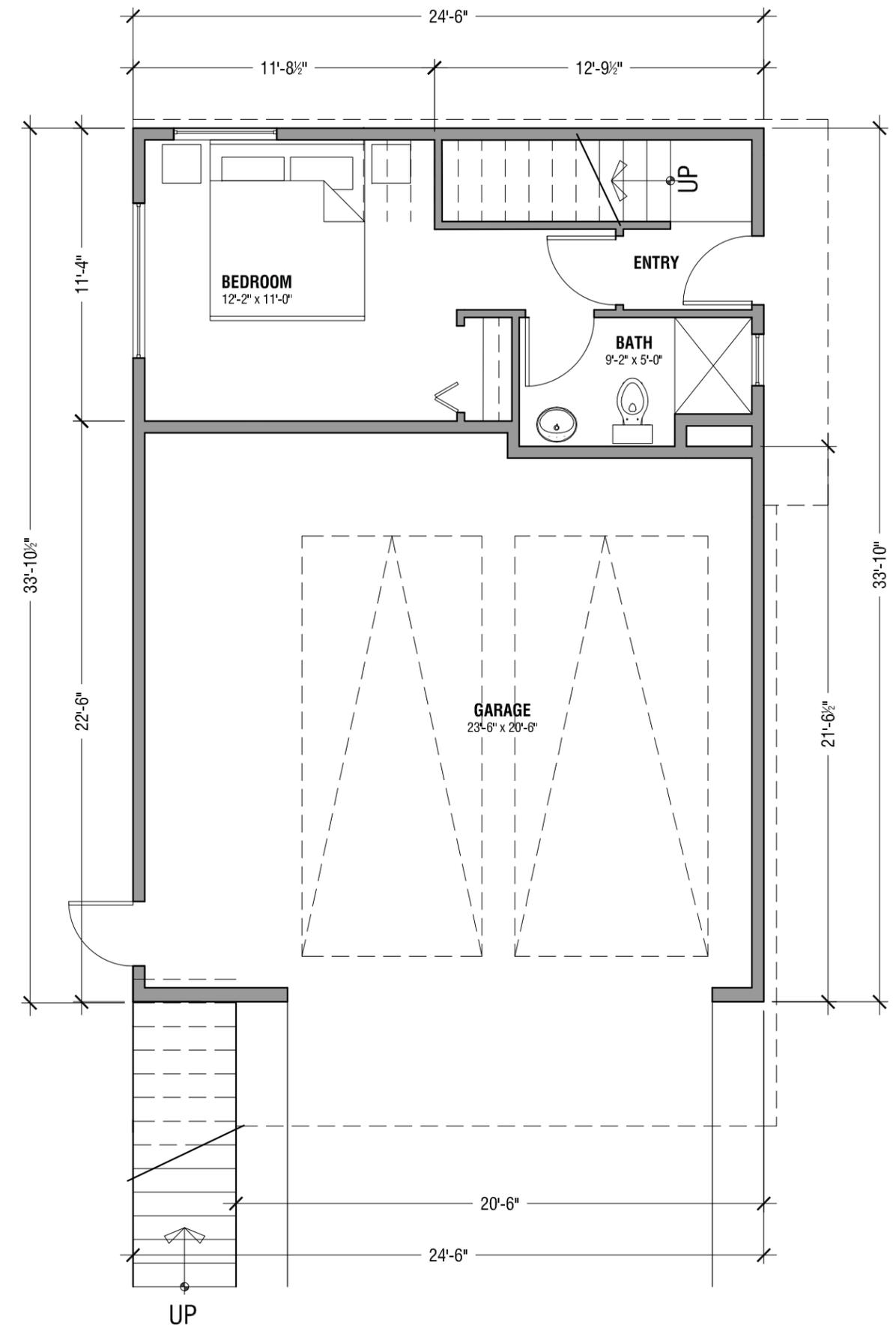


SITE ELEVATION
FROM TAHITI STREET

EXHIBIT A



UNIT TWO FIRST FLOOR PLANS
 3/16" = 1'-0"

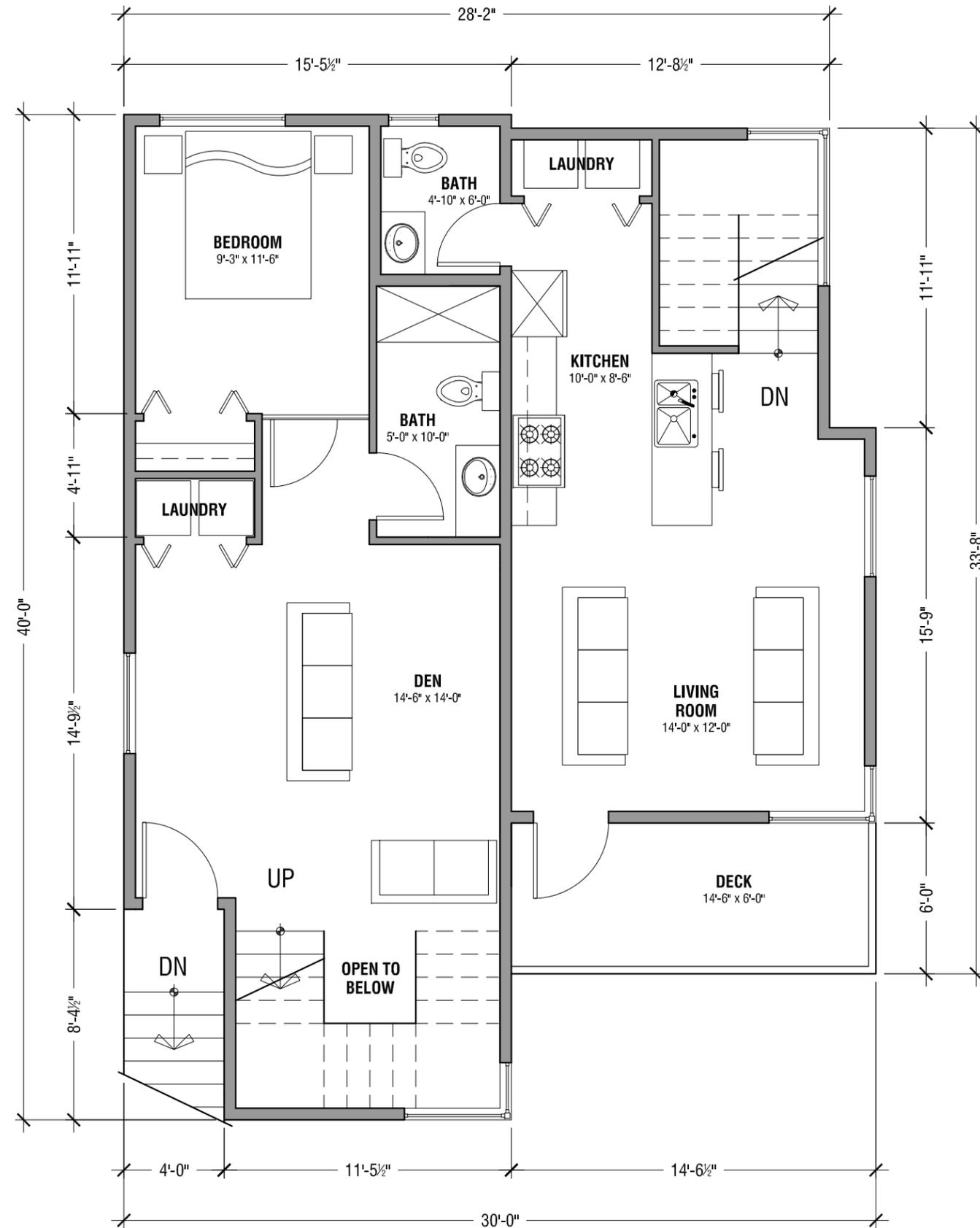


UNIT ONE FIRST FLOOR PLANS
 3/16" = 1'-0"

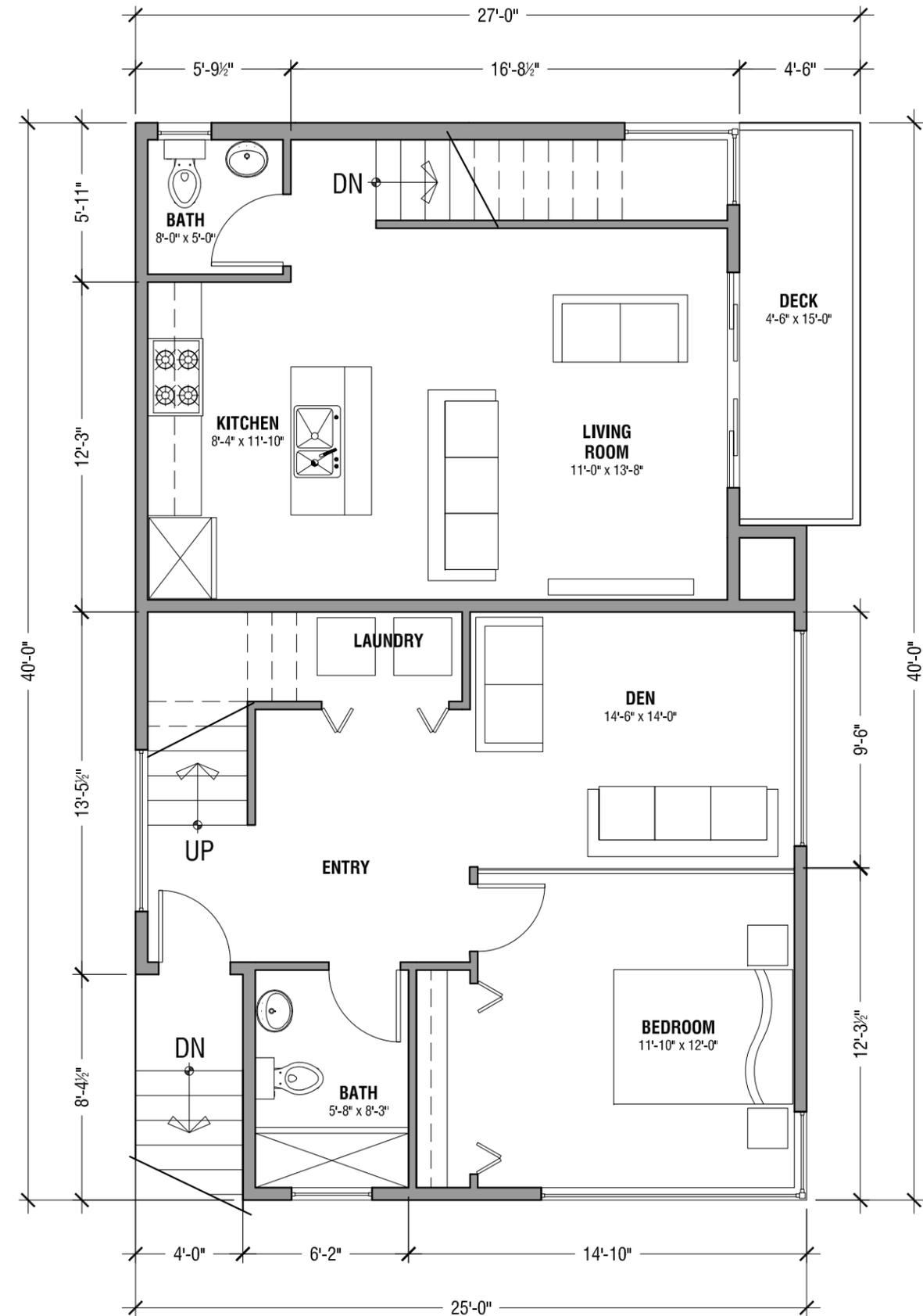


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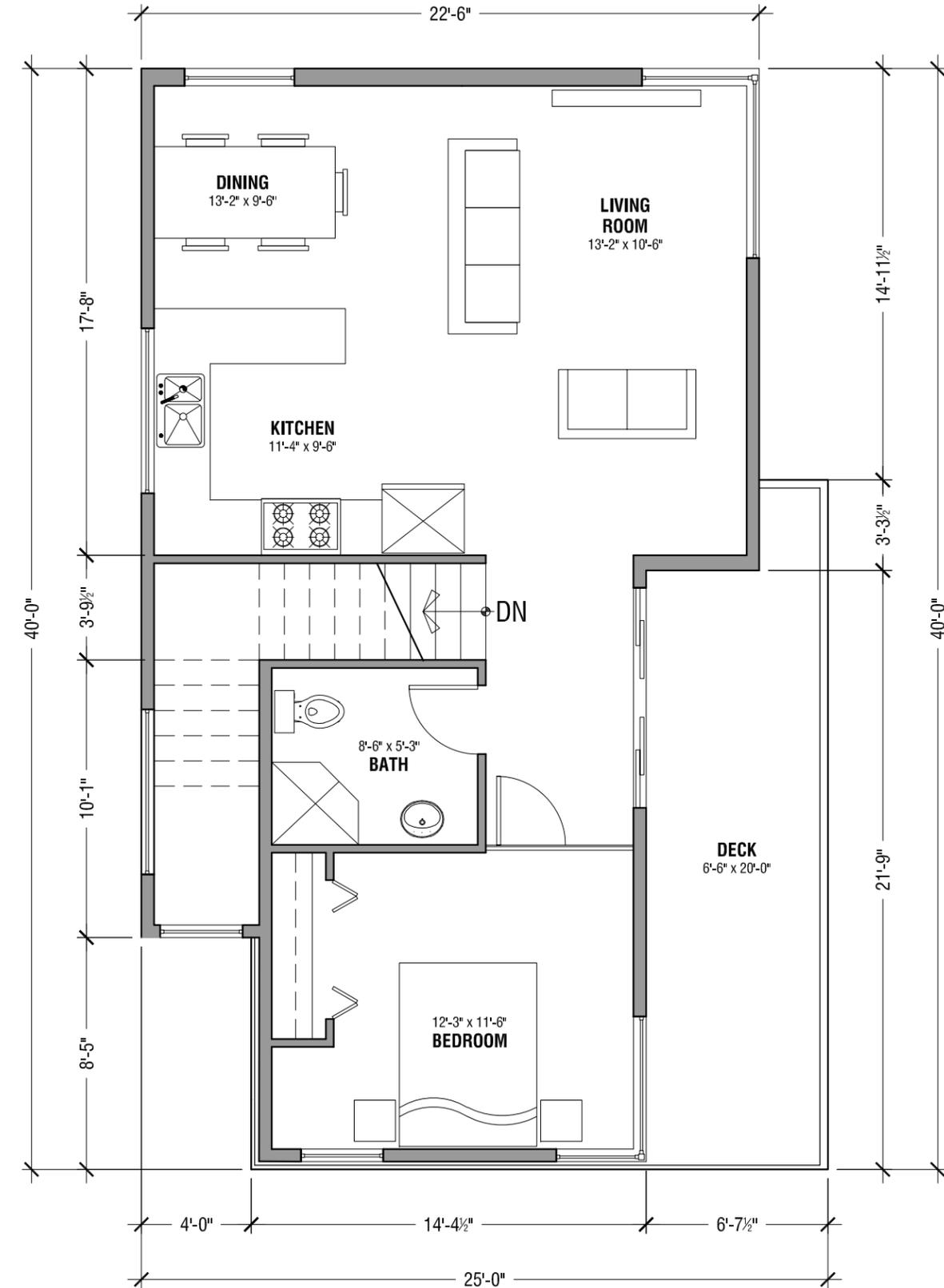
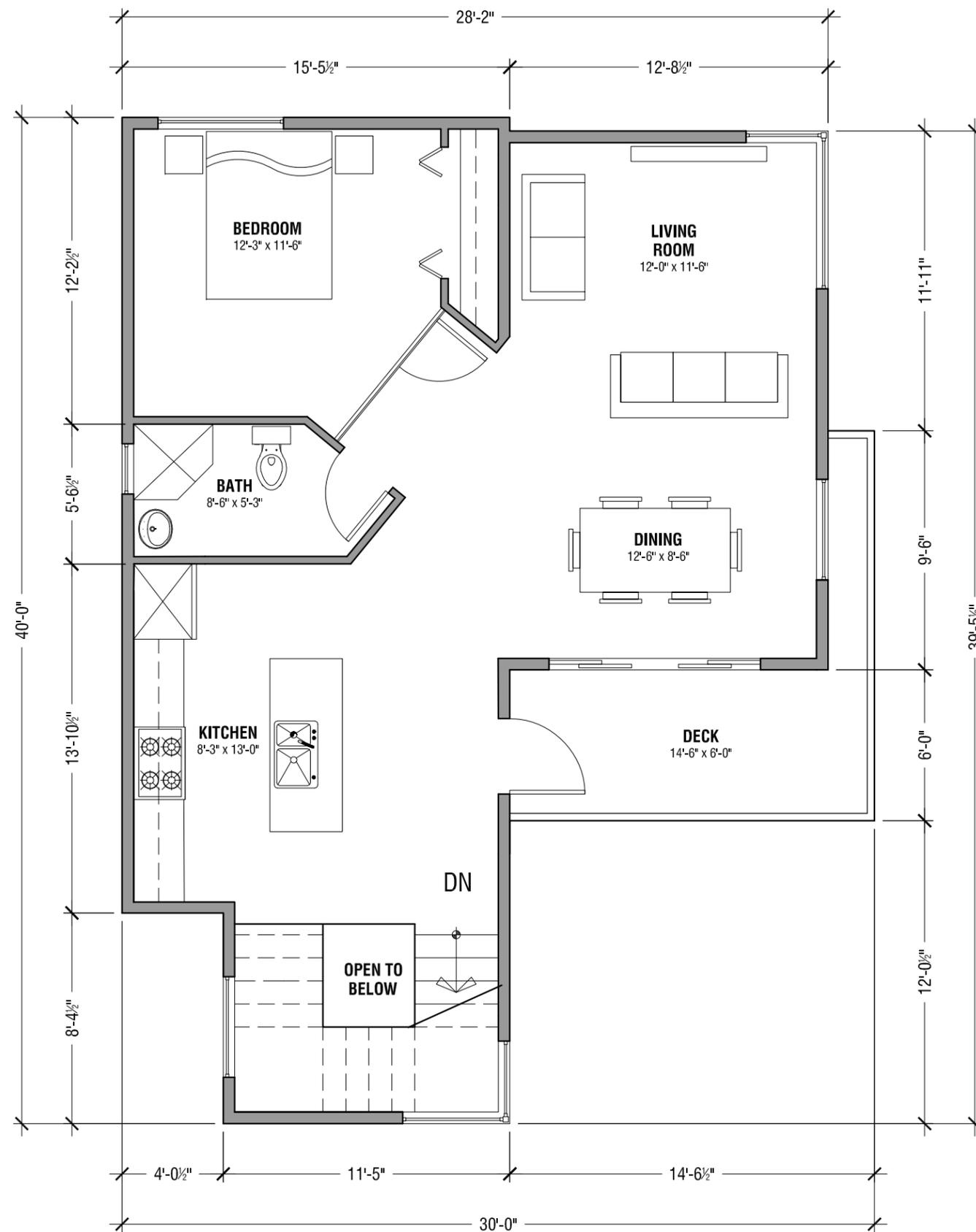
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CONSTRUCTION
 All dimensions to
 be verified on site



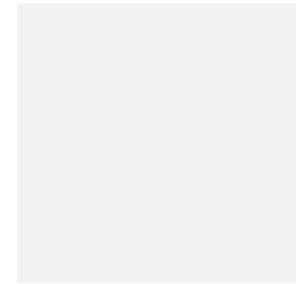
UNIT TWO SECOND FLOOR PLAN
3/16" = 1'-0"



UNIT ONE SECOND FLOOR PLAN
3/16" = 1'-0"



MATERIALS



1 SMOOTH FINISH WHITE STUCCO



2 GREY HORIZONTAL HARDIE-PLANK LAP SIDING



3 HORIZONTAL TONGUE AND GROOVE WOOD SIDING



4 VINYL WINDOWS + DOORS -DARK GREY



5 ASPHALT ROOFING



6 PAINTED HORIZONTAL HARDI SIDING

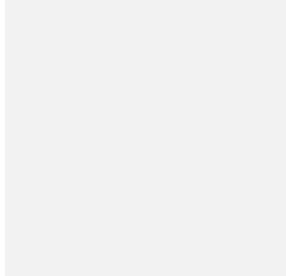


UNIT ONE NORTH ELEVATION
1/8" = 1'-0"



UNIT ONE WEST ELEVATION
1/8" = 1'-0"

MATERIALS

- 

1 SMOOTH FINISH WHITE STUCCO
- 

2 GREY HORIZONTAL HARDIE-PLANK LAP SIDING
- 

3 HORIZONTAL TONGUE AND GROOVE WOOD SIDING
- 

4 VINYL WINDOWS +DOORS -DARK GREY
- 

5 ASPHALT ROOFING
- 

6 PAINTED HORIZONTAL HARDI SIDING

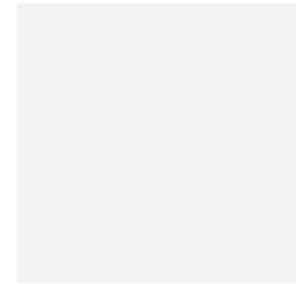


UNIT ONE SOUTH ELEVATION
1/8" = 1'-0"



UNIT ONE EAST ELEVATION
1/8" = 1'-0"

MATERIALS



1 SMOOTH FINISH WHITE STUCCO



2 GREY HORIZONTAL HARDIE-PLANK LAP SIDING



3 HORIZONTAL TONGUE AND GROOVE WOOD SIDING



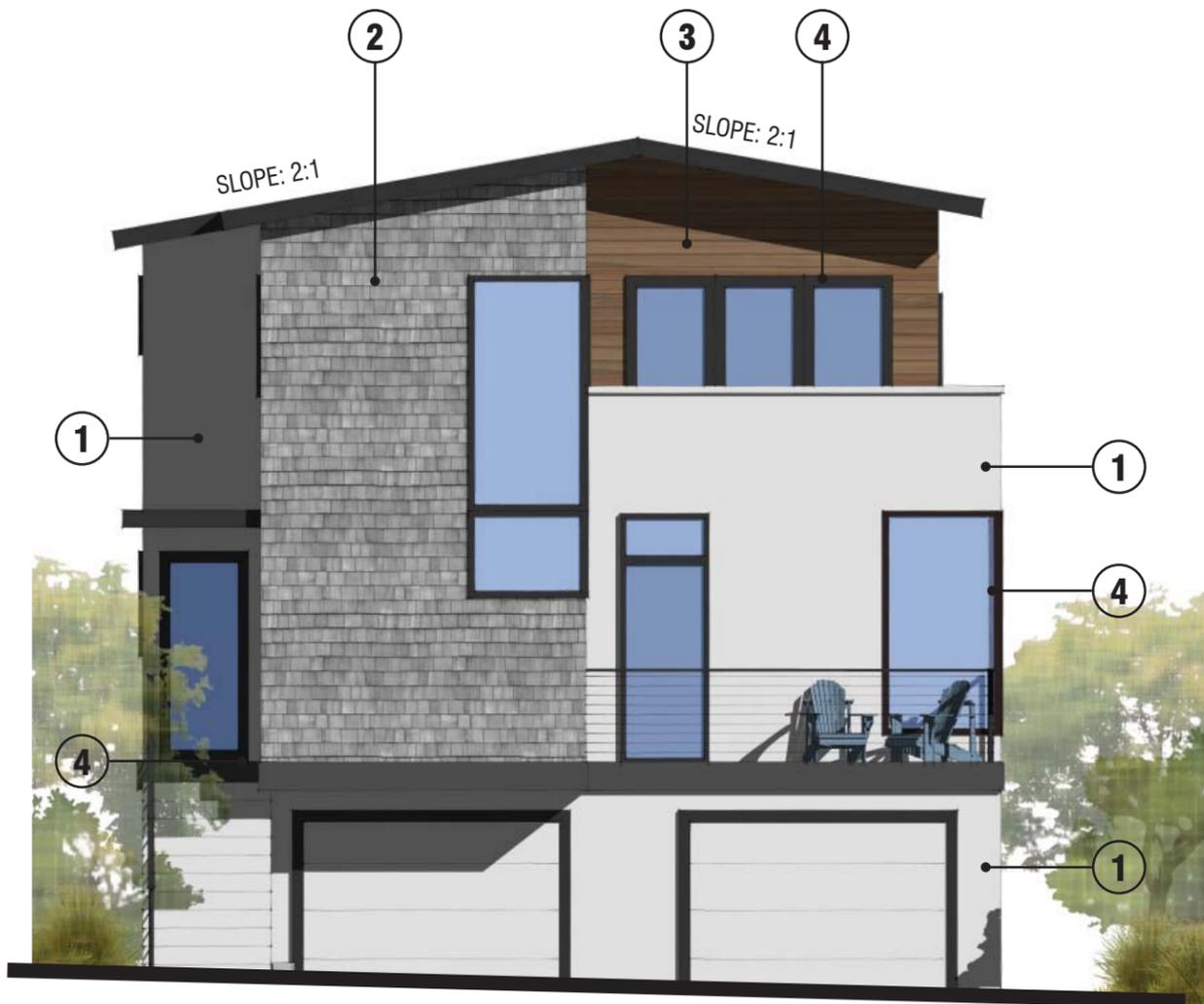
4 VINYL WINDOWS + DOORS -DARK GREY



5 ASPHALT ROOFING



6 PAINTED HORIZONTAL HARDI SIDING

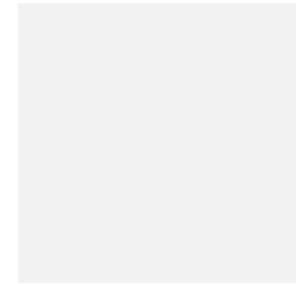


UNIT TWO NORTH ELEVATION
1/8" = 1'-0"



UNIT TWO WEST ELEVATION
1/8" = 1'-0"

MATERIALS



1 SMOOTH FINISH WHITE STUCCO



2 GREY HORIZONTAL HARDIE-PLANK LAP SIDING



3 HORIZONTAL TONGUE AND GROOVE WOOD SIDING



4 VINYL WINDOWS + DOORS -DARK GREY



5 ASPHALT ROOFING



6 PAINTED HORIZONTAL HARDI SIDING



UNIT TWO SOUTH ELEVATION
1/8" = 1'-0"



UNIT TWO EAST ELEVATION
1/8" = 1'-0"



10

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VIEW 1

VIEW FROM HIGHWAY 1 DRIVING SOUTH

300 AND 310 TAHITI WAY

MORRO BAY, CA
DATE: 1/09/2018



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VIEW 2

VIEW FROM HIGHWAY 1 DRIVING NORTH

300 AND 310 TAHITI WAY

MORRO BAY, CA
DATE: 1/09/2018



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VIEW 3
VIEW FROM TAHITI STREET



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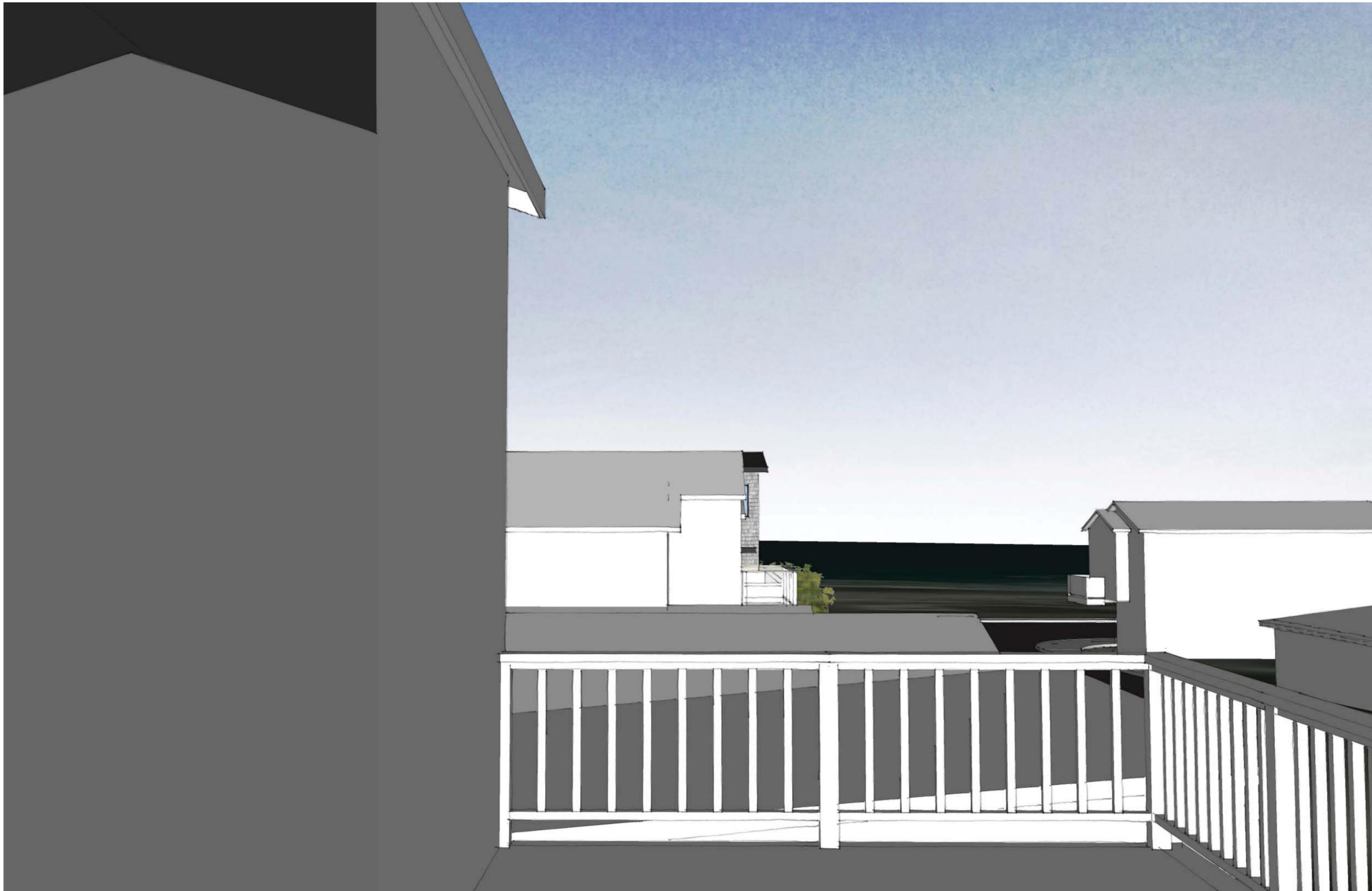
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CONSTRUCTION**
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VIEW 4

VIEW FROM CORNER OF MAIN AND TAHITI

300 AND 310 TAHITI WAY

MORRO BAY, CA
DATE: 1/09/2018



VIEW 5

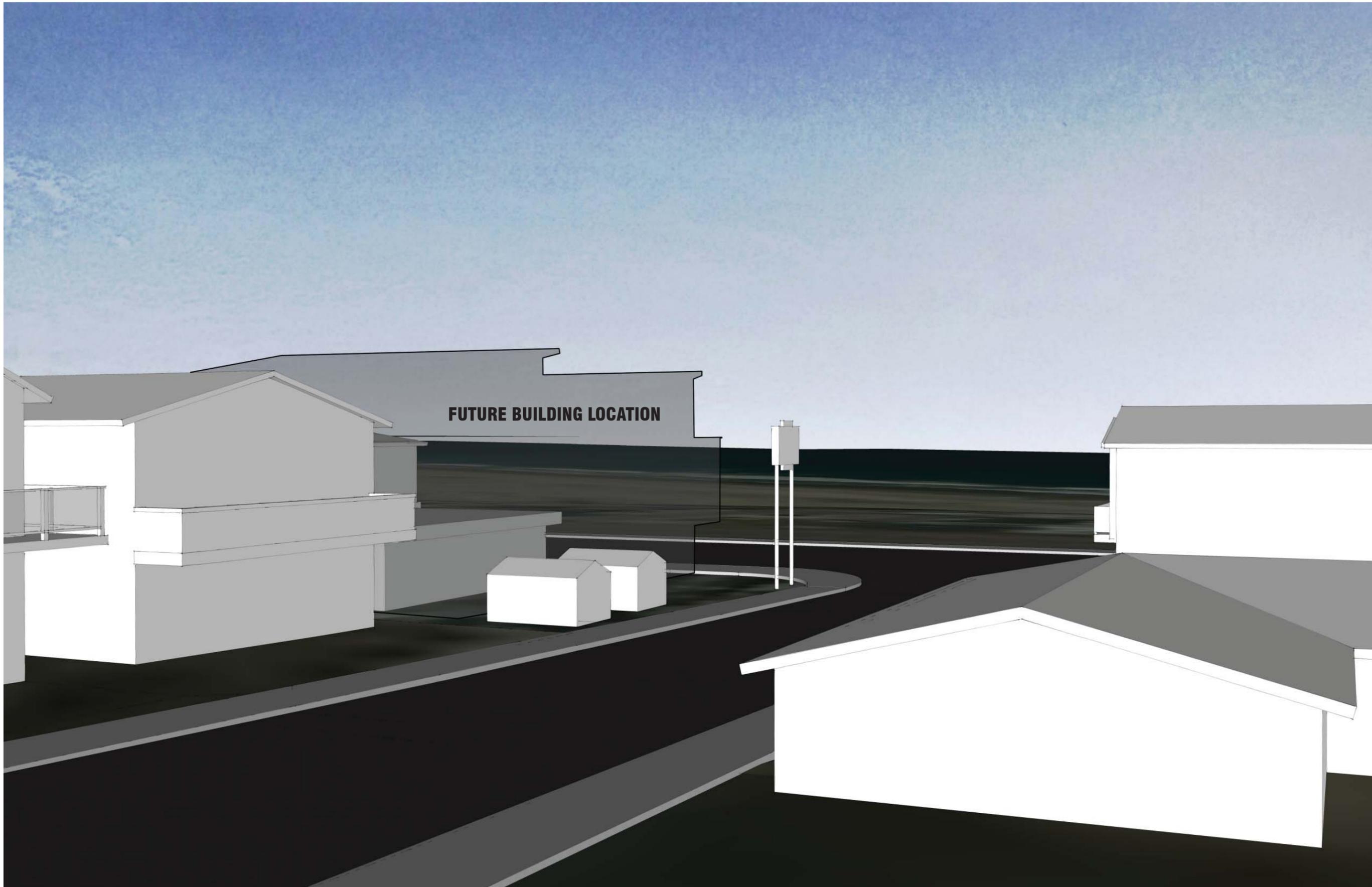
VIEW FROM NEIGHBORS DECK

10
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300 AND 310 TAHITI WAY
MORRO BAY, CA
DATE: 1/09/2018



FUTURE BUILDING LOCATION

NEW VS OLD
VIEW FROM NORTH TAHITI STREET

10

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300 AND 310 TAHITI WAY

MORRO BAY, CA
DATE: 1/09/2018