



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, February 20, 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.

A-2 Approval of minutes from the Planning Commission meeting of January 16, 2018.

Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

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

B-1 Case No.: UP0-507/CP0-559

Site Location: 2784 Indigo Circle, Morro Bay, CA

Project Description: Conditional Use Permit and Coastal Development Permit for the construction of a new single-family residence (SFR) on a vacant lot in the northern cluster of the Cloisters Subdivision. Specifically, the Applicant proposes to build a 2,110 sq. ft. SFR with a 662.5 sq. ft. garage and a 275 sq. ft. patio on a 8,003 sq. ft. parcel. The project is located in the CRR/GC/PD zoning district and within the Coastal Commission Appeal Jurisdiction.

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

Staff Recommendation: Conditionally Approve

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

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 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 February 20, 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:										
3	Gelman	2784 Indigo	12/12/17	CP0-559/UP0-507	CDP and CUP for a new SFR in the Cloisters subdivision	Under Intial Review. Project to be noticed and tentatively schedlued for 2/20 PC Hearing				jg
4	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.. Agendized for 3/6/18.		PN- Conditionally Approved 6/7/17		cj
5	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.	Under Initial Review. Correction letter sent 2/9/18. Tentatively agendized for 3/6/18 PC meeting				cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
6	Matson Bay	787 Main Street & 280 Morro Bay Blvd	1/17/18	S00-130	Lot Line Adjustment	Under initial review				nh
7	Matson Bay	271 Pacific	1/17/18	S00-131	Cert of Compliance	Under initial review				nh
8	Matson Bay	767 Main Street	1/17/18	S00-132	Cert of Compliance	Under initial review				nh
9	Kitzman	355 Quintana Place	1/26/18	A00-000-053	Lot Tie and modification to parking lot for Culligan Water	Under initial review				
10	Reeves	1169 West	2/9/18	UP0-514/CP0-565	New 3,901 sq. ft. single-family residence with detached 980 sq.ft. garage	Under Initial Review				nh

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11	Borchard	508 Blanca	2/9/18	CP0-564	New 1,800 sq. ft. single-family residence with 453 sq. ft. garage and 364 sq. ft deck	Under Initial Review				
12	Van Buerden	701 Embarcadero	2/6/18	UP0-513	Minor Use Permit for a change to the existing signage program	Correction Letter sent 1/18				jg
13	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.. Resubmitted 2/5/18.		Conditionally approved 6/14/16		cj
14	DeGarimore	1001 Front St.	1/29/18	A00-054	Amendment to CUP to modify project description to remove proposed new awning and allow for seasonal operation of kiosk for Virg's Landing.	Under initial review.				cj
15	Kisinger	220/222 Main Street	1/23/18	UP0-512	CUP - One time addition of less than 10% to an existing structure with a nonconforming use (duplex in R-1)	Under initial review.				jg
16	Wright	2996 Alder Ave	1/18/18	CP0-562	3 story, 3 unit apartment building in the R-4/SP zone	Under initial review.				nh
17	Johnson	128 Rennell	1/10/18	CP0-561	Demo/reconstruct 1,362 sq. ft. SFR with 496 sq. ft. garage, and 240 sq. ft. covered front porch	Incomplete letter mailed 2-9-18				nh
18	Stollmeyer	3310 Main	12/19/17	UP0-508	Conceptual review of residential development in the MCR/R-4/SP. Two SFRs with attached ADUs on two adjacent parcels	Under initial review. Pc review of concept plan at 1/16 PC hearing. After Action Letter sent 1/18. Waiting on full formal application submittal				jg
19	Branch	885 Embarcadero	1/8/18	UP0-511	Minor Use Permit to recognize allowable uses per Master Lease Agreement for City lease site	Under Initial Review. Correction letter sent 2/9/18. Resubmitted 2/13/18.				cj
20	TLC Family Enterprises	833 Embarcadero	1/2/18	UP0-509	Demo/reconstruction of existing Off the Hook Building.	Under Initial Review. Correction letter sent 2/13/18				cj
21	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. Resubmittal rcv'd 2/1/18				jg

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22	Madding	458 Dunes St	11/7/17	UP0-503	Remodel & addition to existing single family home; addition is 373sf.	Under Initial Review. Correction letter sent 12/13.				cj
23	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				cg
24	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. Requires a parking exception. Application received 2/5				cg
25	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. Requires a parking exception application		PN- Conditionally approved 8/10/2017		cg
26	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. Applicant must remove cooking facilities in lower portion of existing SFR. Has not yet complied to date (2/13)		PN- Conditionally approved 7/17/2017		cg
27	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. Incomplete letter sent 2/6/18		PN- Disapproved 7/5/17		nh
28	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		nh
29	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		nh

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30	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & GDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016. <i>Applicant now wants to remove development from proposal and process the parcel map independently of any development.</i> Waiting on updated map (4/7/2017) Rcv'd 4/17. 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. Subdivision Review Committee tentatively scheduled for 1/30/18		PN- Disapproved per Memo dated 8/10/2017		jg
31	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. Changed proposal. Need to modify again based on unpermitted work done in the field. Spoke with Applicant's rep. 1/24. Updated submittal required				jg
32	Gambriel	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. Resubmitted 2/13/18.		PN-Plans Disapproved. Req. Stormwater & plan update-8/24/15		nh
Planning Commission Continued projects:										
33	Erlendson	299 Sienna	9/1/17	UP0-494/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. Correction Letter sent 1/24/18				jg
34	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj

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35	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		cj

Projects Appealed or Forwarded to City Council:

36	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
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Environmental Review

#	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
37	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		ng
38	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		ig cj
39	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects:										
40	Tract 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		PN- Approved Public Imp. On 1/9/2018. Waiting on Final Map resubmittal/		cj
Projects requiring coordination with another jurisdiction:										
41	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		
42	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.		

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Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
43	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.				
44	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:										
45	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg

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46	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											
47	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
48	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
49	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	Disapproved by jb (see memo) on 10-3-17	Emailed comments on 10-20-17.	
2	Hauck	206	Bradley Ave	1/5/18	B-31835	Remodel garage, frame new ceiling, drywall ceiling & walls, replace 8' x 6' 8"	Approved by jg on 1-26-18	Disapproved by hb on 1-17-18		2-5-18 - Emailed comments to property owner. PB	
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 Fire: Approved by mv on 1-22-18	Plans sent to Ca, Code Check 1-5-17. Sent CA code check 11/14/17.	PN- Disapproved per memo dated 1/18/17	1-17-18 - Received resubmittal and routed to BLDG (CA Code Ck), PW & FIRE. PB	
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.	1-24-18 - Received submittal & routed to BLDG (w/ soils), PLAN, PW. & FIRE (route when one is back). PB	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
5	Warmerdam	2901 Juniper	12/15/17	B-31812	Single Family Alteration Remodel of existing home	Diapproved by jg 12-27-17	BLDG - CA Code Ck Disapproved on 1-16-18	PW- Disapproved by jb on 12/21/17.	1-16-18 Emailed all plan review comments & (waiver request on 1-19-18) to Trevor Miller PB	
6	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.	Approved by rr (constitutes the one time addition to a non conforming structure) 11/20/17 PZ	Disapproved by CA Code Ck on 12-27-17 PB	Conditional Approval (see memo) on 11/22/17. PZ	Resubmitted on 11-17-17. 1-3-8 - Emailed comments to Agent (Cody @ Ferreira)	
7	Goldstein	142 Kodiak	1/3/18	B-31817	Addition & Remodel	Disapproved by jg on 1-12-18	Disapproved by CA Code Ck (see memo) on 1-12-18	Disapproved by jbon 12-2-17	1-17-18 - Emailed all plan review comments to Architect (Goldstein) & advised of plans for p/u. PB	
8	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		
9	Cole	1030 Las Tunas	1/30/18	B-31852	Single Family Addition Permit	Disapproved with correction memo by nh on 2/1/18.	BLDG - Disapproved by hb on 2-1-18			
10	Sterkel	1115 Las Tunas	1/23/18	B-31845	368 sf addition, & 175 sf exterior deck	Disapproved with correction memo by nh on 2/6/18.	Disapproved by hb on 1-24-18			
11	Moss	730 Luisita St	1/29/18	B-31850	Relocate bathroom light & fan switch & reroute same existing wiring to new junction					
12	Boisclair	900 Main	12/19/17	B-31810	Raise existing stage 6" to add additional sound deadning. Create front of stage perimeter		BLDG - Approved by ac on 12-26-17 PB			
13	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	
14	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.		
15	Robison	1185 Main St.	1/22/18	B-31842	Residential Elevator Installation	Disapproved by sg on 1-29-18	Disapproved by hb on 1-29-18			
16	Kinsinger	222 Main St.	11/22/17	B-31786	149 Sq. Ft. addition & interior remodel of kitchen, bath and living-room.	Disapproved by jg on 1-12-18	Approved by sg on 1-12-18	Approved by jb on 11-22-17.		
17	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	Approved by rr on 12-8-17	Disapproved by cdl on 11-27-17.	Approved by jb 11/22/17	1-25-18 - Received resubmittal and routed to BLDG ONLY. PB	RR
18	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.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	

#	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
19	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.		
20	Lau	2780 Main	9/15/17	B-31680	Remodel existing resteraunt/ 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.	
21	Assembly of God Church	615 Monterey	1/24/18	B-31847	Interior remodel, restore converted garage back to original garage, repair framing & floorjoist, floorplan changes, upgrade plumbing & electrical to current code, new roof & exterior.		BLDG - Disapproved by hb on 1-29-18			
22	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 nh 2-7-18	Approved by cdl on 10-26-17.	Approved by jb on 10-17-17.	Emailed comments on 10/31/17	
23	Rangoussis	655 Morro Bay Blvd	2/2/18	B-31860	Remove deteriorated mansord roof edge from existing roof canopy, and replace with new mansard.	Disapproved by nh on 2-7-18				
24	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		
25		2584 Nutmeg Ave	2/2/18	B-31862	Retaining Wall - Approx 25' in length, staggard heights on slope at the southwest corner of property.					
26		401 Pico St.	12/27/17	B-31821	New single car garage & build addition		BLDG - Approved by ac on 1-3-18 PB	PW - Disapproved by jb (see memo) on 1-9-18 PB 1-22-18 provided comments to owner. PB		
27	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		
28	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		
29	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		
30	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		
31	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	
32	Sotelo	2101 Sunset	10/3/17	B-31698	Proposed detached accessory building 625 sq. ft.	Disapproved by jg on 10-16-17.	Approved by hb, when 3 items are completed (see memo) on 1-18-18	Disapproved by jb (see memo) on 1-23-18 PB	Emailed owner 10/20/17.	
33	Forde	564 Zanzibar	1/16/18	B-31837	Single Family Alteration	Disapproved by sg on 1-29-18	BLDG - Disapproved by hb on 1-19-18			

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Planning Projects & Permits with Final Action:										
1	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. Project noticed 1/17. Permit Issued 2/7				jg
2	Santojanni	321 Rennell	12/12/17	CP0-558/UP0-506	CDP and MUP for new 544 sq. ft. SFR 448 sq. ft. attached garage	Under Intial Review. Project noticed 1/29. Permit issued 2/15				jg
1	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

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 16, 2018
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr	Chairperson
	Michael Lucas	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Jesse Barron	Commissioner
STAFF:	Scot Graham	Community Development Director
	Joan Gargiulo	Assistant Planner

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

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS - NONE

A. CONSENT CALENDAR

<https://youtu.be/79UEqwkQFLU?t=3m5s>

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

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

<https://youtu.be/79UEqwkQFLU?t=3m25s>

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.

<https://youtu.be/79UEqwkQFLU?t=3m44s>

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

Commissioner Lucas abstained from the item.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Ingrassia spoke to Janice Peters about the project.

Gargiulo presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=6m39s>

Janice Peters, Secretary for By-the-Sea Productions, stated they've been doing well especially with the parking situation. Peters noted they've been responsive to any problems that have come up with the neighbors.

Sid Symington, priest at St. Peter's by the Sea, stated he supports the theater. Symington stated he has spoken to the neighbor's personally about the theater and noted it has been a valuable asset to the community.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=9m59s>

The Commissioners presented their questions and comments to staff.

The Commission received and filed the item.

<https://youtu.be/79UEqwkQFLU?t=16m7s>

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

<https://youtu.be/79UEqwkQFLU?t=16m23s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Gargiulo presented the staff report.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=26m23s>

Jonni Biaggini, applicant, stated this is her first project and is doing the project according to her skill set. Biaggini stated she has worked with her architect in keeping with the aesthetics of Morro Bay.

Gary Johnson, resident of Morro Bay, stated he lives in the back of the project and supports the project.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/79UEqwkQFLU?t=26m22s>

Discussion between Commissioners.

MOTION: Commissioner Sadowski moved to approve the PC Resolution 02-18, CP0-557/UP0-504 to allow a construction of a new single-family residence at 1156 Market Street. Vice-Chairperson Lucas seconded and the motion passed (5-0).
<https://youtu.be/79UEqwkQFLU?t=30m58s>

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
<https://youtu.be/79UEqwkQFLU?t=32m13s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Gargiulo presented the staff report.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/79UEqwkQFLU?t=48m26s>

Joel Schneider, architect, explained how they came up with the design and took into consideration the height and view corridor for the proposed project.

Ken Stollmeyer, applicant, stated the reasons for the design of the proposed project.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 16, 2018

Betty Winholtz, Morro Bay resident, stated she supported the project. She understood it was hard to have a commercial property in this area. However, Winholtz does not support the 30-foot height limit and encouraged the Commission to not allow anything over the 25-foot limit even if it means placing a flat roof on the home. Winholtz noted parking will also be an issue for this project.

The Commission presented their questions to the applicant

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h5m21s>

Discussion between the Commissioners

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h38m40s>

Schneider answered questions for the Commissioners regarding the building height.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h44m43s>

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h55m15s>

The applicant answered questions from the Commission.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h58m31s>

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=1h59m30s>

Schneider asked the Commission what were they looking for in the design regarding height so he could implement the changes in the next design review.

The Commissioners answered Schneider's question.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/79UEqwkQFLU?t=2h1m39s>

- C. NEW BUSINESS – NONE
- D. UNFINISHED BUSINESS – NONE
- E. PLANNING COMMISSIONER COMMENTS - NONE

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 16, 2018

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/79UEqwKQFLU?t=2h2m49s>

Graham notified the Commissioners of the upcoming Planning Commissioners Academy on April 4th- 6th in Monterey.

Graham also notified the Commissioners they will be receiving the develop standard portion of the Zoning Code update, along with the Sea Shell Estates. The items will be on the agenda for the next Planning Commission meeting.

G. ADJOURNMENT

The meeting adjourned at 8:08 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 6, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: February 20, 2018

Staff Report

TO: Planning Commissioners

DATE: February 13, 2018

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: Conditional Use Permit (#UP0-507) and Coastal Development Permit (#CP0-559) Request to allow the development of a new single-family residence on a vacant parcel in the northern cluster of the Cloister's Subdivision.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 04-18** which includes the Findings and Conditions of Approval for the project depicted on site development plans dated stamp received April 3, 2017 (Exhibit B).

APPLICANTS:

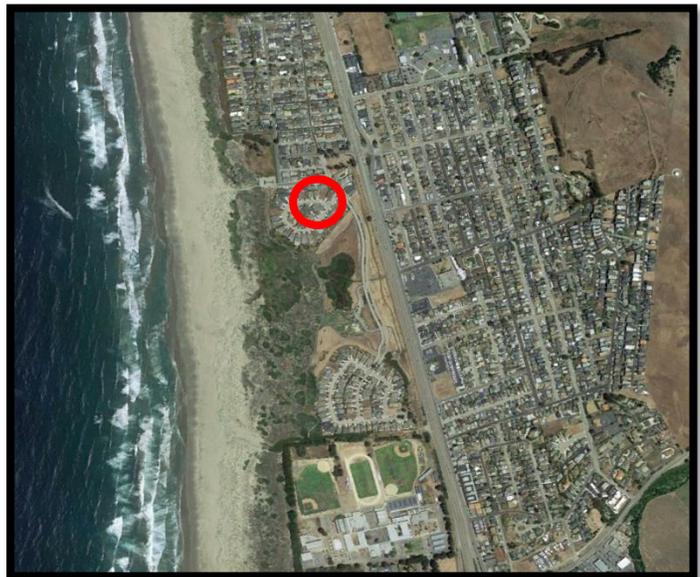
Richard and Marcella Gelman

LEGAL DESCRIPTION/APN:

065-387-010

PROJECT DESCRIPTION:

Conditional Use Permit and Coastal Development Permit for the construction of a new single-family residence (SFR) on a vacant lot in the northern cluster of the Cloisters Subdivision. Specifically, the Applicant proposes to build a 2,110 sq. ft. SFR with a 662.5 sq. ft. garage and a 275 sq. ft. patio on a 8,003 sq. ft. parcel. A 2,000 sq. ft. public access easement is located along the entire eastern portion of the parcel. Effective lot area, exclusive of the easement is 6,000 sq. ft.



Vicinity Map

Prepared By: JG

Department Review: _____

The project is located in the CRR/GC/PD zoning district and within the Coastal Commission Appeal Jurisdiction.



Existing Site

PROJECT SETTING:

The project is located on Lot 10 in the north cluster of the Cloister’s Subdivision designated as Planning Area 2, Atascadero Beach, in the Local Coastal Plan. The parcel at 2784 Indigo Circle lies to the west of Highway 1, south of San Jacinto Road, and north of Atascadero Road (HWY 41).

Adjacent Zoning/Land Use			
North:	CRR/GC(PD)	South:	CRR/GC(PD)
East:	CRR/GC(PD)	West:	CRR/GC(PD)

Site Characteristics	
Site Area	Lot 10 is 8,003 square feet
Existing Use	Vacant Parcel
Terrain	Level and undeveloped
Vegetation/Wildlife	None
Archaeological Resources	N/A
Access	Indigo Circle

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Mix Use Area ‘G’ / Area 2 Atascadero Beach
Base Zone District	CCR Coastal resource residential
Zoning Overlay District	Planned Development Overlay
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located within the Coastal Appeal Jurisdiction

PROJECT ANALYSIS:

Background

The proposed residence is located within the Cloister’s subdivision. The final map for this project was recorded in October 1996. The Cloister’s project consists of 120 clustered residential lots and 3 open space lots that include a public park dedicated to the City and dune area dedicated to the State (California Department of Parks and Recreation). An assessment district was formed to maintain the public park (including the parking lot and restrooms) and open space areas. Public streets and street lighting are maintained by the City.

The Cloister’s subdivision went through a lengthy public review process, including review and approval by the California Coastal Commission on July 9, 1992 (A-4-MRB-91-44). The Planning Commission gave final approval of the Conditional Use Permit (CUP 28-90 Precise Plan) and Tentative Tract Map (TM 01-90) on August 16, 1993. The City Council accepted the public improvements for this subdivision on January 26, 1998.

In accordance with the Conditions of Approval for the overall subdivision, the Planning Commission is required to perform design review of each proposed residence as part of the Coastal Development Permit review.

Although no particular design style is required, homes with a Bungalow, Craftsman, or Cape Cod character are in keeping with the established design criteria. Three different height limits were established to preserve views and minimize visual impacts while complementing adjacent neighborhoods and providing for a variety of skylines. Lot 10 allows for a maximum building height of 14 feet above average natural grade. Garage structures should be set behind the front of the house a minimum of 4 feet and must be at least 25 feet from the front property line and must not dominate the street façade. Each

project must provide varying front setbacks from their neighbor creating more variety and individual interest.

Zoning Ordinance Standards		
	Standards	Proposed
Front Setback	20 feet	20 feet
Garage Setback	25 feet	25 feet
Interior Side Setback	6 feet	6 feet
Rear Setback	10 feet	12 feet
Height	14 Feet	13'11"
Lot Coverage	Max. 45%	35%
Parking	2 Car Garage	2 Car Garage

Design Criteria		
	Proposed	Standards
Architectural Character	Bungalow style. This design has been approved by the Cloister's Design Review Committee (Exhibit D)	Bungalow, Craftsman, or Cape Cod character
Building Form and Massing	<ul style="list-style-type: none"> Horizontal and vertical articulation Variable ridge heights and wall planes Covered, recessed front entry 	<ul style="list-style-type: none"> Horizontal and vertical articulation Variable ridge heights & wall planes Use features such as porches, balconies, arbors, and trellises Define entry
Roof Forms	<ul style="list-style-type: none"> Low pitched gabled roof Triangular knee-braces Dimensional Composite Shingles 	<ul style="list-style-type: none"> Gable, shed, hip forms with dormers are encouraged Detailed overhangs and eaves Flat, unglazed concrete tile, clay tile, slate, dimensional asphalt shingles
Garage	<ul style="list-style-type: none"> 662.5 sq. ft. two-car garage Recessed 5 ft. from front Two single garage doors 	<ul style="list-style-type: none"> Garages located behind the house preferred Driveways should not dominate the landscape Staggered/recessed doors recommended
Exterior Materials/Finishes	See materials board (Exhibit C) <ul style="list-style-type: none"> Horizontal siding Stone veneer 	Natural materials such as brick, stone, wood, light textured stucco, and split faced concrete block consistent with the chosen architectural style
Colors	See color board (Exhibit C)	Simple color schemes using a maximum of three colors

Project Evaluation

The project meets all of the Morro Bay Municipal Code requirements. The property is located within the Golf Course (GC) district and the Planned Development (PD) overlay district. The GC district is no longer applicable to the subdivision.

It is important to note that the proposed single-family residence at 2784 Indigo Circle has been designed to comply with Universal Design standards to ensure accessibility throughout the entire structure.

The project is located within the Coastal Commission's appeal jurisdiction, thus requiring the CDP's for development of each lot to be reviewed and approved at a noticed public hearing. As the Cloisters project was fully considered for the impacts of the future homes that would be built on the new lots, there are no significant issues to be resolved related to coastal impacts. The view corridors, non-use areas, boardwalks and fenced off areas were all designed in accordance with the tract conditions of approval to protect and enhance coastal resources and provide coastal access consistent with the policies of Chapter 3 of the California Coastal Act. Development of single family residential homes on these newly created lots, consistent with approved Design Guidelines and conditions of approval, will have no adverse impact on coastal resources or coastal access.

The individual project review is intended to ensure that the development of each of the lots within the tract continues to comply with the provisions of the Coastal Act. The various height limitations, setbacks and design criteria were established with the intent to create a built environment that will be in harmony with the natural surroundings. As proposed, the project appears consistent with the design criteria, architectural, and use restrictions as contained in the approved CC&R's as summarized in the tables above.

The Cloisters Design Review Committee has also reviewed and approved the project plans for consistency with the Cloister's Design Guidelines (See Cloisters Design Review Committee approval letter provided in Exhibit D).

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on Saturday, February 10, 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 new construction of a single-family residence in a residential zone and the project will have no potentially significant environmental impacts. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The proposed project is consistent with all applicable development standards of the Zoning Ordinance, Cloister's Tract Conditions, CC&R's and Design Guidelines, and applicable provisions of the General Plan and Local Coastal Plan. No modifications or exceptions to City development requirements are proposed. The project has been found to be exempt from CEQA.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Conditional Use Permit #UPO-507 and Coastal Development Permit #CP0-559 for the construction of a new single-family residence at 2784 Indigo Circle, as shown on plans date stamp received December 12, 2017, by adopting Planning Commission **Resolution 04-18** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 04-18
- Exhibit B – Graphics/Plan Reductions
- Exhibit C – Color and Materials Board
- Exhibit D – Cloister's Design Review Committee Letter

RESOLUTION NO. PC 04-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-559) AND CONDITIONAL USE PERMIT (UP0-507) TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 2784 INDIGO CIRCLE IN THE CLOISTERS SUBDIVISION

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on February 20, 2018, for the purpose of considering Coastal Development Permit CP0-559 and Conditional Use Permit UP0-507 for construction of a new single-family residence at 2784 Indigo Circle (APN 065-387-010); and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt 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 Findings

1. The project will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood because the single-family residence and associated attached garage are permitted uses within the zoning district applicable to the project site and said structures will be constructed in accordance with all applicable project conditions and City regulations.
2. The project will not be injurious or detrimental to property and improvements in the neighborhood because the single-family residence and associated attached garage are designed to be consistent with the Design Guidelines, project conditions, and City regulations applicable to this development.
3. The project will not be injurious or detrimental to the general welfare of the City because the single-family residence and associated attached garage are permitted uses within the zone district and plan designation applicable to the site and said structures are designed

to be constructed in accordance with all applicable project conditions and City regulations.

4. The project is an allowable use in the zoning district and is also in accordance with the certified Coastal Land Use plan for the City of Morro Bay, and is in conformance with the coastal access policies of Chapter 3 of the California Coastal Act.
5. The project is in conformance with the applicable conditions of approval for Tract 1996 (Case No. CUP 28-90/TM 01-90) as indicated in the attached staff report dated February 13, 2018.
6. The project design is consistent with the elements contained in the approved CC&R's for Tract 1996, the Cloisters, that are intended to create a unified architectural and aesthetic consistency and tone so that each residence will harmonize with the beauty and natural surroundings and coastal nature of the property.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-559 and Conditional Use Permit UPO-507 for property located at 2784 Indigo Circle subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated February 13, 2018 for the project at 2784 Indigo Circle (APN:065-387-010) depicted on plans received by the City on December 12, 2017, as part of Coastal Development Permit CP0-559 and Conditional Use Permit UPO-507, 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

EXHIBIT A

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2784 Indigo Circle
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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.
6. 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.
7. The Cloisters Architectural Review Committee: The Cloisters Architectural Review Committee shall be notified at the time of final occupancy to verify that the completed project complies with the approved plans
8. The Cloisters Architectural Review Committee: The Cloisters Architectural Review Committee shall be notified of any modifications or revisions to the approved plans, prior to any installation or construction of the same.

PUBLIC WORKS CONDITIONS

1. Frontage Improvements: Show the installation of a City standard driveway approach B-6. If permeable pavers are to be used, a modified driveway approach with a 12" wide PCC grade beam should be constructed to stabilize the front edge of the pavers. An encroachment permit is required for any work within the Right of Way.
2. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. 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 locations and types of 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. Water Meter: Label water meter on plans new or existing.
6. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
7. Utilities: Note the location of all overhead utilities and construction underground service entrances per the CBC.
8. 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.

Add the following Notes to the Plans:

9. 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.
10. 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 CONDITIONS

1. The Title sheet of the plans shall include:
 - a. Street address, lot, block, track and Assessor Parcel Number.
 - b. Description of use.
 - c. Type of construction.
 - d. Height of the building.

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- e. Floor area of the building(s).
- f. Vicinity map.

All construction will conform to the 2016 California Building Code (CBC), 2016 California Fire Code (IFC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Energy Code, 2016 Green Building Code, 2016 California Residential Code and Accessibility Standards where applicable and all City codes as they apply to this project.

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

2. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
3. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
4. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
5. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
6. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
8. Deferred submittals are not allowed, unless otherwise permitted by the Building Official, i.e. fire sprinkler plans and calculations, spiral staircases, and truss calculations.

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9. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided.
10. Site retaining walls require a separate building permit. Please provide a separate soils report and engineering calculations for the site walls at the time of permit application.
11. Fire sprinklers, shall be required by City Codes.

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1. **SITE MAINTENANCE.** During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.
2. Certification of compliance with the soils report shall be submitted to the Building Division prior to foundation approvals. A final report certifying compliance with the soils report or grading plans shall be submitted to the Building Division prior to final approvals.
3. A licensed surveyor or engineer shall verify pad elevations, and setbacks, prior to foundation inspection, and roof elevations, prior to roof sheeting inspection, when determined necessary by the planning division.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY:

1. Prior to building division final approval all required inspections from the other various departments must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

D. CONDITIONS SUBJECT TO ONGOING COMPLIANCE:

1. **COMPLIANCE WITH APPLICABLE LAWS.** All applicable requirements of any law or agency of the State, City of Morro Bay and any other governmental entity at the time of construction shall be met. The duty of inquiry as to such requirements shall be upon the applicant.

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.

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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: 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 20th day of February, 2018 on the following vote:

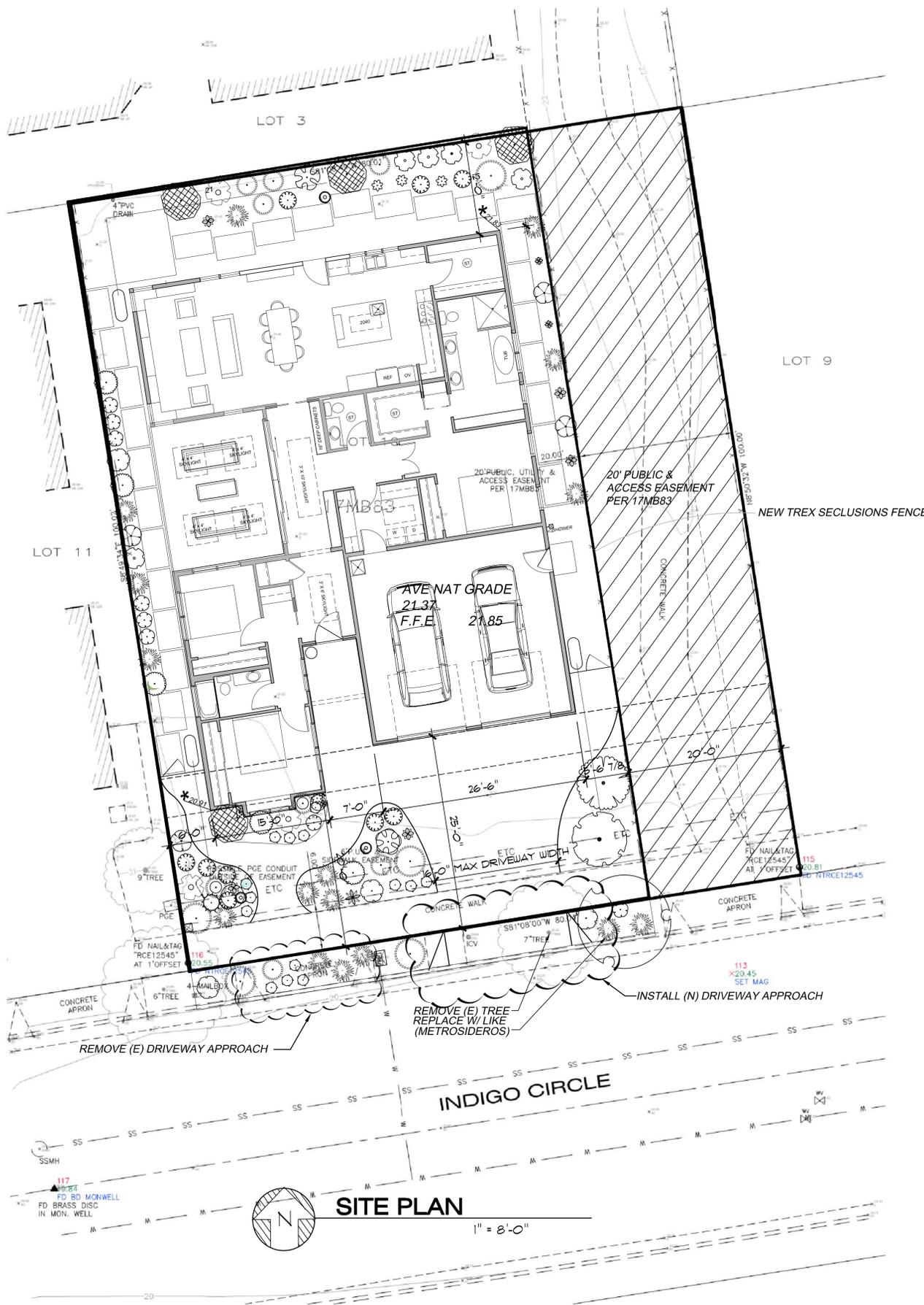
AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 20th day of February, 2018.



LANDSCAPING NOTE:
SEE LANDSCAPE PLAN BY GARDENS BY GABRIEL FOR NOTES AND SPECIFICATIONS NOT SHOWN HERE.

PERMEABLE SURFACE CALCULATIONS:
1206 SQ. FT PAVERS - DRIVEWAY AND WALKWAYS
39% PERMEABLE SURFACE COVERAGE

MAX SETBACKS:
FRONT HOUSE.....20'
GARAGE.....25'
REAR.....10'
LEFT SIDE.....6'
RIGHT SIDE.....TO EASEMENT

*** AVERAGE NATURAL GRADE**

LOW POINT: 20.91
HIGH POINT: 21.83
42.74 / 2 = 21.37 AVERAGE NATURAL GRADE

ACTUAL BUILDING HEIGHT:
F.F.E.: 21.85
BUILDING HEIGHT: 13.50' (13'-6")
TOTAL HEIGHT: 35.35'

MAX ALLOWED 14'-0" + 21.37 = 35.37

STORMWATER MANAGEMENT PERFORMANCE DETERMINATION FORM

STORMWATER RUNOFF REQUIREMENTS
3080 SF NEW IMPERVIOUS AREA GREATER THAN 2500 SF. - USE PERFORMANCE REQUIREMENT NO. 1

PERFORMANCE REQUIREMENT NO. 1 CERTIFICATION	
LOW IMPACT DEVELOPMENT (LID) DESIGN STRATEGY	INCORPORATED
1. Limit disturbance of creeks and natural drainage features.	
2. Minimize compaction of highly permeable soils.	
3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.	
4. Minimize impervious surfaces by concentrating improvements on the least sensitive areas of the site, while leaving the remaining land in a natural undisturbed state.	
5. Minimize stormwater runoff by implementing one or more of the following design measures:	
a) Direct roof runoff into cisterns or rain barrels for reuse.	X
b) Direct roof runoff onto vegetated areas safely away from building foundations and footings.	X
c) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings.	X
d) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings.	
e) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces.	

I, _____, acting as the Project Engineer for _____ project, located at _____, hereby state that the Site Design and Runoff Reductions design strategies initialed above have been incorporated into the design of the project.

Signature _____ Date _____

PROJECT INFORMATION

OWNER: RICHARD AND MARCELLA GELMAN
PROJECT ADDRESS: 2784 INDIGO CIRCLE MORRO BAY, CA. 93442
APN: 065 - 387 - 010
PHONE: 626 - 375 - 6184
DATE: 12 - 1 - 17

PROJECT STATISTICS

LOT SIZE: 8,003 SQ.FT.
PROPOSED RESIDENCE: 2110 SQ. FT.
PROPOSED GARAGE: 662.5 SQ. FT.
PATIO: 275 SQ. FT.
LOT COVERAGE: 35% (45% MAX)
OCCUPANCY: R3 / U
BUILDING HEIGHT: ± 13'-6" (SINGLE STORY)
CONSTRUCTION TYPE: VB
SPRINKLERS: YES (NFPA 13D)

CONSULTANTS

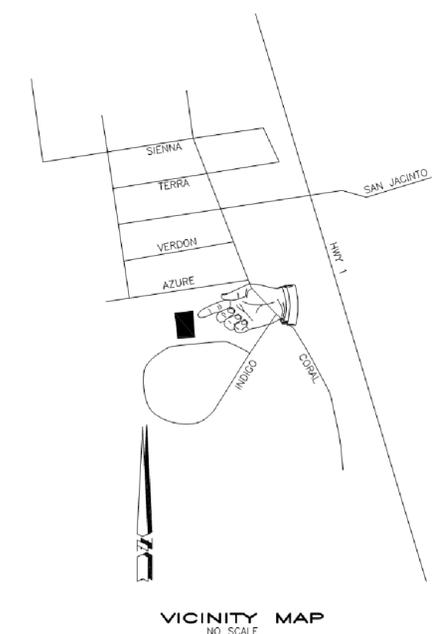
LANDSCAPE ARCHITECT:
GARDENS BY GABRIEL.
448 ESTERO AVE.
MORRO BAY, CA.
(805) 215-0511

DESIGNER:
JIM RANDEEN / NORDIC BUILDERS
P.O. BOX 577
MORRO BAY, CA. 93443

STRUCTURAL, & CIVIL ENGINEERING
JK ENGINEERING
JOHN A. KUDLA
610 10TH ST, STE A
PASO ROBLES, CA 93446
LIC.# : C5652
805.423.3077

GENERAL CONTRACTOR:
JIM RANDEEN / NORDIC BUILDERS

SHEET INDEX:
CB 1 COLORS AND MATERIAL CHOICES
CB 2 NEIGHBORHOOD COMPATIBILITY VIEW
A-1 SITE PLAN / STORMWATER DETERMINATION FORM
A-2 FLOOR PLAN
A-3 ELEVATIONS
L-1 LANDSCAPE PLAN
TM SURVEY



JIM REED
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PASO ROBLES, CA
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FAX: (805) 237-4158
EMAIL: reed708@attglobal.net

JIM RANDEEN
NORDIC BUILDERS
MORRO BAY, CA.
805 528-5902

PLAN PREPARED FOR:
RICHARD AND MARCELLA GELMAN RESIDENCE
2784 INDIGO CIRCLE
MORRO BAY, CA. 93442

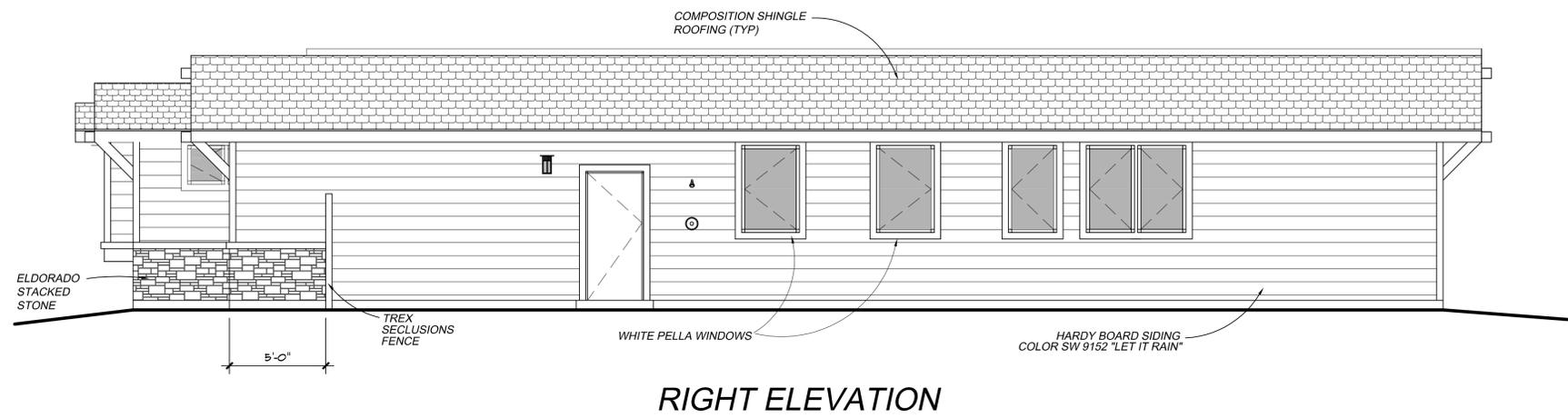
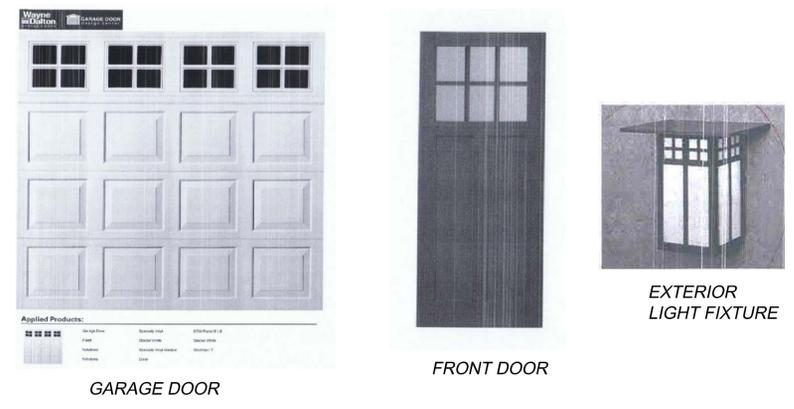
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Checked By: _____ Date _____
Drawing No. _____
Scale: _____
Sheet _____
A 1

**JIM REED
C.A.D.
SERVICE**
610 10TH ST.
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EMAIL:
reed708@atcglobal.net

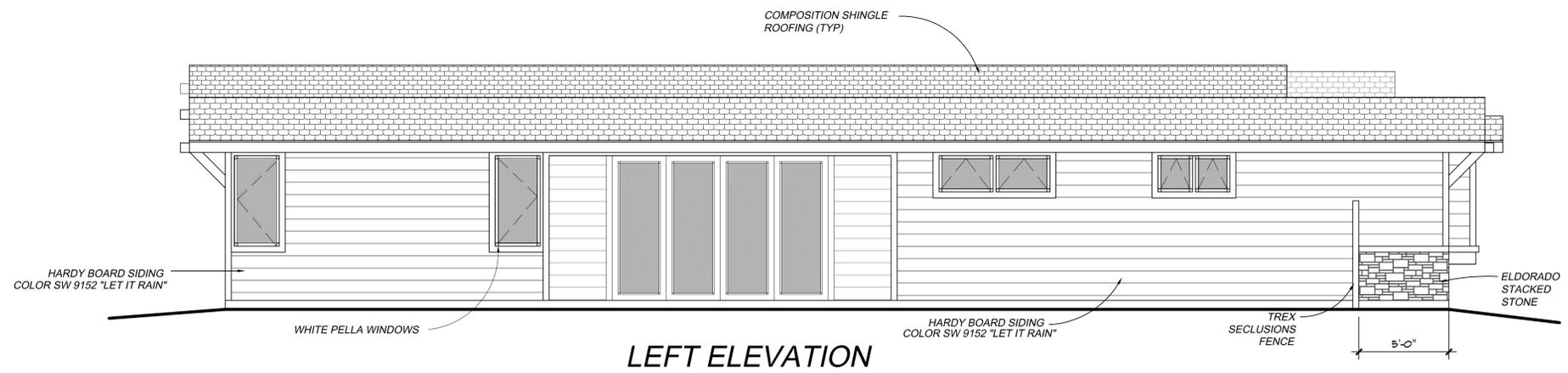
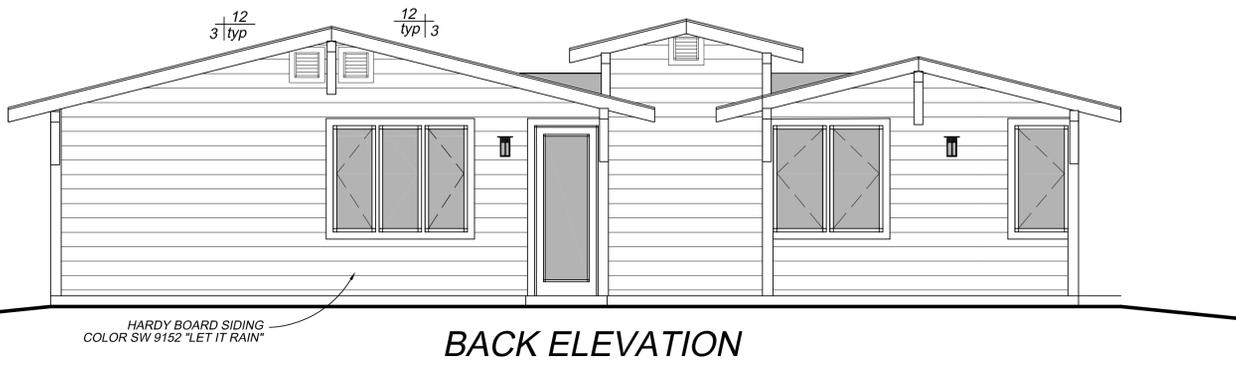
**JIM RANDEEN
NORDIC BUILDERS
MORRO BAY, CA.
805 528-5902**

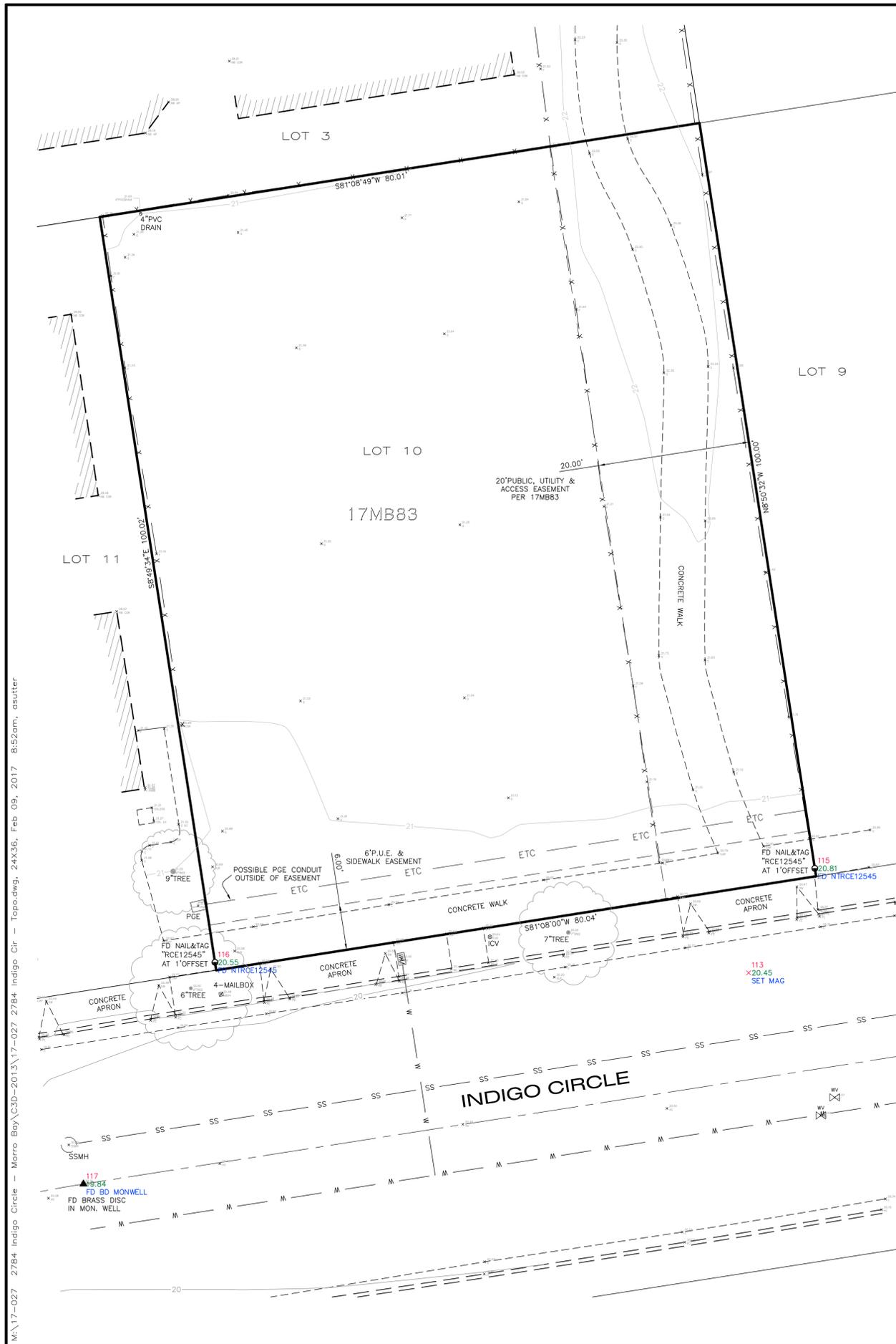
PLAN PREPARED FOR:
RICHARD AND MARCELLA GELMAN RESIDENCE
2784 INDIGO CIRCLE
MORRO BAY, CA. 93442

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Checked By: Date
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Sheet
A3



NOTE:
ALL WINDOWS TO BE WHITE PELLA WINDOWS
ALL FASCIA, TRIM AND DOORS TO MATCH PELLA WHITE
SIDING TO BE HARDY BOARD:
COLOR SW 9152 "LET IT RAIN"





SYMBOL LEGEND:

-x-	FENCE LINE	[Symbol]	RETAINING WALL
-ss-	SEWER MAIN	[Symbol]	PG&E BOX
-w-	WATER MAIN	[Symbol]	GAS METER
-g-	GAS MAIN	[Symbol]	TELEPHONE BOX
-etc-	ELEC/TELEPHONE/CABLE	[Symbol]	SIGNAL BOX
-ohe-	OVERHEAD ELECTRIC	[Symbol]	CABLE T.V. BOX
[Symbol]	DROP INLET AT CURB	[Symbol]	ELECTRIC BOX
[Symbol]	DROP INLET	[Symbol]	TELEPHONE MANHOLE
[Symbol]	STORM DRAIN MANHOLE	[Symbol]	STREET LIGHT
[Symbol]	FIRE HYDRANT	[Symbol]	JOINT POLE
[Symbol]	WATER WELL	[Symbol]	POWER POLE
[Symbol]	WATER VALVE	[Symbol]	GUY WIRE
[Symbol]	WATER METER		
[Symbol]	SEWER MANHOLE		
[Symbol]	SEWER CLEANOUT		
[Symbol]	MONITORING WELL		

ABBREVIATIONS

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

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON FEBRUARY 9, 2017



MICHAEL B. STANTON, PLS 5702 DATE

SURVEYOR'S NOTES:

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER FEE CONVEYANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS AC SEC. 872). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL, OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS A BRASS CAP IN WELL MONUMENT AT THE CENTERLINE INTERSECTION OF AZURE AND CORAL. PER IMPROVEMENT PLANS BY CENTRAL COAST ENGINEERING FOR TRACT 1996.

ELEVATION=24.74' (UCS & GS)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG INDIGO CIRCLE BEARING N 81° 08' 00" E.

SITE DATA:

ADDRESS: 2784 INDIGO CIRCLE, MORRO BAY, CA
ASSESSOR'S PARCEL NO. APN 065-387-010

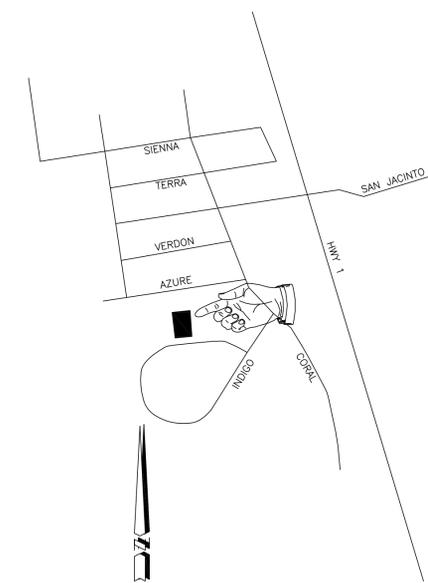
TOPOGRAPHIC MAP

LOT 10 OF TRACT 1996 AS SHOWN ON MAP FILED IN BOOK 17 AT PAGE 83, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF MARCELLA GELMAN

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT C
SAN LUIS OBISPO, CA 93401
805-594-1960

February 9, 2017 JOB #17-027



VICINITY MAP
NO SCALE

M:\17-027 2784 Indigo Circle - Morro Bay\c3d-2013\17-027 2784 Indigo Cir - Topo.dwg, 24X36, Feb 09, 2017 8:52am, rsuttler



RIGHT PERSPECTIVE



FRONT ELEVATION

NEIGHBORHOOD COMPATIBILITY VIEWS

NOTE: A: SEE SHEET CB 1 FOR MATERIALS AND
COLOR CHOICES NOT SHOWN HERE

JIM RANDEEN
NORDIC BUILDERS
MORRO BAY, CA.
805 528-5902

RICHARD AND MARCELLA GELMAN RESIDENCE
2786 INDIGO CIRCLE
MORRO BAY, CA. 93442

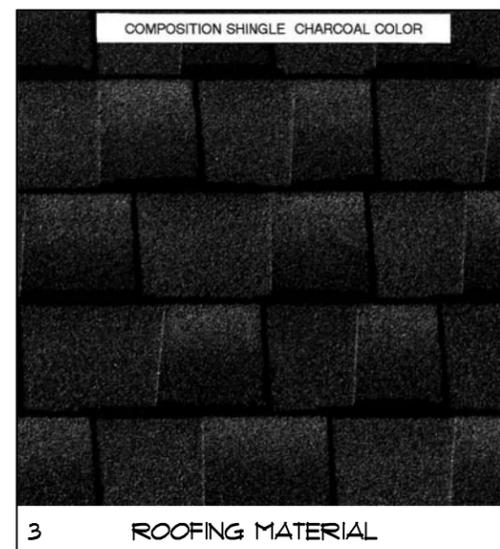
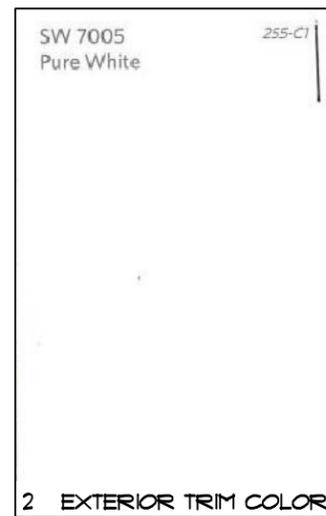
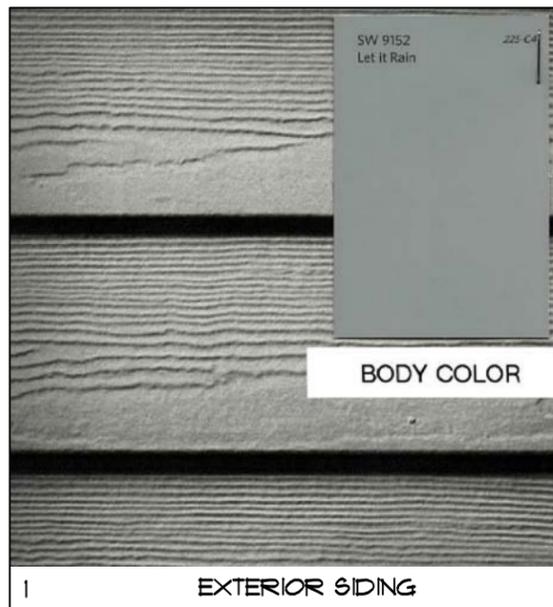
SHEET
NUMBER
COLOR BOARD
2



JIM RANDEEN
 NORDIC BUILDERS
 MORRO BAY, CA.
 805 528-5902

RICHARD AND MARCELLA GELMAN RESIDENCE
 2786 INDIGO CIRCLE
 MORRO BAY, CA. 93442

SHEET NUMBER
COLOR BOARD
 1



Cloisters Architectural Review Committee

November 3, 2017

Richard and Marcella Gelman
2786 Indigo Circle
Morro Bay, CA. 93442

RE: New Single Family Residence
2784 Indigo Circle
The Cloistes of Morro Bay
Morro Bay, CA. 93442

Dear Mr. and Mrs. Gelman,

We have reviewed the submitted plans developed by Nordic Builders and drafted by Jim Reed, dated 10/16/2017, and have found that the proposed design is in satisfactory compliance to the Cloisters Design Guidelines. This approval also states the following as conditions of approval to the proposed and submitted design:

1. That the architectural review committee be notified at the time of final occupancy to verify that the completed project complies with the approved plans.
2. That the proposed design be constructed in accordance to the approved plans.
3. That the architectural review committee be notified of any modifications or revisions to the approved plans, prior to any installation or construction of the same.

Please note: That while the side yard set-back is required to be a minimum of 10% of the average lot width, with a max distance of 6 feet, and a lot width of 60', the proposed easterly side of 5'-6 7/8" is approved. This approval is due to the adjacent 20' public access easement which allows for a greater separation between structures, or the adjacent lot 9. This condition of the Cloisters Architectural Review Committee approval should be noted with city staff for the benefit of planning commission review and approval.

Should you have any questions, regarding this review or approval, please contact me at your convenience.

Sincerely,



Craig R. Smith, AIA
Architectural Design Consultant to the Cloisters Architectural Review Committee
c/o CRSA Architecture
890 Monterey Street, Suite A, San Luis Obispo, CA. 93401
805 544-3380 x 202 | crsa@craigsmithaia.com