



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, June 5, 2018
Morro Bay Community Center Multi-Purpose Room – 6:00 P.M.
1001 Kennedy Way, Morro Bay, CA

Vice-Chairperson Michael Lucas
Commissioner Jesse Barron

Chairperson Gerald Luhr

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 February 20, 2018.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of March 6, 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.:** CP0-563/UP0-522

Site Location: 300 Tahiti Street, Morro Bay, CA

Proposal: Request for a Coastal Development Permit and Minor Use Permit for the construction of a new single-family residence (SFR) and accessory dwelling unit (ADU). Specifically, the Applicant proposes to construct a 1,262 sq. ft. SFR with an attached 631 sq. ft. ADU and an attached 546 sq. ft. garage. The proposed height of the structure is 28'9" above average natural grade. The Minor Use Permit is to allow for an SFR on a 2,400 sq. ft. parcel zoned MCR/R-4/SP located outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically exempt Section 15303, Class 3.

Staff Recommendation: Conditionally Approve

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

B-2 **Case No.:** CP0-570/UP0-523

Site Location: 310 Tahiti Street, Morro Bay, CA

Proposal: Request for a Coastal Development Permit and Minor Use Permit for the construction of a new single-family residence (SFR) and accessory dwelling unit (ADU). Specifically, the Applicant proposes to construct a 1,322 sq. ft. SFR with an attached 658 sq. ft. ADU and an attached 636 sq. ft. garage. The proposed height of the structure is 29'2" above average natural grade. The Minor Use Permit is to allow for an SFR on a 2,400 sq. ft. parcel zoned MCR/R-4/SP located outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically exempt Section 15303, Class 3.

Staff Recommendation: Conditionally Approve

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

C. NEW BUSINESS

C-1 **Plan Morro Bay:** Draft Zoning Code Update, Module 3: Use Regulations; Continued Review of Draft Zoning Code Module 2: Community Commercial (CC) downtown height standards.

Staff Recommendation: Review staff report and draft Zoning Modules 2 and 3, hear presentation by consultant, take public comment, discuss and provide feedback to staff.

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

C-2 Annual Water Report FY2017/2018 and Recommendation for Allocation of Water Equivalency Units (WEU) for FY2018/2019

Recommendation: Recommend approval to City Council

Staff Contact: Damaris Hanson, Environmental Programs Manager, (805) 772-6265

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 19, 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 June 5, 2018

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Stollmeyer	300 & 302 Tahiti	3/16/18	CP0-563 / UP0-522	Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property. / Coastal Dev Permit & Minor Use Permit	Under Initial Review. Correction Letter sent 4/13. Resubmittal rcv'd 4/20				jg
2	Stollmeyer	310 & 312 Tahiti	3/16/18	CP0-570 / UP0-523	Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property. Minor Use Permit	Under Initial Review. Correction letter sent 4/13. Resubmittal rcv'd 4/20				jg
3	Smothers/Fortino	570 Kings	3/23/18	UP0-517 and CP0-571	Construct two new dwelling units for an additional 1430 sq. ft. of habitable space on an R-2 parcel with an existing SFR	Under Initial Review. Need updated photosimulations. Tentatively scheduled for 7/3 PC hearing				jg
4	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. Draft MND available for public comment 2/28/18 to 3/30/18. Staff reviewing public comment. Tentative public hearing at Planning Commission scheduled for 6-19-2018.		PN- Conditionally approved per memo dated 7/26/16		nh
6	Robison	1185 Main Street	4/26/18	AD0-135	Minor variance to accommodate a new elevator in an existing home that extends slightly into the existing enclosed garage space.	Under initial review. Admin public notice period 5/15/18 to 5/25/18.				nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
7	Redican	725 Embarcadero	5/23/18	UP0-359/A00-041 Precise Plan	Precise Plan CUP for conversion of 2nd floor of Rose's Landing building to a 10-unit hotel with public access improvements.	CDP approved by Coastal Commission. Precise Plan CUP application submitted 5/23/18 to be reviewed by Planning Commission.				

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8	Branch	845 Embarcadero	5/22/18	UP0-529	Minor Use Permit for change of use of existing commercial suite					jn
9	Paleo Genesis LLC	2901 Juniper	5/10/18	CP0-579	Admin Coastal Development Permit for existing attached accessory dwelling unit (ADU) in existing single family residence.	Under Initial Review				jg
10	Held	205-215 Harbor St	5/4/18	CP0-578/ UP0-527	Coastal Development Permit & Conditional Use Permit for New construction of new 30 unit hotel, Merge existing 6 lots	Under initial review				
11	Krull	2575 Greenwood	4/11/18	UP0-521 / CP0-575	Administrative Coastal Development Permit & CUP for 395 sq. ft. ADU (converted from existing 2-car garage) and construct new 250 sq. ft. garage (in foot print of existing shed to be removed)	Under Initial Review. Correction Letter sent 4/30. Resubmittal received 5/9. Under review				jg
12	Carter	2035 Bayview	4/10/18	CP0-574	Administrative CDP for Demo reconstruct. New 1,931 sq. ft. SFR with an attached 460 sq. ft. garage	Under Initial Review. Correction letter sent 5/1.				jg
13	Wood	361 Main	4/6/18	AD0-134 / UP0-526	Addition to existing residence; 2nd floor addition 386 sq. ft.; 2nd floor deck 329 sq. ft. with variance AD0-134	Under Initial Review. Correction letter sent 5/1.				jg
14	Beecham	781 Harbor	3/13/18	CP0-569	Admin CDP for demolition only of 1653 sf structure & 807sf garage	Under initial Review. Requires an historical evaluation				jg
15	Hilton	430 La Jolla	3/5/18	CP0-568	Admin CDP to Remodel existing SFR to create an Accessory Dwelling Unit	Under Initial Review. Correction letter sent 3/20/2018				jn
16	Kenney	321 Trinidad	3/2/18	UP0-515/AD0-131	Addition to a nonconforming SFR and parking exception for tandem space	Under Initial Review. Correction Letter sent 4/3				jg

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17	Scott	2940 Hemlock	2/23/18	CP0-567	Administrative Coastal Development Permit for New 1,266 sq. ft. single-family residence with ADU	Under Initial Review. Waiting on PW comments. Correction Letter sent 3/22. Resubmittal rcv'd. 4/24. correction letter sent 5/15. resubmittal received 5/30		Conditionally Approved - PN		jg
18	Frye	3400 Toro	2/21/18	CP0-566	New single-family residence with an attached accessory dwelling unit	Under Initial Review. Waiting on PW comments. Correction Letter sent 3/20. Resubmittal rcv'd 4/2. Correction letter sent 4/23				jg
19	Matson Bay	787 Main Street & 280 Morro Bay Blvd	1/17/18	S00-130	Lot Line Adjustment	Under initial review. Deemed incomplete, letter sent to applicant 2/16/18				nh
20	Matson Bay	271 Pacific	1/17/18	S00-131	Cert of Compliance	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
21	Matson Bay	767 Main Street	1/17/18	S00-132	Cert of Compliance	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
22	Kitzman	355 Quintana Place	1/26/18	A00-000-053	Lot Tie and modification to parking lot for Culligan Water	Under initial review. Deemed incomplete, letter sent to applicant 2/21/18				nh
23	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
24	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. Resubmitted 5/30/18				cj
25	Di Benedetto	235 Marina	11/1/17	CP0-555/UP0-495	Coastal Development Permit & CUP for Demo/Reconstruct with new 2,228sf single family residence.	Under initial Review. Correction Letter sent 11/13. Resubmittal Received 3/12/18. Under Review. Scheduled for 4/17 PC Hearing. Continuance requested to a date uncertain because of inconsistencies with General Plan Land Use Policy LU-69. Applicant must redesign and resubmit. Requires research into MU-A allowances for new residence over 2,000 sq. ft.				jg
26	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 8/4/17. Plans still incomplete as of Nov 2017. Resubmittal received 1/5/18. Incomplete letter sent 2/6/18.		PN- Disapproved 7/5/17		nh
27	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
28	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). MND update in process. Draft initial study provided for staff review 3/16/18. Comments provided to consultant 4-6-18 to draft public review draft document. Draft Initial Study out for public review 5/11/18 to 6/11/18.		PN- Not Approved per memo dated 3/16/17		nh

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29	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016. <i>Applicant now wants to remove development from proposal and process the parcel map independently of any development.</i> Waiting on updated map (4/7/2017) Rcv'd 4/17. 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. Correction Letter sent 2/22. Resubmittal rcv'd 4/12		PN- Disapproved per Memo dated 5/2/2018		jg
30	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. Under Review. Incomplete letter sent 3/13/18. Resubmittal received 3/26/18. Under Review. RFP for environmental consultant concluded. Consultant selected, preparing contract documentation. Consultant engaged and has begun work on initial study.		PN-Conditionally Approved 2/28/2018		nh
Planning Commission Continued projects:										
31	Erlendson	299 Sienna	9/1/17	UP0-491/AD0-123-CP0-560	Application altered. Applicant now requests Coastal Development Permit for a secondary dwelling unit to be located within the existing 2-car garage.	~~Under review. Correction letter sent 9/13/17. PC hearing 10/3/2017. Continued to a date uncertain with direction to work with staff prior to resubmittal. Applicant must resubmit.~~ Under Review. Correction Letter sent 1/24/18. Resubmittal received with revised plans on 5-2-18				jg
32	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj

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33	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips.Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		cj
Projects Appealed or Forwarded to City Council:										
34	DeGarimore	1001 Front St.	1/29/18	A00-054	CUP to amend Precise Plan UP0-284 to allow seasonal kiosk of Virg's Landing kiosk.	Under initial review. Virg's Landing kiosk previously permitted summer of 2017 for a temporary use permit of a seasonal kiosk. Applicant application is to allow permanent seasonal use. Agendized for 4-17-18 PC hearing. Approved with conditions 4-17-18 by PC. Two appeals received. Agendized for City Council appeal hearing on 6-26-18.				cj

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35	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
Environmental Review										
36	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	Coastal development permit & Conditional Use Permit for Bay Pines Solar Project.	Under Initial Review. Bio Report and Phase 1 Arch report rcv'd. Waiting for preliminary title report. Rcv'd 3/15. Sent to PW: Under Review. Correction letter sent 4/12/2017. Rcv'd email resubmittal 5/5, resubmittal under review. Requires Initial Study		PN- Conditionally Approved, 6/5/17		jg
37	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 - No pending applications currently.										
Projects requiring coordination with another jurisdiction:										
38	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		

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39	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
40	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.				
41	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:										

#	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
42	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
43	T-Mobiile	1478 Quintana		1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg
Grants											
44	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
45	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 administraiton. 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
46	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		937	Anchor	4/20/18	B- 31957	966 sf second story addition, add 158 sf to existing garage, remod/replace existing Kit, LR, DR		BLDG Disapproved by hb on 4-25-18. MF			
2	Van Kriekan	462	Arbutus	4/4/18	B-31893	Remodel 1st & 2nd floor, new 389sf addtion and new 196sf deck			PN- Approved on 5/16/2018		
3	Osborne	413	Arcadia	5/18/18	B - 32005	Remove and Replace portion of 2nd unit and R and R front porch, new electric panel, dual pane windows, water heater, harboard siding		BLDG - Disapproved by hb on 5-23-18. MF			

#	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
4	Bernal	154	Bayshore Dr.	3/23/18	B-31924	Convert existing deck(s) into conditioned space, adding 120 sq ft. to unit.		BLDG - Disapproved by hb (see memo) on 4-2-18. GA			
5	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.	
6		1269	Berwick	4/4/18	B-31938	Adding deck to existing home & 2 windows replaced with new slider doors.	PLNG - Approved by sg on 4-6-18. MF	BLDG - Disapproved by hb on 3-9-18. MF	PW-Conditional Approval by jb on 4-13-18 (see memo)		
7		205	Bradley Ave	3/26/18	B -31927	Interior Remodel, new interior walls, replace one window for egress, new drywall, new plumbing fixtures, relocate water heater, new lighting and receptacle.	PLNG:Approved Demo permit 4/26/18. Approved Bldg permit 5/1/18. NH	BLDG - Disapproved by hb on 4-3-18. mf			
8	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	
9		180	Capri	4/13/18	B31951	Remodel SFR and deck- Sddition 198 Sq.Ft. to dwelling and 177 Sq.Ft. deck.	PLNG - Approved by sg on 4-26-18. MF	BLDG - Disapproved by hb on 4-18-18 see memo. MF	PW - Disapproved by jb on 5-1-18 see memo. MF		
10	Martin	552	Dunes	4/24/18	B-31902	81sf addition to rear of SFR			PN- Approved on 5/17/2018		
11	Ferrin	2770	Elm	5/14.18	B - 31998	Remodel SFR Master Bedroom w/bath and closet. New 1-car garage		Disapproved by hb on 5-17-18 (see memo) MF			
12	Harbor Hut	1205	Embarcadero	5/21/18	B - 32011	Estimate for: New Floating Harborwalk and floating slips, remove 5 pilings, sleeve existing pilings and install 4 new steel pilings.					
13	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	
14		155	Feormosa St.	4/25/18	B-31963	Kitchen Remodel	BLDG -Conditional Approval by hb on 4-30-18 (see memo) MF				

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
15	Mathias	2515 & 2525	Greenwood	2/16/18	B-31888	New SFR with ADU		Ca Code Check - Disapproved by Scott Martini with CCC (see memo) received on 3-12-18 PB	PN- Disapproved per memo dated 3/5/18		
16	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.	03-28-18 - Disapproved by Bldg. (hb) on 3-27-18. - GA	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	
17	Gelman	2784	Indigo Circle	5/15/18	B - 32002	New SFR 2110 sq. ft., 663 sq. ft. garage, 275 sq. ft. patio					
18	Gelman	2784	Indigo Circle	5/21/18	B -32010	design and install overhead fire sprinklers					
19		2890	Ironwood	4/23/18	B - 31961	12 x 14 Free-standing Outdoor Gazebo		BLDG - Conditional Approval by hb on 4-24-18. MF			
20		391	Jamacia	4/4/18	B-31939	Reconfigure interior walls, add en suite bathroom	PLNG - Disapproved by sg (see memo) on 4-10-18. MF	Disapproved by hb on 4-12-18 (see memo). MF	PW- Disapproved by jb on 4-25-18 (see memo). MF		
21	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	
22	Bowen	426	Kern	5/11/18	B- 31995	Remodel Front rooms of SFR, relocate kitchen & dining rooms, raise floor level of kitchen, new windows, new deck.		Disapproved by hb on 5-15-18 (see memo). MF			
23	Goldstein	142	Kodiak	1/3/18	B-31817	Addition & Remodel	Disapproved by jg on 1-12-18	BLDG - Approved by hb (with redlines). - GA	Disapproved by jbon 12-2-17	1-17-18 - Emailed all plan review comments to Architect (Goldstein) & advised of plans for p/u. PB	
24		451	La Jolla	4/11/18	B- 31946	Kitchen Remodel, replace window w/slider, replace door w/window, replace fireplace with new unit.	PLNG - Approved by sg on 4-26-18. MF	BLDG - Disapproved by hb on 4-12-18. MF			
25	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		

#	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
26	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			
27	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. Approved resubmittal 3/21/18, approved 3/21/18 NH.	BLDG - Disapproved by hb 4-3-18. MF			
28	Kubiak	1127	Las Tunas	5/3/18	B-31972	Interior Remodel, reonfig existing space, new plmbg,electric, enclose 30sf breezeway		BLDG - Disapproved by hb on 5-10-18. MF			
29	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			
30	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	
31	Henderson	958	Marina	10/18/17	B-31732	Replace interior finish, repair & reinforce existiing structure & replace electrical mechan.& plumbing systems on 2ndary unit	Under review Disapproved by rr on 11-1-17. Project requires planning entitlements.	BLDG - Disapproved by hb on 3-28-18. MF	Approved by jb on 10-23-17.		
32	Robison	1185	Main St.	1/22/18	B-31842	Residential Elevator Installation	Disapproved by sg on 1-29-18	BLDG - Disapproved by hb (see memo) on 2-16-18 PB			
33	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	BLDG - Conditional Approval by hb on 4-4-18 (see memo). MF	Approved by jb on 11-22-17.		
34	Meyer	257	Main	5/7/18	B -31978	Addendum Move Counter (wt bar), changed dooe location - lower floor plan. Omitted changes in Master bedroom.					
35	Watson	480	Main	5/4/18	B-31975	Concrete walking path (approx. 225 Sq. Ft.					
36	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	BLDG - Conditional approval by hb, (submit completed unreasonable hardship form & return). PB	Approved by jb 11/22/17	1-25-18 - Received resubmittal and routed to BLDG ONLY. PB	RR
37	Davis	1199	Main	4/6/18	B-31942	Addition of 150 sq. ft to upper floor; install new egress window & interior door	PLNG- Approved by sg. MF	BLDG - Disapproved by hb on 4-11-18 see memo. MF	PW - Approved by jb on 4-19-18. MF		

#	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
38	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. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. cj.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 3-16-18 PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	
39	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. Affordable Housing covenant recorded. Planning approved 4-23-18. cj.	BLDG- Approved by cdl on 8-22-17. PZ	PN- Approved		
40	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.	BLDG - Disapproved by hb (see memo) on 3-14-18 PB	PN-Disapproved on 5/21/2018	Emailed comments on 10/19/17.	
41	Biaggini	1156	Market	5/7/18	B-31844	New SFR: 1,302sf living and 576sf garage			PN- Disapproved on 5/18/2018		
42		970	Monterey	4/13.18	B - 31949	Add 78 sq. ft. conditioned space to exist SFR	PLNG - Approved by sg on 4-26-18. MF	BLDG - Disapproved by hb on 4-17-18. MF	PW - Disapproved by jb on 4-25-18. MF		
43	Hornburg	430	Morro Ave.	5/21/18	B -32008	Change details to match condition in field & leave upstairs door to master bedroom in original position.		Conditional Approval by hb on 5-22-18 see memo. MF			
44	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.	BLDG-Approved by cdl on 3-29-17. PZ	PN- Disapproved per memo dated 3/29/17		
45		2265	Nutmeg Ave	5/3/18	B31973	Remove 2 existing balconys, construct new deck & stairway.		Disapproved by hb on 5-8-18. MF			
46		2584	Nutmeg Ave	2/2/18	B-31862	Retaining Wall - Approx 25' in length, staggard heights on slope at the southwest corner of property.		BLDG - Approved w/ redlines by hb on 2-8-18 PB			
47	Lewis	290	Piney Ln.	5/22/18	B 32014	New Fire Sprinklers					
48	Osborne	335	Piney	5/21/18	B - 32009	Addendum - 624 sq. ft. detached ADU, raise existing retaining wall various		Approved by hb on 5/22/18. MF			
49		335	Piney Ln.	4/23/18	B-31882	624sf Accessory Dwelling Unit			PN-Approved on 5/8/18		
50	Osborne	450	Piney Way	4/30/18	B-31905	Demo & Rebuild SFR with 3,008sf, 460sf garage, 214sf Deck and 58sf porch.			PN-Disapproved 5/21/18		
51	Colmer	501	Quinn Ct,	11/16/17	B-31775	SFR- New	Disapproved by cj 12-21-17. Corrections sent 3-29-18. cj. Resubmittal under review.	BLDG - Disapproved by CCC (see memo) on 3-16-18 PB (Emailed to Wayne & Rocky on 3-19) PB	Approved by jb on 11-30-2017		

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
52	Colmer	505	Quinn Ct,	11/16/17	B-31774	SFR- New	Disapproved by cj 12-21-17. Corrections sent 3-29-18. cj. Resubmittal under review.	BLDG - Disapproved by CCC (see memo) on 3-16-18 PB (Emailed to Wayne & Rocky on 3-19) PB	Approved by jb on 11-30-2017		
53	Colmer	507	Quinn Ct,	5/17/18	B-31983	SFR- New					
54	Colmer	513	Quinn Ct,	5/17/18	B - 31984	SFR- New					
55	Colmer	517	Quinn Ct,	5/17/18	B - 31985	SFR- New					
56	Colmer	521	Quinn Ct,	5/17/18	B -31986	SFR- New					
57	Colmer	525	Quinn Ct,	5/17/18	B - 31987	SFR- New					
58	Colmer	529	Quinn Ct,	5/17/18	B - 31980	SFR- New					
59	Colmer	533	Quinn Ct,	5/17/18	B - 31981						
60	Colmer	537	Quinn Ct,	5/17/18	B - 31982						
61	Colmer	557	Quinn Ct,	11/16/17	B-31776	SFR- New	Disapproved by cj 12-21-17. Corrections sent 3-29-18. cj. Resubmittal under review.	BLDG - Disapproved by CCC (see memo) on 3-16-18 PB (Emailed to Wayne & Rocky on 3-19) PB	Approved by jb on 11-30-2017		
62	Culligan Water	355	Quintana	5/16/18	B -32004	PV, LEED Cert, Solar,Roof mounted 8.4kW Solar System		Condtional Approval by hb on 5-17-18 see memo. MF			
63	Berry	321	Rennell St.	4/6/18	B-31941	New 544 sq. ft. SFR & 448 sq. ft attached garage.	PLNG - Approved by jg on 4-17-18. MF	BLDG- Disapproved by Ca Code Ck on 4-20-18 see memo. MF	PW- Disapproved by jb on 4-27-18. MF		
64	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	
65	Colmer	485	South Bay Blvd	5/14/18	B - 31997	Addendum to G00-048 Add for 6" tall allen block retaining wall.		Approved by hb on 5-23-18. MF			
66		340	Tulare	3/27/18	B -31932	Addendum to 31046 - Change foundation from piers and grade beams to slab on grade.		BLDG - Disapproved by hb (see memo) on 3-28-18. - GA			
67		405	Zanzibar	4/13/18	B-31950	Reconstruct exist 2nd story deck due to corrosion	PLNG - Disaapproved by sg on 4-26-18 (see memo). MF	BLDG- Disapproved by hb on 4-17-18 MF	PW - Approved by jb on 4-24-18.		
68	Forde	564	Zanzibar	1/16/18	B-31837	Single Family Alteration	Disapproved by sg on 1-29-18	BLDG - Approved by hb on 3-5-18 PB			
Planning Projects & Permits with Final Action:											

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
1	508 Blanca	2/9/18	CP0-564	Administrative Coastal Development Permit for new 1,800 sq. ft. single-family residence with 453 sq. ft. garage and 364 sq. ft deck	Under Initial Review. Deemed imcomplete, letter sent to applicant 3/8/18. Resubmitted 3/14/18, under review. Deemed complete, public notification period 4/4/18 to 4/14/18. CPO-564 permit issued 4/24/18				nh	
5	Doubleddee	958 Marina	3/28/18	CP0-572 / AD0-133 / UP0-519	Admin permit for detached secondary dwelling unit; refer to parking exception AD0-133 & Bldg permit 31732; MUP for parking exception AD0-133.	Under Initial Review. Noticed 4/27. Permit issued 5/14				jg

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 20, 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
<https://youtu.be/j9Qrqmh6PCo?t=1m50s>

Commissioner Sadowski invited everyone to celebrate Easter at the Rock on April 1st. Sadowski also announced the Citizens for Affordable Living will hold a workshop at the Morro Bay Inn on March 11th, from 1:00 p.m. – 2:30 p.m.

Commissioner Sadowski invited everyone to the Inn at Morro Bay's Conference Room on March 11th, 2018 from 1:00 p.m. to 2:30 p.m. for a meeting of the group "Citizen's for Affordable Living."

PUBLIC COMMENT PERIOD
<https://youtu.be/j9Qrqmh6PCo?t=2m43s>

Mandy Davis, Morro Bay resident, spoke about the confusion on the draft for the LCP/Harbor. Davis stated the new draft had eliminated crucial ESHA areas. Davis spoke to the California Coastal Commission (CCC) and was told they were unaware the draft report eliminated crucial Environmental Sensitive Habitat Areas (ESHA). Davis presented the 1998 map which included ESHA, and pointed out the area that was eliminated and suggested an area which should be strengthened as ESHA.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/j9Qrqmh6PCo?t=9m45s>

Graham addressed the Public Comment period concerns.

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/j9Qrqmh6PCo?t=18m31s>

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.

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

B. PUBLIC HEARINGS

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

B-1 Case No.: 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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Gargiulo presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/j9Qrqmh6PCo?t=23m4s>

Marcella Gelman, applicant, commented on the three primary objectives when designing the house.

Jim Randeem, Nordic Builders/Contractor, stated he helped the Gelman's design their home. Randeem noted he would be available to answer any questions.

The Commissioners presented their questions and concerns to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/j9Qrqmh6PCo?t=29m39s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Sadowski moved to approve PC Resolution 04-18, CP0-559/UP0-507, to allow the construction of a new single-family residence (SFR) on a vacant lot in the northern cluster of the Cloisters Subdivision. Vice-Chairperson Lucas seconded and the motion passed (5-0).

C. NEW BUSINESS - NONE

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 20, 2018

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/j9Qrqmh6PCo?t=38m7s>

Vice-Chairperson Lucas thanked the applicants for implementing energy conservation when designing their home.

Chairperson Luhr spoke of a bill being brought forward in the State House which will allow direct recycle on wastewater treatment water. Luhr noted how it would benefit a community like Morro Bay.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/j9Qrqmh6PCo?t=40m10s>

Graham reminded the Commissioners about the Planning Commissioners Academy and reviewed the reimbursement costs for the conference.

G. ADJOURNMENT

The meeting adjourned at 6:43 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 6, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: A-3

DATE: JUNE 5, 2018

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 6, 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
	Cindy Jacinth	Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/PLQLmX9IhxQ?t=1m54s>

Commissioner Sadowski announced Easter at the Rock will be held on April 1, 2018. Sadowski noted he will be out at the Rock about 4:30-5:00 a.m.

Commissioner Sadowski also announced the Citizens for affordable living (CAL) will be holding a workshop at the Inn at Morro at 1 p.m.

PUBLIC COMMENT PERIOD
<https://youtu.be/PLQLmX9IhxQ?t=3m>

Betty Winholtz, Morro Bay resident addressed the Harbor Advisory Board/Planning Commission Subcommittee. Winholtz stated she was concerned with the commercial zone area past the Mariner Park to State Park because currently it's a residential area. Winholtz stated the only commercial areas would be the boat haul out and a private marina north of State Park. Winholtz noted the State Park should be zoned as recreational.

Gordon Fox, 255 Bradley Avenue, stated he owns property on Scot Street, and wanted to find out how the zoning is being reviewed. Fox asked what the time-line was, and wanted to know if it would affect his property and what would be the allowable uses.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/PLQLmX9IhxQ?t=6m40s>

Graham addressed Fox's question on how he could receive the information he was requesting.

Chairperson Luhr commented on Winholtz's comments. Luhr stated the southern portion of the Waterfront Zone historically is zoned Commercial, even if it's a residential use now. Luhr noted Commercial Zone doesn't preclude residential use and is appropriate for the zoning to stay the same.

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/PLQLmX9IhxQ?t=8m21s>

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

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

B. PUBLIC HEARINGS

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

<https://youtu.be/PLQLmX9IhxQ?t=8m48s>

B-1 Case No.: UP0-480 and CP0-543

Site Location: 301 Sea Shell Cove, Morro Bay, CA

Project Description: The project is a request for Coastal Development Permit and Conditional Use Permit approval for the construction of a new 2,118 sq. ft. single-family residence with 336 sq.ft. of covered outdoor areas, and a 580 sq. ft. garage located within the R-A/PD zoning district and within the Coastal Commission Appeal Jurisdiction. Project was previously heard at the 12-19-17 Planning Commission meeting and continued to a date uncertain.

CEQA Determination: Categorically exempt Section 15303, Class 3

Staff Recommendation: Conditionally Approve

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS -
NONE

Jacinth presented the staff report.

Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/PLQLmX9IhxQ?t=24m41s>

Cathy Novak, Consultant for the applicant, stated the applicant is in concurrence with the proposed changes and conditions of approval as noted by staff. Novak commented on Planning Condition # 18, regarding the driveway width. Novak asked the Commission for approval of the project.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/PLQLmX9IhxQ?t=28m8s>

Discussion between Commissioners and staff.

MOTION: Commissioner Ingraffia moved to approve PC Resolution 06-18, UP0-480/CP0-543 as staff recommended. Vice-Chairperson Lucas seconded and the motion passed (5-0).

<https://youtu.be/PLQLmX9IhxQ?t=39m4s>

Vice-Chairperson Lucas commented on how it was nice to see an understated project.

B-2 Case No.: Amendment (A00-052) to CUP #16-92

Site Location: 885 Embarcadero, Morro Bay, CA

Proposal: Request for Amendment of Conditional Use Permit # CUP 16-92 for renovation of existing commercial restaurant, including interior improvements, enclosing existing 157sf outdoor patio area to interior dining area, proposed roofing and exterior façade changes. Proposed project also includes repair of existing piers and concrete deck, replacement and relocation of existing floating dock with expansion of water lease. This project is located within the WF/PD/S.4 zoning district and within the original jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Conditionally approve

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

<https://youtu.be/PLQLmX9IhxQ?t=40m54s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS -
NONE

Jacinth presented the staff report.

Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/PLQLmX9IhxQ?t=1h3m43s>

Novak stated the applicant was unable to attend the meeting and asked the Commission a few questions. Novak presented her report to the Commission.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/PLQLmX9IhxQ?t=1h19m14s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Barron moved to approve amendment A00-052 to CUP 16-92, request for an amendment of Conditional Use Permit. Vice-Chairperson Lucas seconded and the motion passed (5-0).

<https://youtu.be/PLQLmX9IhxQ?t=1h40m46s>

B-3 Case No.: UP0-487/AD0-129

Site Location: 2770 Elm Street, Morro Bay, CA

Project Description: Conditional Use Permit and Parking Exception for an addition to an existing single-family residence with a nonconforming side-yard setback, building separation, and parking situation. Specifically, the Applicant proposes to add a 461 sq. ft. single-story addition to an existing 896 sq. ft. residence located in within the R-1/S.2 zoning district and outside of the Coastal Commission Appeal Jurisdiction. The parking exception is to allow for a one-car garage and one required parking space to be located in tandem in the driveway.

CEQA Determination: Categorically exempt Section 15303, Class 3.

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/PLQLmX9IhxQ?t=1h43m1s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Sadowski spoke to Mr. Ferrin about the project.

Gargiulo presented the staff report.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/PLQLmX9IhxQ?t=1h51m5s>

Larry Ferrin, applicant, explained how the city staff had helped with coming up with the design for the project.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/PLQLmX9IhxQ?t=1h53m9s>

Discussion between Commissioners and staff.

MOTION: Commissioner Sadowski moved to approve PC Resolution 07-18, UP0-487/AD0-129, Conditional Use Permit and Parking Exception for 2770 Elm Street, with the addition of language staff will provide regarding the parking exception.

Graham asked the Commission for clarification regarding the trellis in the back of property which exceeds the lot coverage.

The Commissioners discussed the issue.

Commissioner Sadowski added to the motion: Removal of the condition which would require the removal of existing trellis. Vice-Chairperson Lucas seconded and the motion passed (5-0).

C. NEW BUSINESS

<https://youtu.be/PLQLmX9IhxQ?t=2h3m17s>

C-1 Review of Harbor Advisory Board and Planning Commission subcommittee meeting summary for Measure D and Working Waterfront held January 11, 2018.

Staff Recommendation: Review material and provide input to staff.

Staff Contact: Scot Graham, Community Development Director

Graham presented the staff report.

Discussion between the Commissioner and staff.

D. UNFINISHED BUSINESS - NONE

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 6, 2018

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/PLQLmX9IhxQ?t=2h49m33s>

Graham reiterated to the Commissioners about the Joint Meeting on the 22nd at the Community Center, Multipurpose room.

G. ADJOURNMENT

The meeting adjourned at 8:50 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 20, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1 and B-2

MEETING DATE: June 5, 2018

Staff Report

TO: Planning Commissioners

DATE: May 30, 2018

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: 300 Tahiti Street (CP0-563 / UP0-522) and 310 Tahiti Street (CP0-570 / UP0-523) Request for Coastal Development Permit and Minor Use Permit approval to allow for the demolition of an existing commercial structure and the construction of a Single-Family Residence (SFR) with an attached Accessory Dwelling Unit (ADU) on each of the two adjacent parcels at 300 and 310 Tahiti Street for a total of two SFRs and two ADUs in the MCR/R-4/SP mixed commercial and residential zoning district.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECTS by approving both Planning Commission Resolution No. 16-18 and Resolution No. 17-18 which include the Findings and Conditions of Approval for the projects depicted on site development plans date stamped received April 20, 2018.

APPLICANT/AGENT:

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

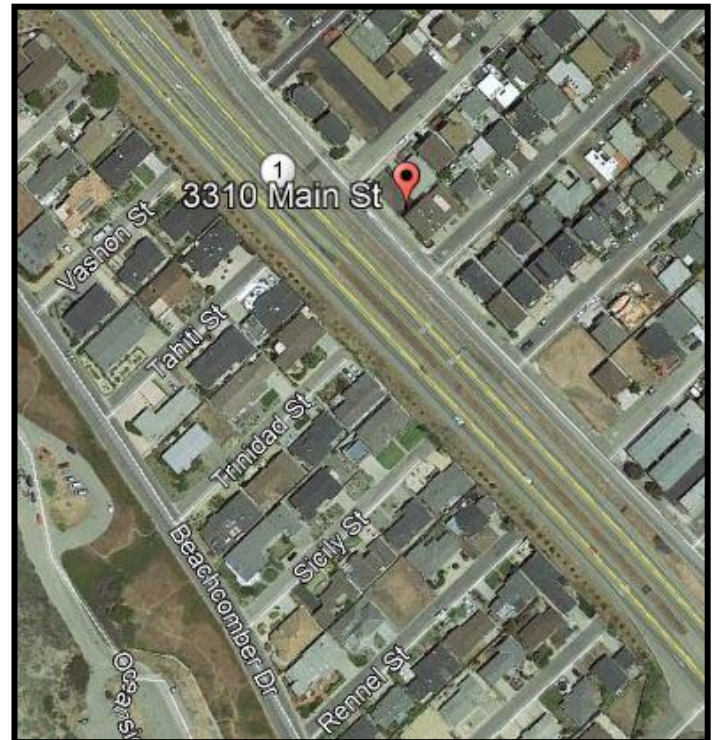
ASSESSOR PARCEL NUMBER:

065-042-026 (2 underlying lots)

PROJECT SETTING/ DESCRIPTION:

The project site (formerly known as 3310 Main Street) is located on the southern corner of Tahiti and Main Street, in designated Area A of the North Main Street Specific Plan. The two separate 2,400 sq. ft. parcels are currently developed with a 1,528 square-foot single story commercial building. Surrounding uses include single family and multi-family residences.

The Planning Commission (PC) reviewed



Prepared By: ____JG____

Department Review: ____CJ____

the concept plan for this development at the January 16, 2018 PC hearing and provided direction to the Applicant as discussed below. The applicant/owner is proposing to demolish the existing commercial building and construct a single-family residence with an attached accessory dwelling unit on each of two underlying lots. Including the main living area, accessory unit and garage, 300 Tahiti Street is 2,439 square feet and 310 Tahiti Street is 2,616 square feet in size. Conceptual architectural plans and site topography are shown on the 11” by 17” plans attached as Exhibit A and Exhibit B respectively.



SITE / PROJECT STATISTICS:

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

<u>Site Characteristics</u>	
Lot Sizes	Two parcels of 2,400 square feet each (Two 40' x 60' lots)
Existing Use	Commercial – Tattoo Parlor
Terrain	Slopes slightly from NE to SW
Vegetation	Ornamentals
Access	Main and Tahiti Streets

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

<u>Zoning Ordinance Standards for 300 Tahiti Street Only</u>		
	Standards	Proposed
Front-Yard Setback	15 feet	15'
Garage Setback	20 feet	21' 1"
Exterior Side Setback (along Main)	10 feet	10' 6"
Interior Side-Yard Setback	5 feet	5'
Rear-Yard Setback	5 feet	5' 4"
Lot Coverage	60% allowed	44%
Maximum Height	25 feet; up to 30 feet with PC approval for roofline variation	29' 2"
Percent of Roof line over 25 ft. height limit	30%	East-West Ridgeline: 95% North-South Ridgeline: 96%
Parking	2 covered and enclosed spaces for the primary residence	2 covered and enclosed

<u>Zoning Ordinance Standards for 310 Tahiti Street Only</u>		
	Standards	Proposed
Front-Yard Setback	15 feet	15'
Garage Setback	20 feet	20' 10"
Exterior Side Setback (along Main)	10 feet	10'
Interior Side-Yard Setback	5 feet	5'
Rear-Yard Setback	5 feet	5' 6"
Lot Coverage	60% allowed	47%
Maximum Height	25 feet; up to 30 feet with PC approval for roofline variation	28'9"
Percent of roofline over 25 ft. height limit	30%	East-West Ridgeline: 96% North-South Ridgeline: 100%
Parking	2 covered and enclosed spaces for the primary residence	2 covered and enclosed

PLANNING COMMISSION DIRECTION:

At the January 16, 2018 Planning Commission hearing, the Commission considered a conceptual plan for the two parcels and provided input and direction to the Applicant prior to formal project submittal (Exhibit C). Generally, the Commission expressed support for the proposed development and the change from a commercial use to an exclusively residential use. This discussion centered on building height, roof design, green building features, change in use, architectural style, exterior building materials, viewshed analysis, visual impacts, parking, and landscaping. Since that meeting, the Applicant has submitted revised plans addressing the Commission's direction as follows.

Building Height:

The Commission's main concern was with the overall height of the proposed development. The North Main Street Specific Plan (NMSP) found in the Zoning Code at MBMC 17.40.110.D2 states,

"The maximum height shall be generally two stories (above subterranean or semi-subterranean parking if provided) not to exceed twenty-five feet; except that the planning commission may allow up to thirty feet to encourage roofline variations and sloping roof treatments provided the additional height is necessary for such roof treatment and that corridors protecting significant views are provided."

Furthermore, MBMC 17.40.110.D2a states *"not more than 1/3 of the west elevation of the building roofline, and, if different, not more than 1/3 of the elevation of the longest building roofline shall exceed 25 ft. in height. This standard is intended as a guideline, not a strict*

requirement, and the Planning Commission may vary from this guideline as deemed necessary and useful to meet the intent of this section.”

In order to accommodate the proposed two-dwelling designs on three floors with garage parking, sloped roofs, and private outdoor space, the Applicant is requesting approval for a maximum height limit of more than 25 feet. The proposed residential structure at 300 Tahiti Street has a maximum height of 28’9” with 96% of the east-west ridgeline above 25 ft. and 100% of the north-south ridgeline above 25 feet. The proposed residential structure at 310 Tahiti has a maximum height of 29’2” with 95% of the east-west ridgeline above 25 ft. and 96% of the north-south ridgeline above 25 feet.

The Commission recommended that the Applicant lower the finished floor elevations of the garages to help mitigate the overall building heights. The finished floor elevation of the garage at 300 Tahiti has been lowered by 10 inches and the finished floor elevation of the garage at 310 Tahiti has been lowered 1’ 2”. See table below:

Garage Finished Floor Elevation			
	Conceptual Proposal	Current Proposal	Difference
300 Tahiti	48’2”	47’ 4”	-10”
310 Tahiti	49’4”	48’2”	-1’ 2”

The overall height of both structures, however, were only lowered by 2” and 5” respectively. See table below:

Height Above Average Natural Grade			
	Conceptual Proposal	Current Proposal	Difference
300 Tahiti	29’ 10”	29’ 8”	- 2”
310 Tahiti	29’ 2”	28’ 9”	-5”

The Commission also recommended that the side wall plate heights for all walls abutting any setbacks be limited to 25 ft. above average natural grade. While the plans submitted for conceptual review did not clearly specify the plate heights, the current development proposal does indicate that all side wall plate heights at the setbacks shall be limited to 25 ft. above average natural grade.

Roof Design:

The Commission recommended that the Applicant break up the proposed long, unvarying north-south ridgelines that were presented in the conceptual review. The Commission favored ridgelines running east-west in order to facilitate up-slope view protection and recommended that the Applicant increase the slope of the roofs. The low slope has not been increased on

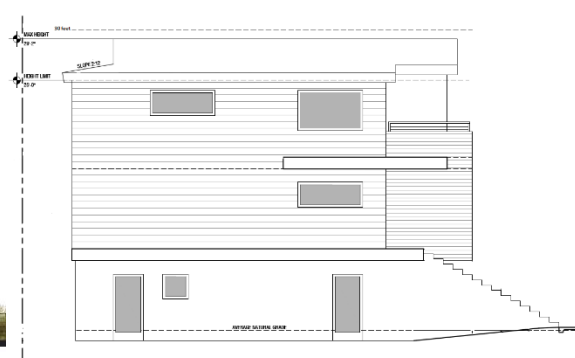
either structure and remains 2 in 12. The notched corners and dropped roof lines are all still over the 25 ft. height limit. The ridgelines remain in the north-south orientation.

It is important to note that staff has added Planning Condition of Approval No. 10 to both Resolution No 16-18 and No. 17-18 for both projects to require the Applicant to resubmit an updated design that complies with the requirement for a maximum of 1/3 of the rooflines over the 25 ft. height limit.

300 Tahiti Roof Line Adjustments:



Conceptual

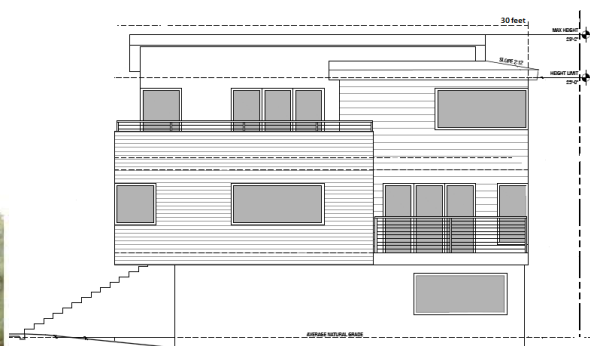


Proposed

The above images show the eastern elevation of the project at 300 Tahiti Street; note the corner of the roof line at the south side (upper left side) of the proposed project showing a decrease in overall height for a small portion of the north-south ridgeline.



Conceptual



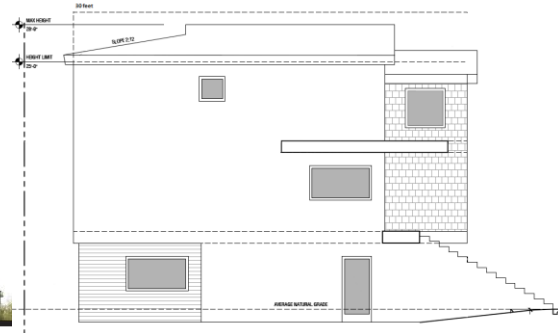
Proposed

The above images show the western elevation of the project at 300 Tahiti Street illustrating the notched corner of the north-south running ridgeline.

310 Tahiti Roof Line Adjustments:



Conceptual

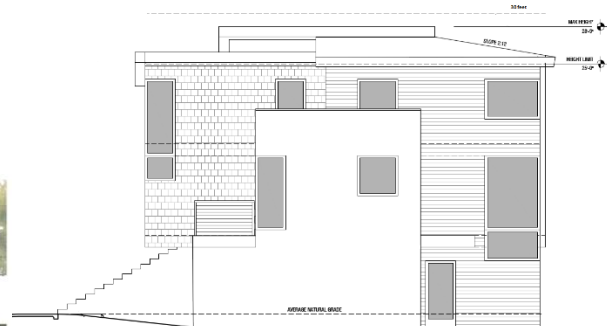


Proposed

The above images show the eastern elevation of the project at 310 Tahiti Street; note the north and south corners of the roof line (upper left and right side) of the proposed project showing a decrease in overall height for portions of the north-south ridgeline.



Conceptual

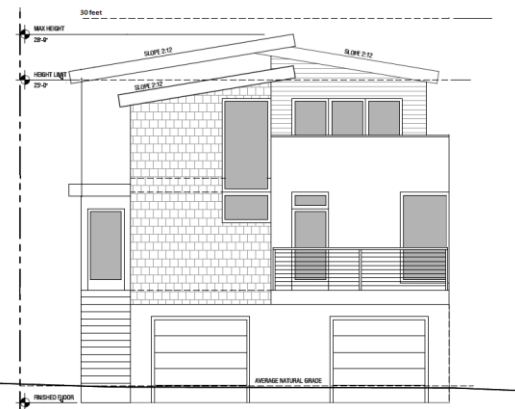


Proposed

The above images show the western elevation of the project at 310 Tahiti Street showing the notched corners of the north-south running ridgeline.



Conceptual



Proposed

The images of the northern elevation illustrate the change to the roof structure.

Green Building Features:

At the January 16, 2018 conceptual review, the Planning Commission requested that the Applicant provide a detailed description of the Green Building features to be included in the proposed development. These features are listed on page A1.1 and include a list of the required CalGreen Building measures. Above and beyond these building requirements, the Applicant is proposing to utilize drought tolerant landscaping, high efficiency LED lighting, rain barrels for landscape irrigation, high efficiency heating, and the potential for solar panels in the future.

Commercial versus Residential Use:

At the January 16, 2018 conceptual review, the Commission was in favor of granting a Use Permit to allow for residential development of the two parcels under discussion. The project site is in designated Area A of the North Main Specific Plan. Area A is the northernmost sub-area in the plan, extending from Island Street up to Zanzibar Street. In Areas B, C and D, an increase in commercial use is encouraged by the plan. In Area A, the plan proposes decreasing visitor-serving commercial uses and creating development standards that blend businesses into the neighborhood. From Panay Street north to Zanzibar, this is the only property with a commercial use. South from Panay to Island there are a few pockets of commercial use, most notably between Jamaica and Java Streets where the multi-tenant Manfred Square is.

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

Architectural Style:

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

Exterior Building Materials:

Proposed exterior materials and colors include a mix of shingles, wood and painted horizontal siding, and smooth finish stucco. Plans show composition shingle roofing and open horizontal

railings at the decks and entry stairs. A variety of dark vinyl windows would be installed without additional exterior trim.

Viewshed Analysis from the East:

The North Main Street Specific Plan requires an assessment of scenic values and preservation of scenic views as well as a view analysis from residential neighborhoods to the east. It states, “To the extent practical, significant view opportunities shall be preserved and protected through the use of view corridors and air space easements.” To the south, views through the Cloisters are designated as significant public views. There are no designated areas of visual significance in the immediate vicinity of the project. Views toward the ocean from the neighborhood immediately behind the project site are interrupted by power lines, and the highway. Even so, all the island streets naturally provide a view corridor toward the ocean. The plan sets provide a view analysis of the project on the last page (Exhibits D and E).

Visual Impacts from Highway One and Main Street:

Highway One, north of Highway 41, is shown as a street providing scenic views in the General Plan and Coastal Land Use Plan. A residential project is likely to have less impact on views from Highway One than a commercial project which would presumably include signage and brighter exterior lighting. In so far as this project would even register with drivers, it would provide an interesting contrast to the prevailing style of surrounding development.

Parking:

Each building has a two-car garage located slightly below existing grade. Garages are setback 20 feet from the property line and so would allow for parking in the driveway. New changes to State law with regards to encouraging accessory dwelling units (ADU) prohibit requiring parking for ADUs within ¼ mile of a public transit stop.

Landscaping:

Pursuant to Section 17.40.110 of the Municipal Code, the North Main Street Specific Plan requires all setbacks to be landscaped. Both the General Plan and the Coastal Land Use Plan note a lack of adequate landscaping along the highway frontage in north Morro Bay. This project offers an opportunity to improve the quality of landscaping in the vicinity. The landscape plan provided on page A1.2 of the plan sets (Exhibits D and E) indicate the use of a simple but dense palette of drought tolerant ornamental grasses, medium shrubs, and trees and rain barrel catchment for irrigation.

ENVIRONMENTAL DETERMINATION:

Environmental Review was performed for this project and staff has determined that it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3 for the construction of a Single-Family Residence on any legal parcel. (The project proposal is two SFRs and two ADUs, one each on two separate adjacent legal parcels.) Additionally, none of the Categorical Exemption exceptions, noted under Section 153000.2, apply to the project.

PUBLIC NOTICE:

Notice of public hearing on this item was published in the San Luis Obispo Tribune newspaper on Friday, May 25, 2018, and mailed directly to all property owners of record and occupants within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed projects.

CONCLUSION:

Pursuant to the North Main Specific Plan, the Planning Commission has the authority to allow height up to thirty feet to encourage roofline variations and sloping roof treatments. Staff review of the plans as revised after the Planning Commission's consideration of the conceptual review on January 16, 2018 show that the plans as designed will not impact significant views. In addition, Housing Element Policy H-10 promotes the approval of secondary dwelling or accessory dwelling units as an affordable housing option throughout the City. Approval of the project as two single family homes with accessory dwelling units furthers the goals of the City's Housing Element. To that end, the PC has the authority to approve the project height as proposed.

As conditioned, the project would be consistent with all applicable provisions of the General Plan and the Local Coastal Plan and the development standards set forth in the Zoning Ordinance which allows for the development of an SFR with ADU at these locations with the approval of a Coastal Development Permit and Minor Use Permit.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Coastal Development Permits and Minor Use Permits (CP0-563/UP0-522 and CP0-570/UP0-523) for the two SFRs with associated ADUs at 300 Tahiti Street and 310 Tahiti Street, as shown on development plans date stamped received April 20, 2018, by adopting Planning Commission Resolution No. 16-18 and Resolution No. 17-18 which includes the Findings and Conditions of Approval for the projects.

EXHIBITS:

Exhibit A – Planning Commission Resolution No. 16-18
Exhibit B – Planning Commission Resolution No. 17-18
Exhibit C – After Action Letter dated January 17, 2018
Exhibit D – Site Development Plans for 300 Tahiti
Exhibit E – Site Development Plans for 310 Tahiti
Exhibit F - Public Correspondence

RESOLUTION NO. PC 16-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
APPROVING COASTAL DEVELOPMENT PERMIT (CP0-563) AND MINOR USE
PERMIT (UP0-522) TO ALLOW CONSTRUCTION OF A NEW 1,262 SQUARE-FOOT
SINGLE-FAMILY DWELLING WITH A 631 SQUARE FOOT ACCESSORY
DWELLING UNIT AND A 546 SQUARE FOOT GARAGE AT 300 TAHITI STREET
AND OUTSIDE OF THE COASTAL COMMISSION APPEALS COMMISSION

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Community Center, 1001 Kennedy Way, Morro Bay, California, on June 5, 2018, for considering Coastal Development Permit CP0-563 and Minor Use Permit UP0-522 for construction of a new single-family residence and attached accessory dwelling unit at 300 Tahiti Street; and

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

WHEREAS, Housing Element Policy H-10 promotes development of secondary dwelling units as an affordable housing option throughout the City; 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), for construction of one single-family residence and accessory dwelling unit in an urbanized area. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Coastal Development Permit Finding

1. As conditioned, the project is consistent with all applicable provisions of the Local Coastal Program for new single-family residential development.

2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of residential development; has similar bulk and scale as nearby structures, and like other structures in the neighborhood, the project is two story development.

Minor Use Permit Findings

1. As conditioned, the establishment, maintenance, and operation of the residential use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood because the single family residence and accessory dwelling unit are permitted uses within the zoning district applicable to the project site and said structure complies with all applicable project conditions and City regulations.
2. The proposed project will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City because the use is designed to be consistent with the City regulations applicable to this development.
3. As conditioned, the proposed project conforms to the policies set forth in the General Plan and the Local Coastal Program.

North Main Street Specific Plan Findings

1. As conditioned, the proposed project meets the development standards set forth in the North Main Street Specific Plan (Section 17.40.110 of the Municipal Code).
2. The Planning Commission finds that pursuant to the North Main Specific Plan, that additional height above 25 feet is allowed because the project is designed to provide roofline variation and accommodate additional density consistent with the Housing Element of the General Plan.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-563 and Minor Use Permit UPO-522 for property located at 300 Tahiti Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated May 30, 2018, for the project at 300 Tahiti Street (APN:065-042-026) depicted on plans received by the City on April 20, 2018, as part of Coastal Development Permit CP0-563 and Minor Use Permit UP0-522, 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 applicant shall be liable for costs associated with the professional investigation.
2. Archaeology: An Archaeological Monitoring Plan is required. The monitoring plan shall be included with the building permit submittal for Planning Department review and approval. Plans submitted for a building permit shall include all provisions of the monitoring plan on a separate sheet and shall list the archaeological monitor and contact information on the title sheet.
3. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
4. 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.
5. 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.

6. Architecture: Building color and materials shall be as shown on plans as 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.
7. 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.
8. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standards, including the bluff development standards.
9. Building Height Calculation: Plans submitted for a building permit shall clearly identify the high and low topographic elevation points within the footprint of the new structure as certified by a licensed land surveyor.
10. Ridgeline Variation: The Applicant shall submit updated plans that show no more than 1/3 of the roofline over 25 feet above average natural grade to the satisfaction of the Community Development Director.
11. Rain Barrels: The Applicant shall clearly illustrate the rain-barrel catchment system on the Building plan set.

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2. North Main Street Specific Plan: The proposed project is located in Sub-Area A of this Specific Plan Area and subject to the following conditions:
 - a. Curb, gutter, sidewalk, and street trees: In addition to any other improvements found necessary by the Planning Commission, the applicant is

required to maintain or replace curb, gutter, sidewalks and street trees pursuant to City Standards and Municipal Code Section 14.44. Sidewalks and driveway approaches shall conform to current ADA requirements. Sidewalks shown conform to existing sidewalks and are acceptable as submitted.

3. Dedication: A dedication of frontage will be required for portions of frontage improvements encroaching on private property. Alternatively a public pedestrian easement may be created for portions of frontage improvements encroaching on private property
4. 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.
5. 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).
6. Erosion and Sediment Control Plan: Show locations and types of BMPs to be installed. For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
7. Water Meter: Indicate and label new or existing water meter on plans.
8. 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.
9. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.
10. 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:

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

BUILDING CONDITIONS

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

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.
 - 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 appropriate. 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 may 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.
7. Deferred submittals are not allowed, unless otherwise permitted by the Building Official, i.e. fire sprinkler plans and calculations, and truss calculations.
8. 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.
9. Fire sprinklers shall be required.

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. 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.
3. **ARCHAEOLOGICAL MATERIALS.** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Division shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.
4. 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.

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 CONDITION

1. 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.

2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
3. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)
4. Address Identification. All new and existing single-family residences and accessory dwelling units shall have their own approved address numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide address numbers 4 inches high with ½ inch stroke in contrasting colors.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 5th day of June 2018 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 5th day of June, 2018.

RESOLUTION NO. PC 17-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-570) AND MINOR USE PERMIT (UP0-523) TO ALLOW CONSTRUCTION OF A NEW 1,322 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH A 658 SQUARE FOOT ACCESSORY DWELLING UNIT AND A 636 SQUARE FOOT GARAGE AT 310 TAHITI STREET AND OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Community Center, 1001 Kennedy Way, Morro Bay, California, on June 5, 2018, for considering Coastal Development Permit CP0-570 and Minor Use Permit UP0-523 for construction of a new single-family home and attached accessory dwelling unit at 310 Tahiti Street; and

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

WHEREAS, Housing Element Policy H-10 promotes development of secondary dwelling units as an affordable housing option throughout the City; 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), for construction of one single-family residence in an urbanized area. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Coastal Development Permit Finding

1. As conditioned, the project is consistent with all applicable provisions of the Local Coastal Program for new single-family residential development.

2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of residential development; has similar bulk and scale as nearby structures, and like other structures in the neighborhood, the project is two story development

Minor Use Permit Findings

1. As conditioned, the establishment, maintenance, and operation of the residential use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood because the single family residence and accessory dwelling unit are permitted uses within the zoning district applicable to the project site and said structure complies with all applicable project conditions and City regulations.
2. The proposed project will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City because the use is designed to be consistent with the City regulations applicable to this development.
3. As conditioned, the proposed project conforms to the policies set forth in the General Plan and the Local Coastal Program.

North Main Street Specific Plan Findings

1. As conditioned, the proposed project meets the development standards set forth in the North Main Street Specific Plan (Section 17.40.110 of the Morro Bay Municipal Code).
2. The Planning Commission finds that pursuant to the North Main Specific Plan, that additional height above 25 feet is allowed because the project is designed to provide roofline variation and accommodate additional density consistent with the Housing Element of the General Plan.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-570 and Minor Use Permit UPO-523 for property located at 310 Tahiti Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated May 30, 2018, for the project at 310 Tahiti Street (APN:065-042-026) depicted on plans received by the City on April 20, 2018, as part of Coastal Development Permit CP0-570 and Minor Use Permit UP0-523, 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.
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of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

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 - a. Curb, gutter, sidewalk, and street trees: In addition to any other improvements found necessary by the Planning Commission, the applicant is required to maintain or replace curb, gutter, sidewalks and street trees

pursuant to City Standards and Municipal Code Section 14.44. Sidewalks and driveway approaches shall conform to current ADA requirements. Sidewalks shown conform to existing sidewalks and are acceptable as submitted.

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1. **SITE MAINTENANCE.** During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

2. 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.
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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 CONDITION

1. 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.

2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
3. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)
4. Address Identification. All new and existing single-family residences and accessory dwelling units shall have their own approved address numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide address numbers 4 inches high with ½ inch stroke in contrasting colors.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 5th day of June 2018 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 5th day of June, 2018.



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

January 17, 2018

Kenneth Stollmeyer
995 Monterey Street
Morro Bay, CA 93442

Joel Snyder
Ten Over Studios
539 Marsh Street
San Luis Obispo, CA 93401

Subject: Planning Commission conceptual review of proposed residential development at 3310 Main Street (UP0-508)

Dear Mr. Stollmeyer and Mr. Snyder,

At their meeting on January 16, 2017, Planning Commissioners expressed support for the proposed development of property at 3310 Main Street (APN: 065-042-026) for a change from commercial to residential use; specifically, two new single-family residences with attached accessory dwelling units as shown on concept plans date stamped December 18, 2017. The Commission had the following comments:

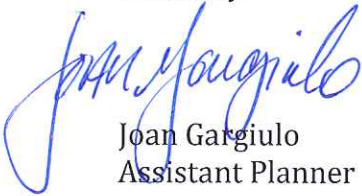
1. The Commissioners were supportive of the design of the project, specifically with regard to the varying building facades and pulled in corners to allow for more light and airflow on Tahiti Street.
2. The Commission's main concern is with the overall height of the proposed development.
3. Consider lowering the finished floor elevations of the proposed garages and increasing the slope of the driveways to help mitigate the overall height of the structures.
4. The Commissioners strongly recommended that the side wall plate heights for walls abutting any setback be limited to 25 ft. above average natural grade.
5. Consider breaking up the currently proposed long, unvarying north-south ridgelines. Commission appeared more to favor ridge lines running east-west, for up slope view protection.
6. Consider increasing the pitch of the roof(s).
7. Clearly calculate and illustrate the percentage of the west elevation of the building roofline (or the longest roofline) that shall exceed the 25 ft. height limit. Generally, one-third of the west elevation of the building roofline (or the longest roofline) shall

not exceed 25 ft. in height however this standard is intended as a guideline, not a strict requirement, and the Commission may vary from this guideline as deemed necessary and useful to meet the intent of this section (17.40.110.D)

8. Commissioners support incorporation of green building and energy and water saving features in the final design. Clearly delineate on the plans, which green building features are proposed and provide details where applicable.

If you have any questions, I can be reached at jgargiulo@morrobayca.gov or via telephone at (805) 772-6270.

Sincerely,



Joan Gargiulo
Assistant Planner

STOLLMEYER RESIDENCES

300 MAIN STREET, MORRO BAY, CALIFORNIA 93442



ABBREVIATIONS

AB	ANCHOR BOLT
AC	AIR CONDITIONER
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
APPROX.	APPROXIMATELY
ASPH	ASPHALT
AVG	AVERAGE
BD	BOARD
BLDG	BUILDING
BLK/BLKG	BLOCK/BLOCKING
BM	BEAM
BN	BULLNOSE
BOT	BOTTOM
C.F.	CUBIC FOOT
C.I.	CUBIC INCH
CI	CAST IRON
CJ	CEILING JOIST/CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR/CLEARANCE
CLG	CEILING
CLKG	CAULKING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
CW	COLD WATER
C.Y.	CUBIC YARD
DBL	DOUBLE
DEG	DEGREE
DEPT	DEPARTMENT
DET	DETAIL
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION/ELEVATOR
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXIST/(E)	EXISTING
EXT	EXTERIOR
FAU	FORCED AIR UNIT
FH	FIRE HYDRANT
F.O.C.	FACE OF CURB
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
F.G./FG	FINISH GRADE
FIN	FINISH
FIX	FIXTURE
FLR	FLOOR
FOS	FACE OF STUD
FP	FIREPLACE / FLOOR PLAN
F.S./FS	FINISH SURFACE
FT	FOOT
FTG	FOOTING
G	GAS
GA	GAUGE
GALV	GALVANIZED
GD	GARBAGE DISPOSAL
GL	GLASS
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDR	HEADER
HORIZ	HORIZONTAL
HRDW	HARDWARE
HT	HEIGHT
HW	HOT WATER
IN	INCH
INCL	INCLUDE

INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
LB/#	POUND
L.F./LF	LINEAR FLOOT
LS	LAG SCREW
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
(N)	NEW
N.G./NG	NATURAL GRADE
NO. / #	NUMBER
NTS	NOT TO SCALE
O/	OVER
OBS	OBSCURE
ON CENTER	ON CENTER
OPCI	OWNER PROVIDED,
	CONTRACTOR INSTALLED
OPOI	OWNER PROVIDED,
	OWNER INSTALLED
OS	OCCUPANCY SENSOR
OZ	OUNCE
PERF	PERFORATED
PERP	PERPENDICULAR
PH	PHONE
PL	PLATE/ PROPERTY LINE
PLYWD	PLYWOOD
PR	PAIR
PREFAB	PRE-FABRICATED
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PTDF	PRESSURE TREATED DOUG FIR
PVMT	PAVEMENT
R	RISER
RD	ROOF DRAIN
REF	REFRIGERATOR
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RTS	REFER TO STRUCTURAL
RWD	REDWOOD
S4S	SURFACED 4 SIDES
SC	SOLID CORE
SD	SMOKE DETECTOR
S.F./SF	SQUARE FOOT
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPEC	SPECIFICATION
SST	STAINLESS STEEL
STD	STANDARD
SYM	SYMBOL
STL	STEEL
T&G	TONGUE AND GROOVE
T	REA
THK	THICK(NESS)
TEL	TELEPHONE
TEMP	TEMPERATURE
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOOTING
T.O.W.	TOP OF WALL
T.O.S.	TOP OF SLAB
TV	TELEVISION
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
W.I.C.	WALK IN CLOSET
WT	WEIGHT
YD	YARD

DRAWING SYMBOLS

XXX

→

KEYNOTE

XXX

→

DOOR NUMBER

XXX

→

WINDOW NUMBER

X

→

EQUIPMENT NUMBER

MASTER BEDROOM

100

9'-0"

ROOM TAG

X

AX XX

→

DETAIL REFERENCE:

DETAIL NUMBER

SHEET NUMBER

X

AX XX

→

DETAIL TARGET

1

X

AXX

2

INTERIOR ELEVATION MARKER

ELEV NUMBER

SHEET NUMBER

& DIRECTION OF VIEW

X

AX XX

→

ELEVATION MARKER

ELEV NUMBER

SHEET NUMBER

& DIRECTION OF VIEW

X

AX XX

→

SECTION MARKER

SECTION NUMBER

SHEET NUMBER

& DIRECTION OF VIEW

SLOPE

XXX

→

ROOF / GROUND SLOPE:

INDICATES SLOPE AND DIRECTION OF SLOPE

X

→

HEIGHT / ELEVATION MARKER

N

→

NORTH ARROW

1

→

REVISION MARKER

PROJECT DATA

PROJECT DESCRIPTION
THIS PROJECT PROPOSES TO REMOVE THE EXISTING 1,529 SQ FT COMMERCIAL BUILDING AND REPLACE IT WITH TWO RESIDENTIAL HOMES WITH ATTACHED ADUS. THE EXISTING COMMERCIAL BUILDING IS SURROUNDED BY RESIDENTIAL BUILDINGS AND DOES NOT FIT IN WITH THE CONTEXT. MARKING THIS AN IDEAL SPOT TO ADD HOUSING. THE PROPOSED MAIN RESIDENCES WILL CONSIST OF 2 BEDROOMS AND 2 BATHROOMS WITH AN ATTACHED TWO CAR GARAGE. THE ADU'S WILL CONSIST OF 1 BEDROOM AND 1 1/2 BATHS. EACH UNITS GARAGE IS SUBTERRANEAN AND WILL HAVE 2 FLOORS ABOVE TO TAKE ADVANTAGE OF OCEAN VIEWS. MATERIALS AND COLORS WERE CHOSEN TO BE CONSISTENT WITH THE SURROUNDING CONTEXT AND CONTEXT OF MORRO BAY.

PROJECT ADDRESS	3310 MAIN STREET, MORRO BAY, CA
APN	065-042-026
ZONING	R-4, MCR, SP
CURRENT USE	R-3 (RESIDENTIAL)
LOT SIZE (EACH LOT)	2,400 SQ FT
(E) LOT COVERAGE	1,527 SQ FT (32%)
300 TAHITI LOT COVERAGE	1,050 SF (44%)
ALLOWABLE COVERAGE	60%

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

- 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA HISTORICAL BUILDING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY MUNICIPAL CODE

LIVING AREA SQ FOOTAGE

300 TAHITI		
TOTAL LIVING SPACE:	1,893 SQ FT	
MAIN HOUSE	1,262 SQ FT	
ACCESSORY DWELLING UNIT	631 SQ FT (50% OF MAIN HOUSE)	
GARAGE AREA:	546 SQ FT	

PROJECT DIRECTORY

OWNER: STOLLMEYER LIGHTING 2304 BROAD STREET SAN LUIS OBISPO, CA 93401	CONTACT: KEN STOLLMEYER PH: 805.235.9797 EMAIL: ken@stollmeyerlighting.com
ARCHITECT: TEN OVER STUDIO, INC. 539 MARSH STREET SAN LUIS OBISPO, CA 93401	CONTACT: JIM DUFFY PH: 805.541.1010 EMAIL: jim@dtenoverstudio.com
CIVIL ENGINEERING: ABOVE GRADE 1304 BROAD STREET SAN LUIS OBISPO, CA 93401	CONTACT: SCOTT STOKES PH: 805.548.1172 EMAIL: scott@abovegradeengineering.com
SURVEY: WRD ENGINEERING AND SURVEYING PO BOX 432 GROVER BEACH, CA 93484	CONTACT: BILL DRYER PH: 805.481.1964 EMAIL: wrd_531@sbcglobal.net
GEOTECHNICAL: GEOSOLUTIONS, INC. 220 HIGH STREET SAN LUIS OBISPO, CA 93401 REPORT NUMBER SL04031-1	CONTACT: KRAIG CROZIER PH: 805.543.8539 EMAIL: kcrozier@geosolutions.net

BUILDING CODE DATA

SPRINKLERS:	REQUIRED: YES	PROPOSED: YES
CONSTRUCTION TYPE:	TYPE VB	R-3
OCCUPANCY GROUP:		

BUILDING SETBACKS

PROPOSED FRONT YARD:	GARAGE: 20'	BUILDING: 15'
PROPOSED SIDE YARD:	5' (10' SETBACK OFF MAIN STREET)	
PROPOSED BACK YARD:	5'	
EXISTING REAR YARD	0'	

BUILDING HIEGHTS

HEIGHT LIMIT ALLOWED	30' MAX. (WITH VARIANCE)
----------------------	--------------------------

300 TAHITI	
AVERAGE NATURAL GRADE	48'-4"
TOTAL BUILDING HEIGHT	30'-1"
FINISHED FLOOR OF GARAGE	47'-0"
HEIGHT ABOVE NATURAL GRADE	28'-9"

VICINITY MAP

SHEET INDEX

TITLE / CODE	TITLE SHEET
T1.0	TOPOGRAPHIC SURVEY
CIVIL	
C-1.1	GRADING AND DRAINAGE PLAN
C-2.1	UTILITY PLAN
C-3.1	STORM WATER AND SITE AREAS
ARCHITECTURAL	
A1.0	DEMOLITION SITE PLAN
A1.1	SITE PLAN
A1.2	LANDSCAPE PLAN
A2.0	300 TAHITI FLOOR PLAN
A3.0	300 TAHITI ELEVATIONS RENDERED VIEWS

IMPERMEABLE SURFACE CALCULATIONS

EXISTING IMPERVIOUS AREA:	4,333 SQ FT
ROOFTOPS AND DECKS:	1,771 SQ FT
DRIVEWAYS AND WALKWAYS:	1,828 SQ FT
TOTAL GROSS IMPERVIOUS AREA:	1,40190 FT (EXEMPT)

10

TEN OVER
STUDIO, INC

539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

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PLANNING SET
STOLLMEYER RESIDENCES
300 TAHITI, MORRO BAY, CALIFORNIA 93442

DRWN BY: WR
CHKD BY: JS

DATE: 180418
SUBMITTAL: PLANNING RESUBMIT

TITLE SHEET

T1.0

DATE: 

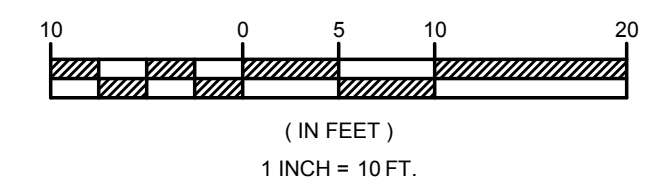
STOLLMMEYER RESIDENCE
300 - 310 TAHITI STREET
MORRO BAY, CA 93442

GRADING AND DRAINAGE PLAN

[illegible]

DESIGNED: SJS
DRAWN: SH
JOB NUMBER: 18032

SHEET:
C-1.1
DATE: MARCH 7, 2018



STOLLMMEYER RESIDENCE

300 - 310 TAHITI STREET
MORRO BAY, CA 93442

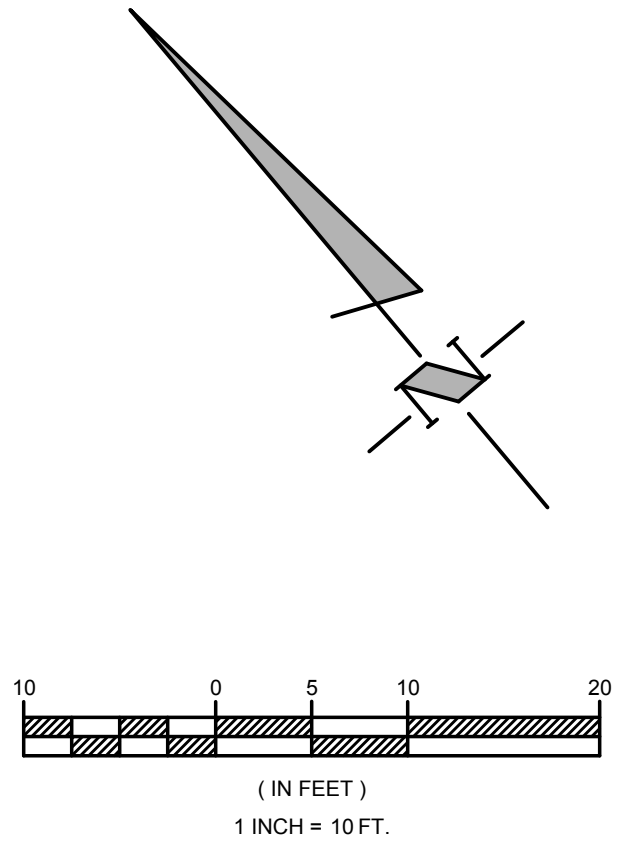
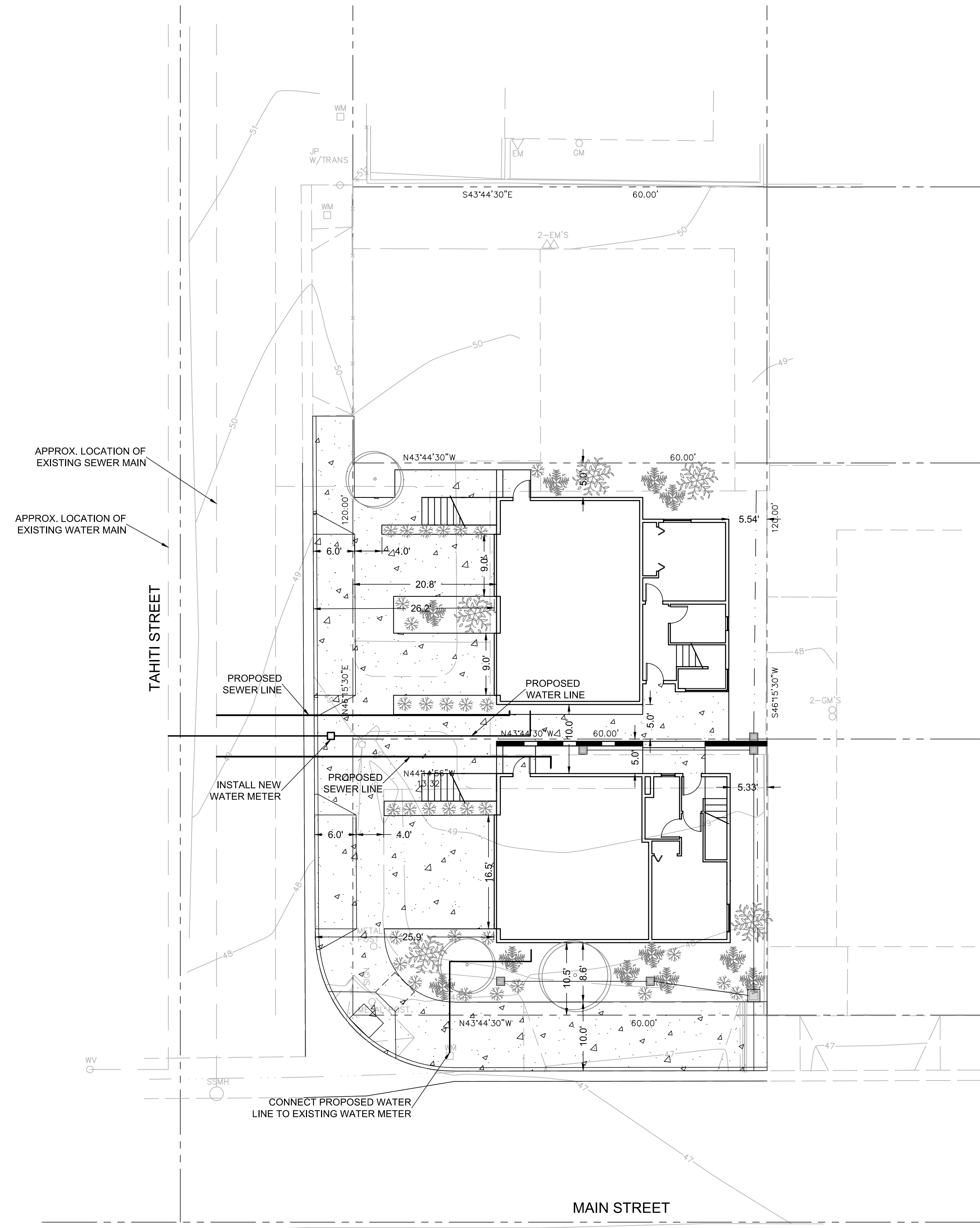
UTILITY PLAN

[illegible]

DESIGNED: SJS
DRAWN: SH
JOB NUMBER: 18032

SHEET:
C-2.1

DATE: MARCH 7, 2018

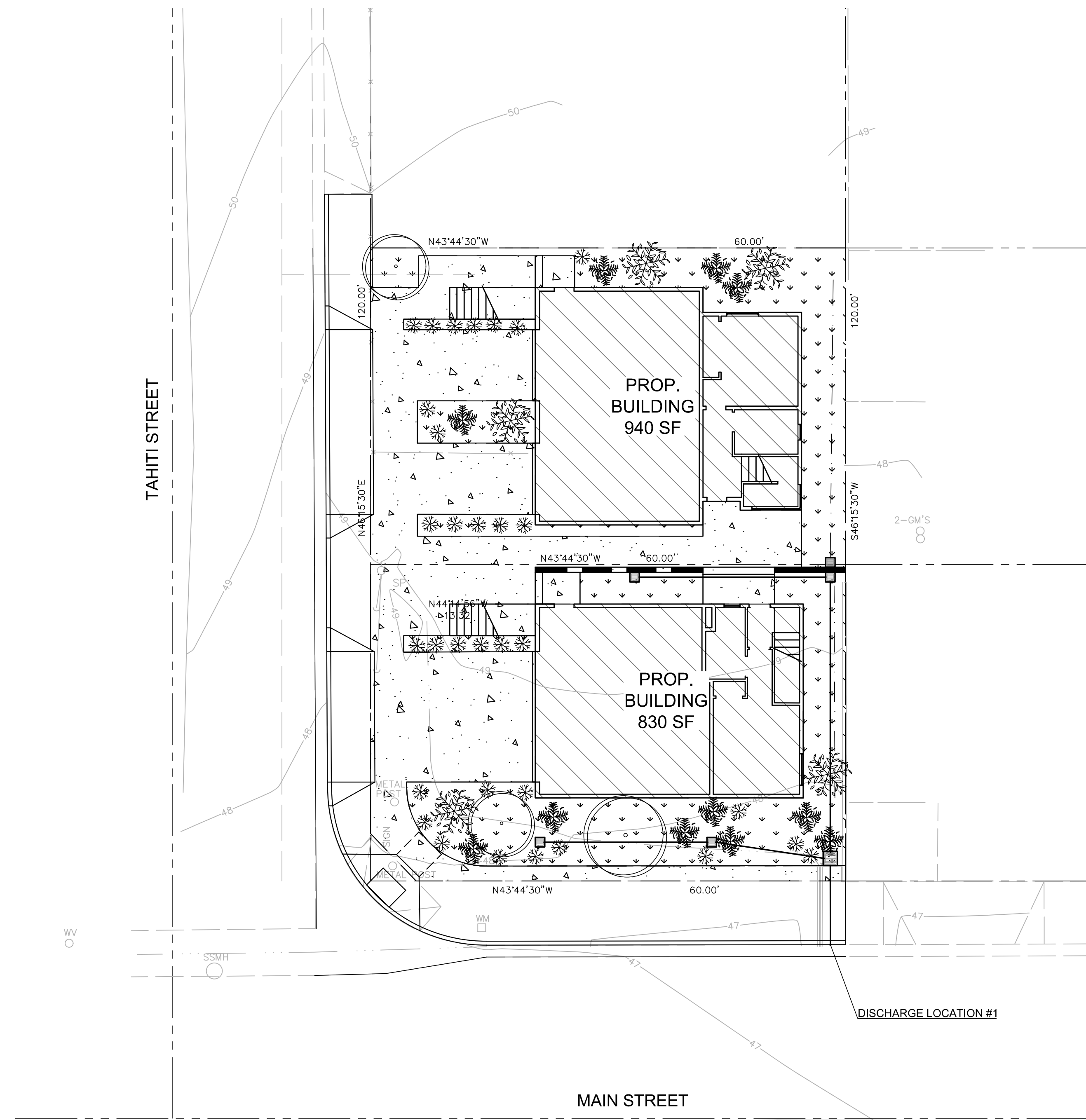
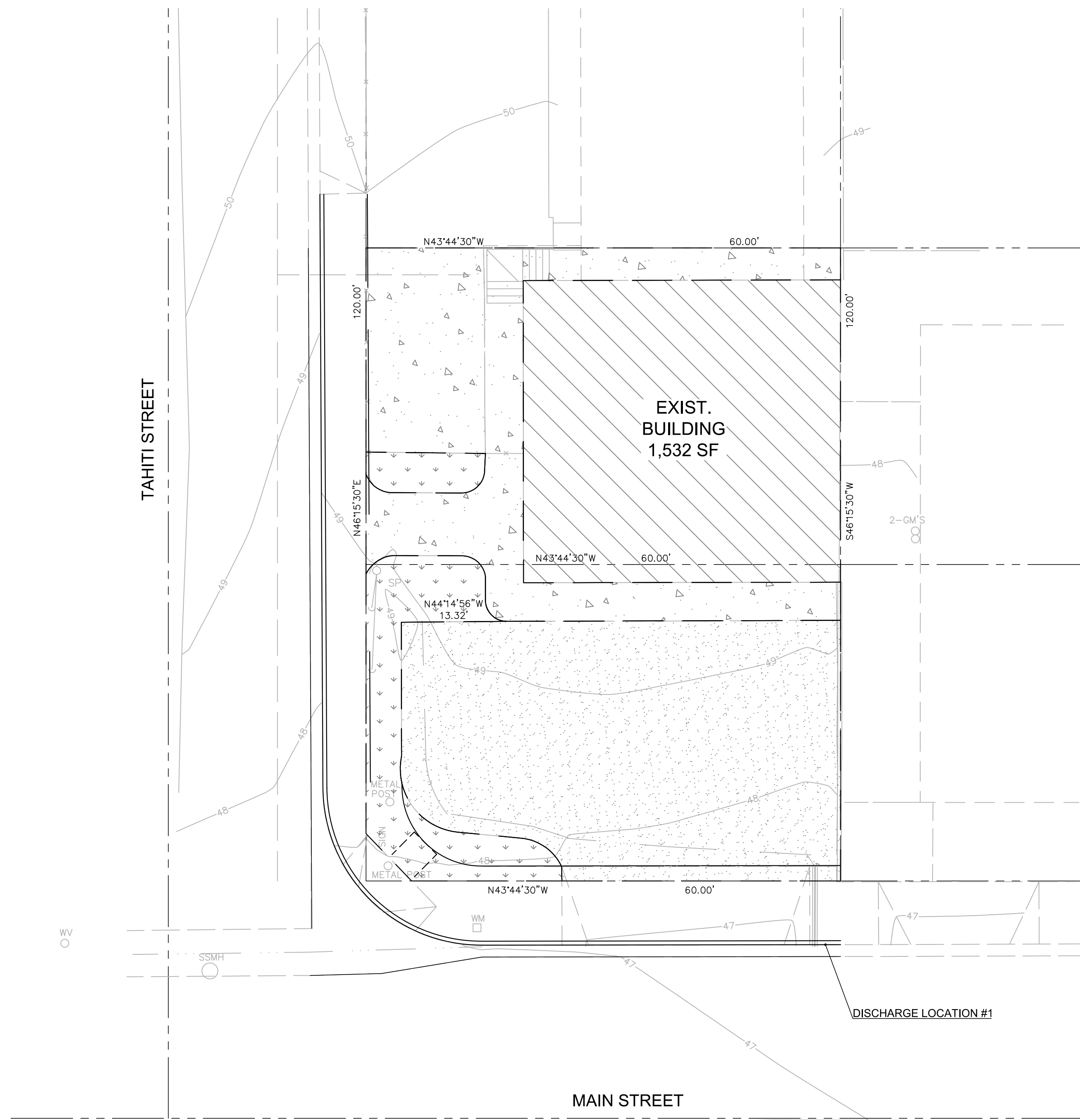


STOLLMMEYER RESIDENCE
300 - 310 TAHITI STREET
MORRO BAY, CA 93442

STORM WATER AND SITE AREAS

[illegible]

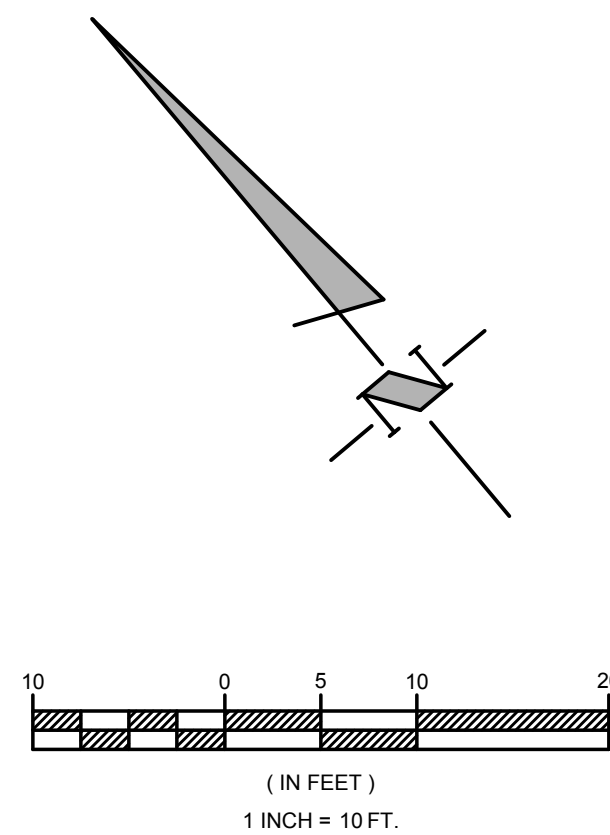
C-3.1
DATE: MARCH 7, 2018



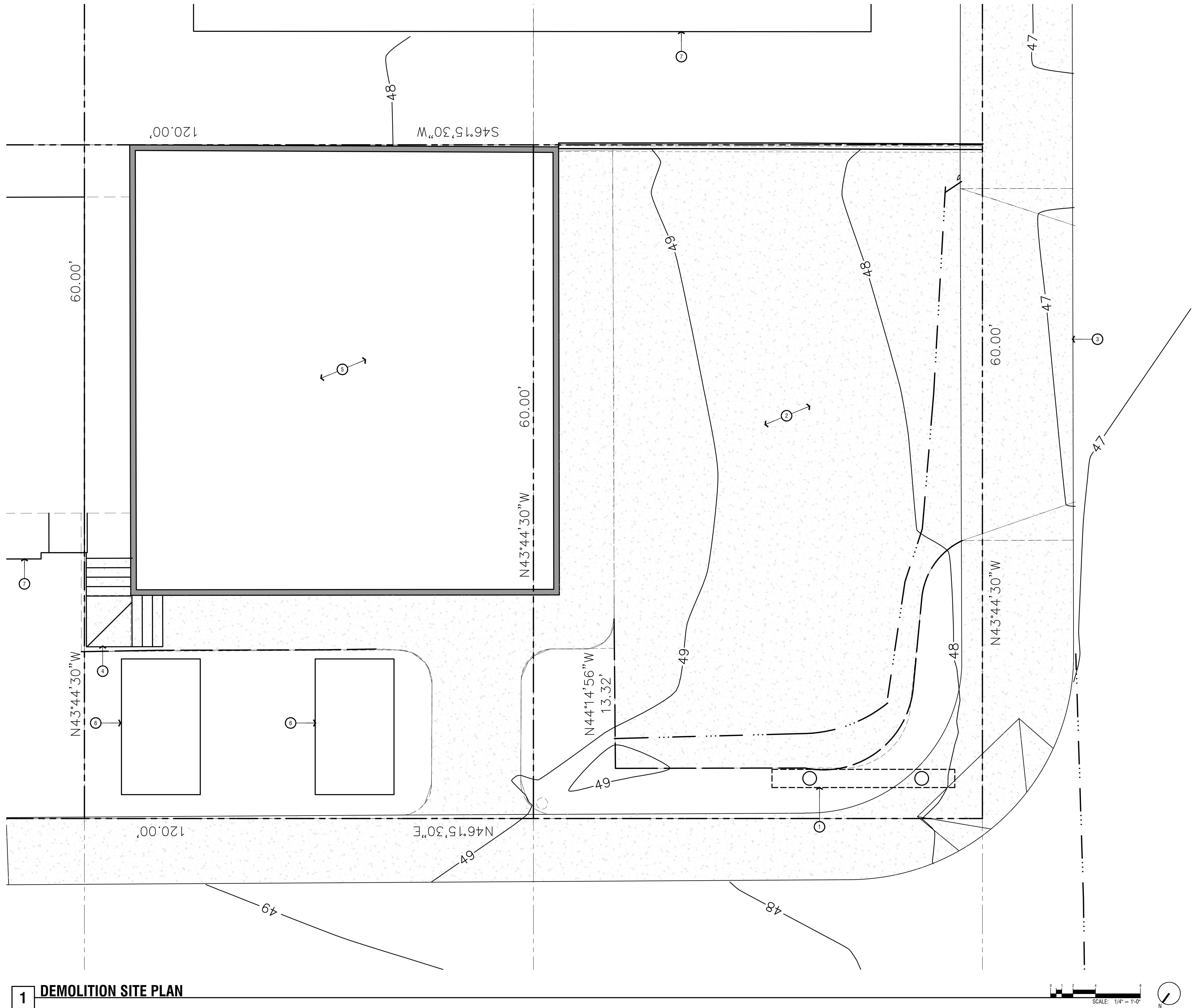
Project: Stollmeyer Residence				
Site Area:	0.11 acres	4,783 SF		
Rainfall intensity:	Table 4-1, 22" to 28", 10 minute duration			
Pre-developed Conditions: 2-10% Slopes				
Type of Development	Soil Group	C Value	Area, sf	
Vegetation	D	0.45	450	
Impervious (Asphalt)	D	0.90	1,699	
Impervious (Concrete)	D	0.90	1,102	
Impervious (Roof)	D	0.90	1,532	
Runoff Coefficient		0.86	4,783	
Drainage to Discharge Location:				
	Area (acres)	C value	Intensity (in/hr)	Q (cfs)
Recurrence Interval	0.11			
2		0.86	2.10	0.20
5		0.86	2.80	0.26
10		0.86	3.60	0.34
25		0.86	4.29	0.40
50		0.86	5.53	0.52
100		0.86	6.25	0.59

Project: Stollmeyer Residence				
Site Area:	0.11 acres	4,783 SF		
Rainfall intensity: Table 4-1, 22" to 28", 10 minute duration				
Pre-developed Conditions: 2-10% Slopes				
Type of Development	Soil Group	C Value	Area, sf	
Vegetation	D	0.45	1,383	
Impervious (Asphalt)	D	0.90	0	
Impervious (Concrete)	D	0.90	1,628	
Impervious (Roof)	D	0.90	1,771	
Runoff Coefficient		0.77	4,783	
Drainage to Discharge Location:				
Recurrence Interval	Area (acres)	C value	Intensity (in/hr)	Q (cfs)
2	0.11	0.77	2.10	0.18
5		0.77	2.80	0.24
10		0.77	3.60	0.30
25		0.77	4.29	0.36
50		0.77	5.53	0.47
100		0.77	6.25	0.53

- - ROOF AREA
- - ASPHALT SURFACE
- - CONCRETE SURFACE
- - LANDSCAPED AREA

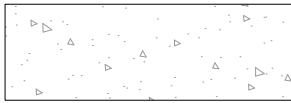


NOT FOR CONSTRUCTION



1 DEMOLITION SITE PLAN

ARCHITECTURAL SITE PLAN LEGEND



CONCRETE WALKWAY



OVERHEAD STRUCTURE



(E) PROPERTY LINE

BUILDING OVERHANG ABOVE

GREEN BUILDING FEATURES IMPLEMENTED ON PROJECT

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING 2016 CALIFORNIA GREEN BUILDING STANDARDS RESIDENTIAL MANDATORY MEASURES:

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL, AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS

4.303.1.3 SHOWERHEADS.
4.303.1.3.1 SINGLE SHOWERHEADS. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/ OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.

4.303.1.4 FAUCETS.
4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLING OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS DURING CONSTRUCTION AND UNTIL FINAL STARTUP OF HEATING AND COOLING EQUIPMENT

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

4.504.2.2 PAINTS AND COATINGS. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.4 RESILIENT FLOORING SYSTEMS. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

- PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE
- PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOL PROGRAM).
- CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM.
- MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 COR 93120 ET SEQ). VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK OF 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND CONCRETE MIX DESIGN.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT.

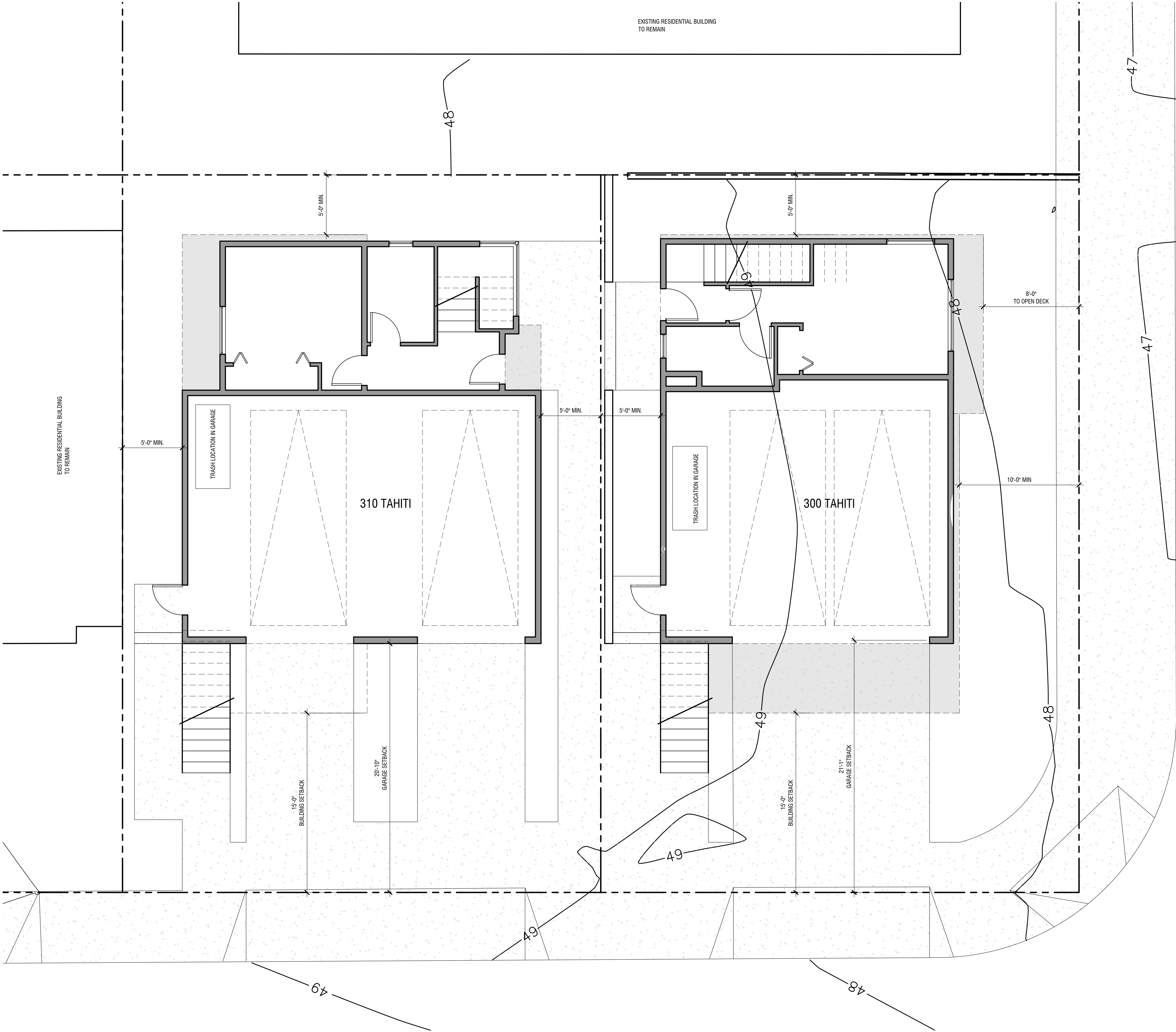
4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

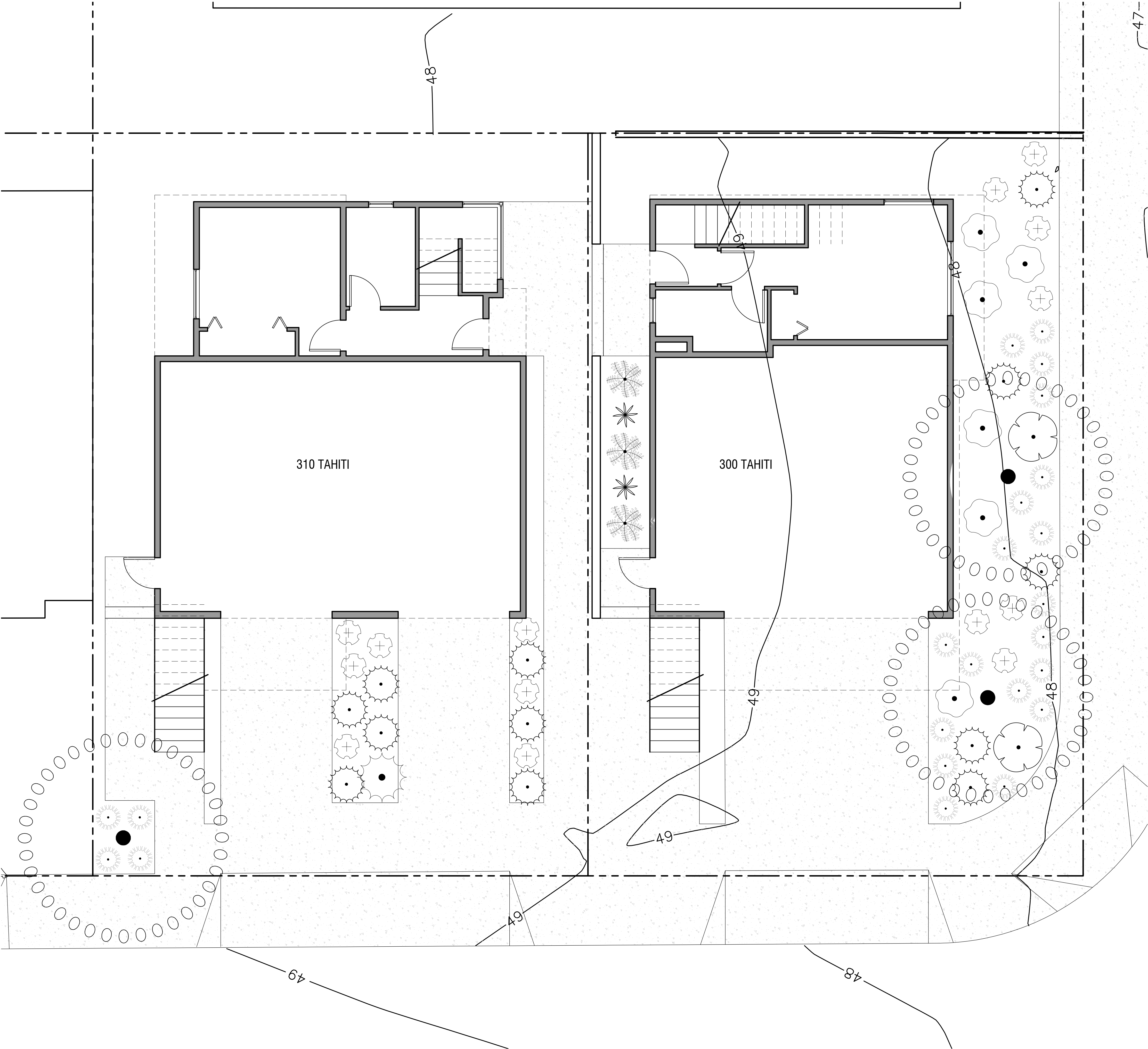
- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT.
- SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI / ACCA 3 MANUAL S-2004 OR EQUIVALENT.

ALONG WITH THE ABOVE CALGREEN MEASURES THAT THE PROJECT IS FOLLOWING, THE PROJECT WILL ALSO EMPLOY NATIVE AND DROUGHT TOLERANT PLANTING, HIGH EFFICIENCY LED LIGHTING WITH SENSOR CONTROLS AND DIMMING SWITCHES, RAIN WATER HARVESTING OFF OF ROOFS TO WATER LANDSCAPE. ROOF LINES HAVE BEEN ADJUSTED TO ALLOW FOR SOLAR FACING SOUTH IN THE FUTURE. HIGH EFFICIENCY HEATING WILL BE USED THROUGHOUT THE HOUSE TO CONFORM TO 10% BELOW TITLE 24 REQUIREMENTS





IMPERMEABLE SURFACE CALCULATIONS

EXISTING IMPERVIOUS AREA:	4,333 SQ FT
ROOFTOPS AND DECKS:	1,771 SQ FT
DRIVEWAYS AND WALKWAYS:	1,628 SQ FT
TOTAL GROSS IMPERVIOUS AREA:	1,401SQ FT
TOTAL LANDSCAPED AREA:	473 SQ FT (10%)

PLANT SCHEDULE

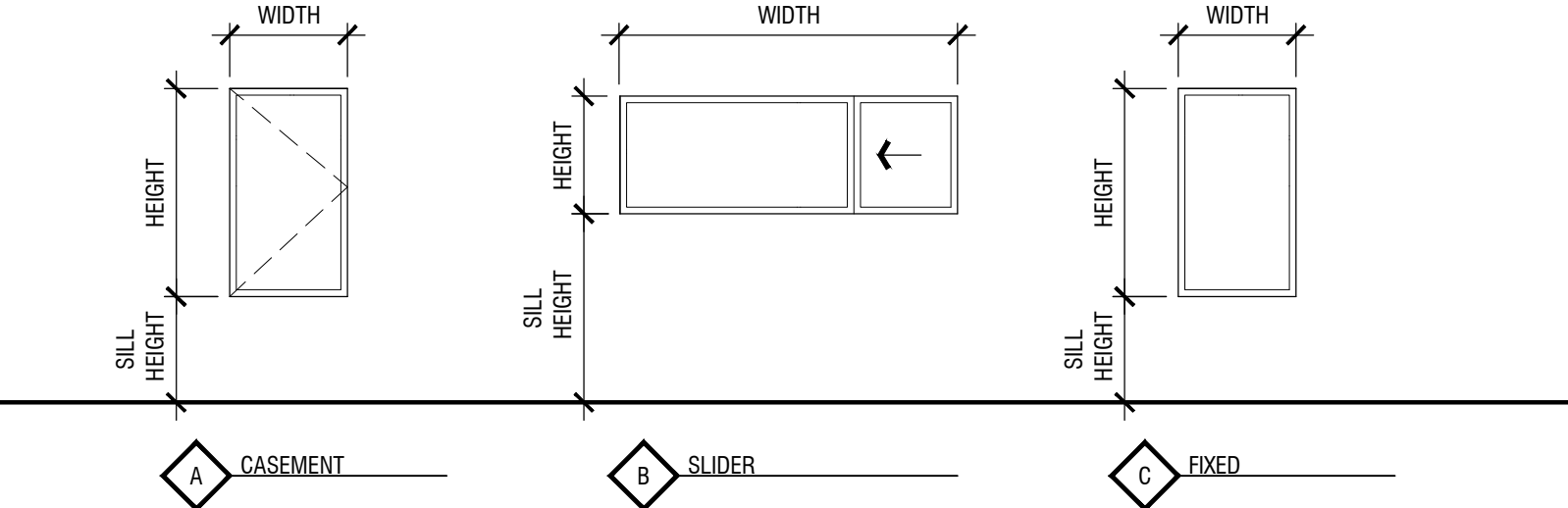
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
●	3	Agonis flexuosa / Peppermint Tree	15 gal	Size: 25'-35" tall and 15' -30' wide WUCOLS PF = .1-.3
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
●	1	Agave attenuata `Nova` / Blue Clone	5 gal	Size: 3'-4' tall and wide WUCOLS PF = .1-.3
+	14	Anigozanthos x `Yellow Gem` / Yellow Gem Kangaroo Paw	1 gal	Size: 4'-5' tall x 2' wide WUCOLS PF = .1-.3
*	2	Asparagus densiflorus / Foxtail Fern	1 gal	Size: 1'-2' tall and wide WUCOLS PF = .4-.6
☼	23	Helictotrichon sempervirens / Blue Oat Grass	1 gal	Size: 1'-2' tall and wide WUCOLS PF = .1-.3
●	6	Lantana sellowiana `Lavender Swirl` TM / Trailing Lantana	1 gal	Size: 8-12" tall and 3-6' wide WUCOLS PF = .1-.3
●	12	Lomandra longifolia `Breeze` / Dwarf Mat Rush	1 gal	Size: 2-3' tall and 3'-4' wide WUCOLS PF = .1-.3
●	2	Perovskia atriplicifolia / Russian Sage	5 gal	Size: 3-4' tall and wide WUCOLS PF = .1-.3
☼	3	Polystichum munitum / Western Sword Fern	1 gal	Size: 2'-3' tall and 2'-4' wide WUCOLS PF = .4-.6

LANDSCAPING FEATURES IMPLEMENTED ON PROJECT

ALL PROPOSED LANDSCAPE PLANTING IS TO BE DROUGHT TOLERANT WITH A LOW "A" PLANT FACTOR AS DEFINED BY WUCOLS. LANDSCAPING PLANTING SHALL BE IRRIGATED WITH AN IRRIGATION CONTROLLER AND WEATHER SENSORS AND CONTROL VALVES. ALL PLANTS SHALL BE IRRIGATED WITH POINT SOURCE DRIP EMITTERS TO REDUCE WATER CONSUMPTION.

#	DOOR SCHEDULE									
OPENING	OPENING SIZE		DOOR			FRAME		QUANTITY	NOTES	
	TAG	WIDTH	HEIGHT	TYPE	MAT	FIN	MAT	FIN		
001	16'-0"	7'-0"	E	AL	PTD	AL	FF	1		
002	3'-0"	7'-0"	B	AL	PTD	AL	FF	3	TEMPERED GLASS	
003	3'-0"	7'-0"	A	AL	PTD	AL	FF	1	TEMPERED GLASS	
004	2'-8"	7'-0"	C	WD	PTD	WD	FF	7		
005	6'-0"	7'-0"	D	WD	PTD	WD	FF	1		
006	3'-6"	7'-0"	D	VN	PTD	WD	FF	1		
007	4'-6"	7'-0"	D	VN	PTD	WD	FF	2		

DOOR ABBREVIATIONS: WD = WOOD PTD = PAINTED VN = VINYL AL=ALUMINUM

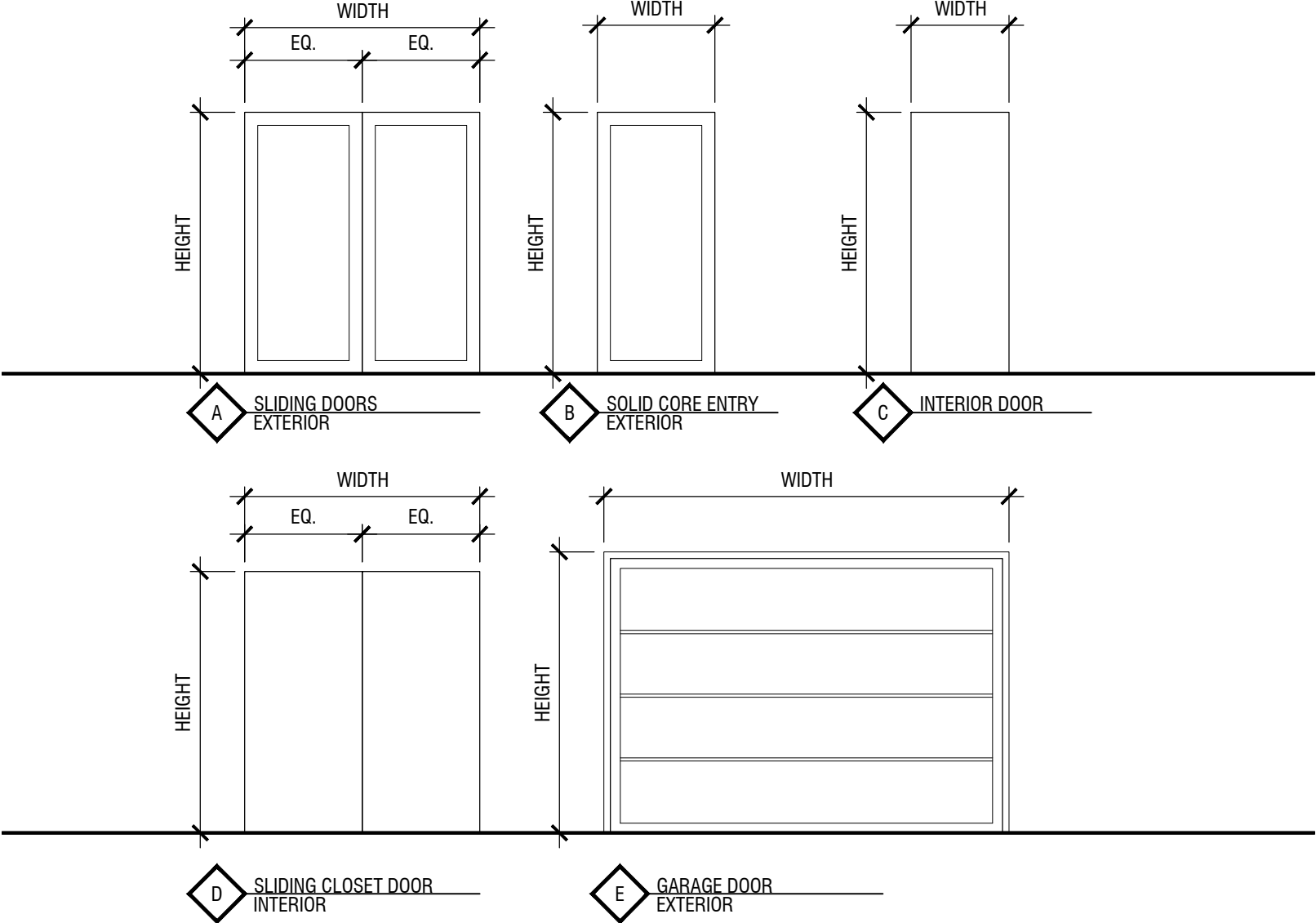


4 WINDOW TYPES

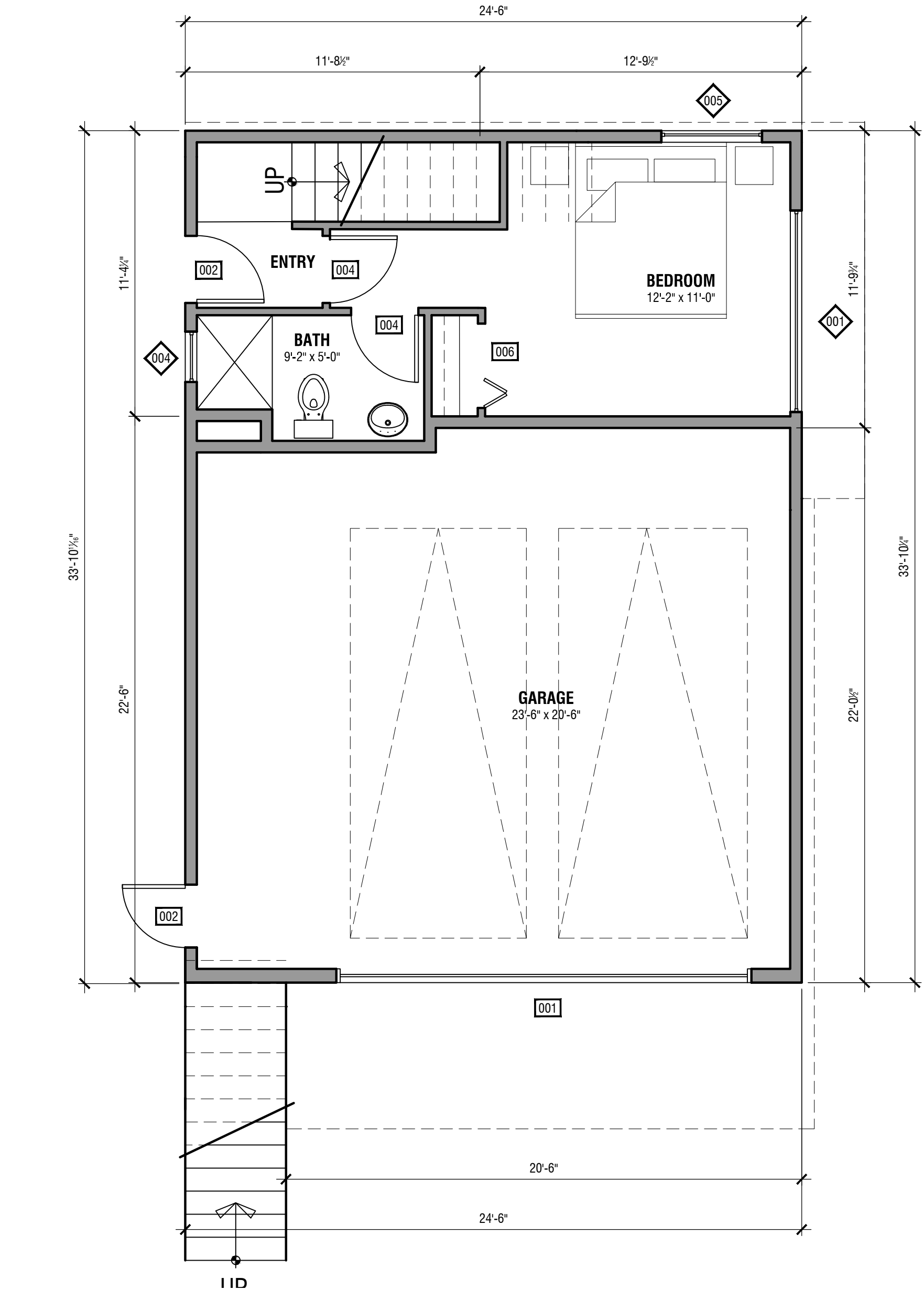
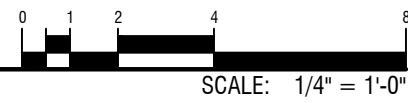


WINDOW SCHEDULE										
X	OPENING		OPENING SIZE		WINDOW		FRAME		QUANTITY	NOTES
TAG	WIDTH	HEIGHT	TYPE	SILL HEIGHT	MAT	FIN				
001	8'-6"	3'-6"	C	3'-6"	AL	PTD	4			
002	2'-6"	3'-6"	A	3'-6"	AL	PTD	1			
003	3'-6"	5'-6"	C	4'-0"	AL	PTD	3			
004	2'-0"	2'-0"	A	5'-0"	AL	PTD	2			
005	3'-6"	3'-6"	A	3'-6"	AL	PTD	2			
006	2'-6"	5'-6"	A	1'-6"	AL	PTD	3			
007	3'-0"	3'-6"	C	3'-6"	AL	PTD	1			
008	6'-0"	3'-6"	C	3'-6"	AL	PTD	1			
009	6'-0"	2'-0"	B	4'-6"	AL	PTD	2			
010	3'-6"	5'-6"	B	1'-6"	AL	PTD	1			

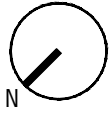
WINDOW ABBREVIATIONS: PTD = PAINTED VN = VINYL AL = ALUMINUM



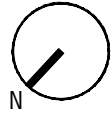
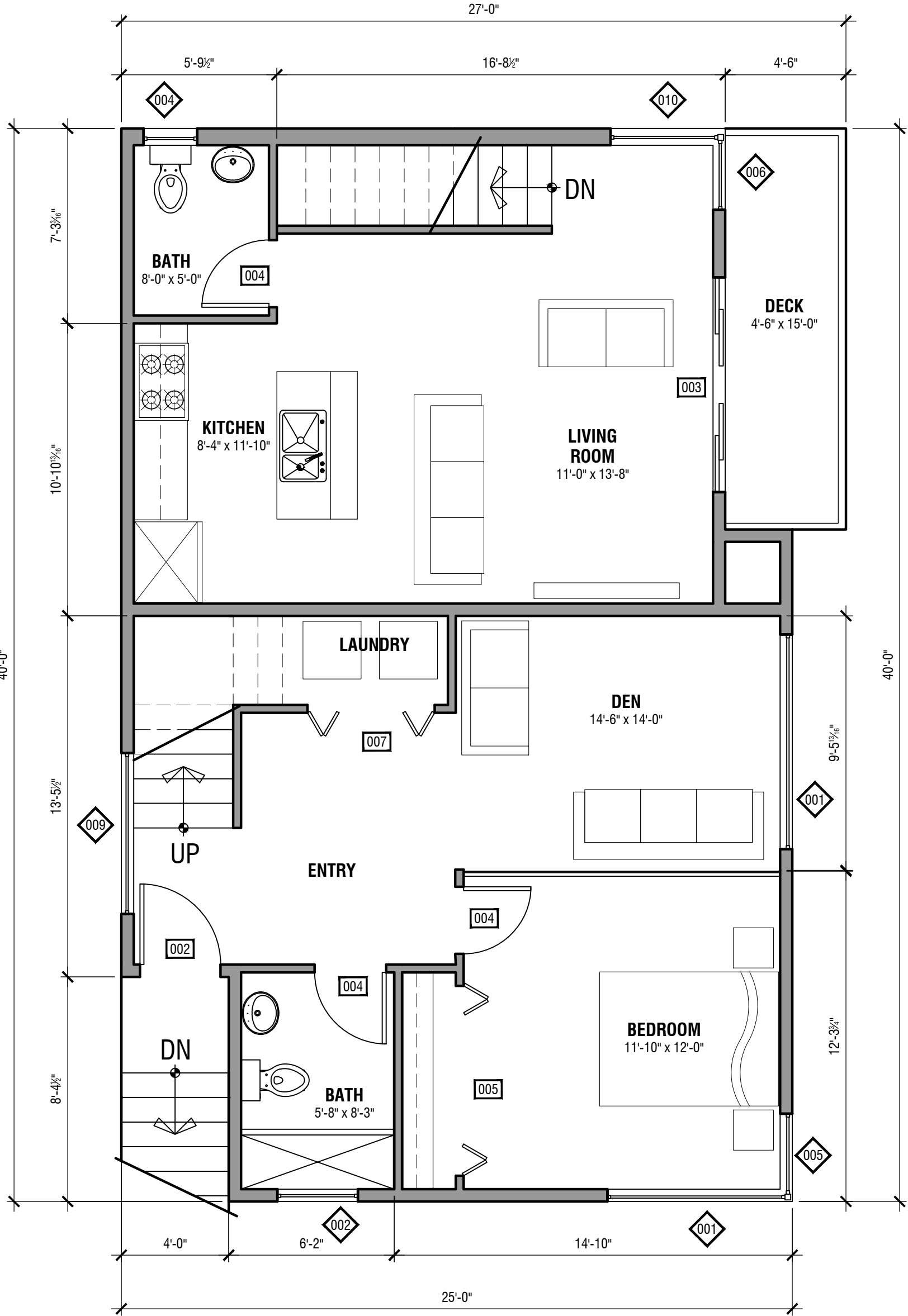
5 WINDOW TYPES



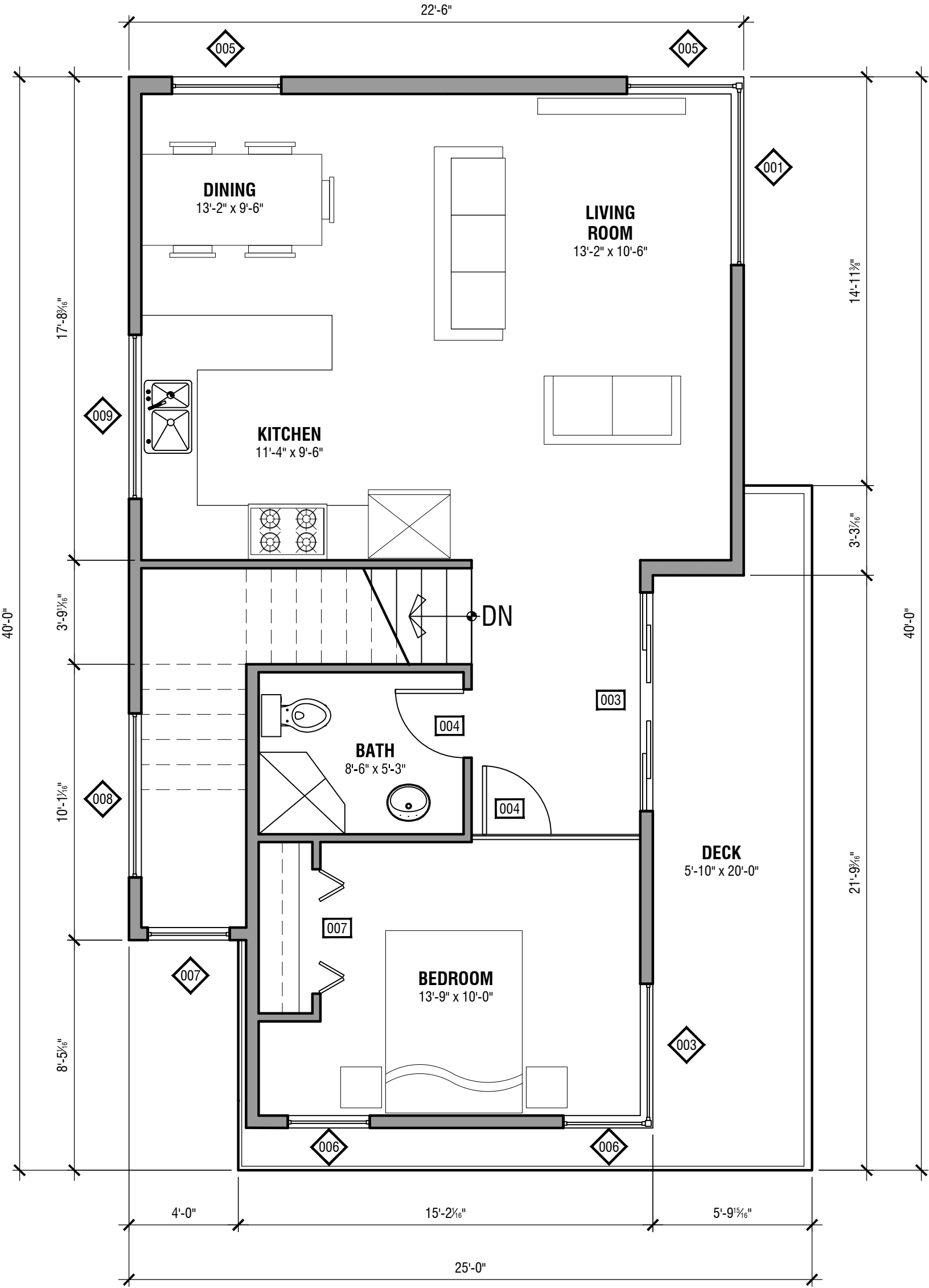
1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



3 THIRD FLOOR PLAN



PLANNING SET
STOLLMEYER RESIDENCES
300 TAHITI, MORRO BAY, CALIFORNIA 93442

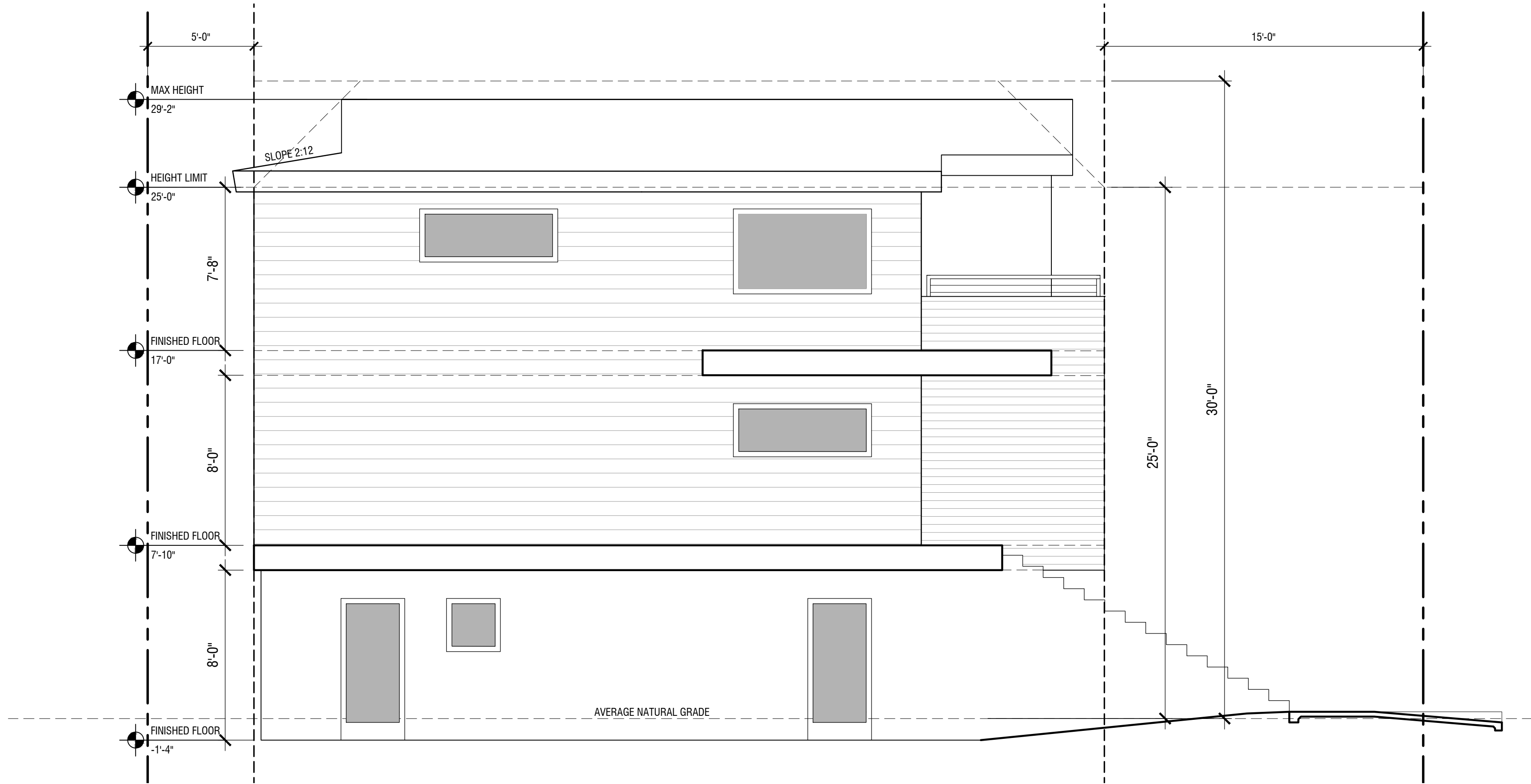
DRWN BY:	WR
CHKD BY:	JS
DATE	SUBMITTAL
180418	1 PLANNING RESUBMIT

300 TAHITI
FLOOR PLAN

ROOF LINE HEIGHTS

EAST WEST DIRECTION: 95% OF ELEVATION SITS ABOVE 25'
ALL PLATE HEIGHTS ARE LOCATED BELOW 25' IN HEIGHT
THE MAX HEIGHT OF THE BUILDING IS 28'-9"

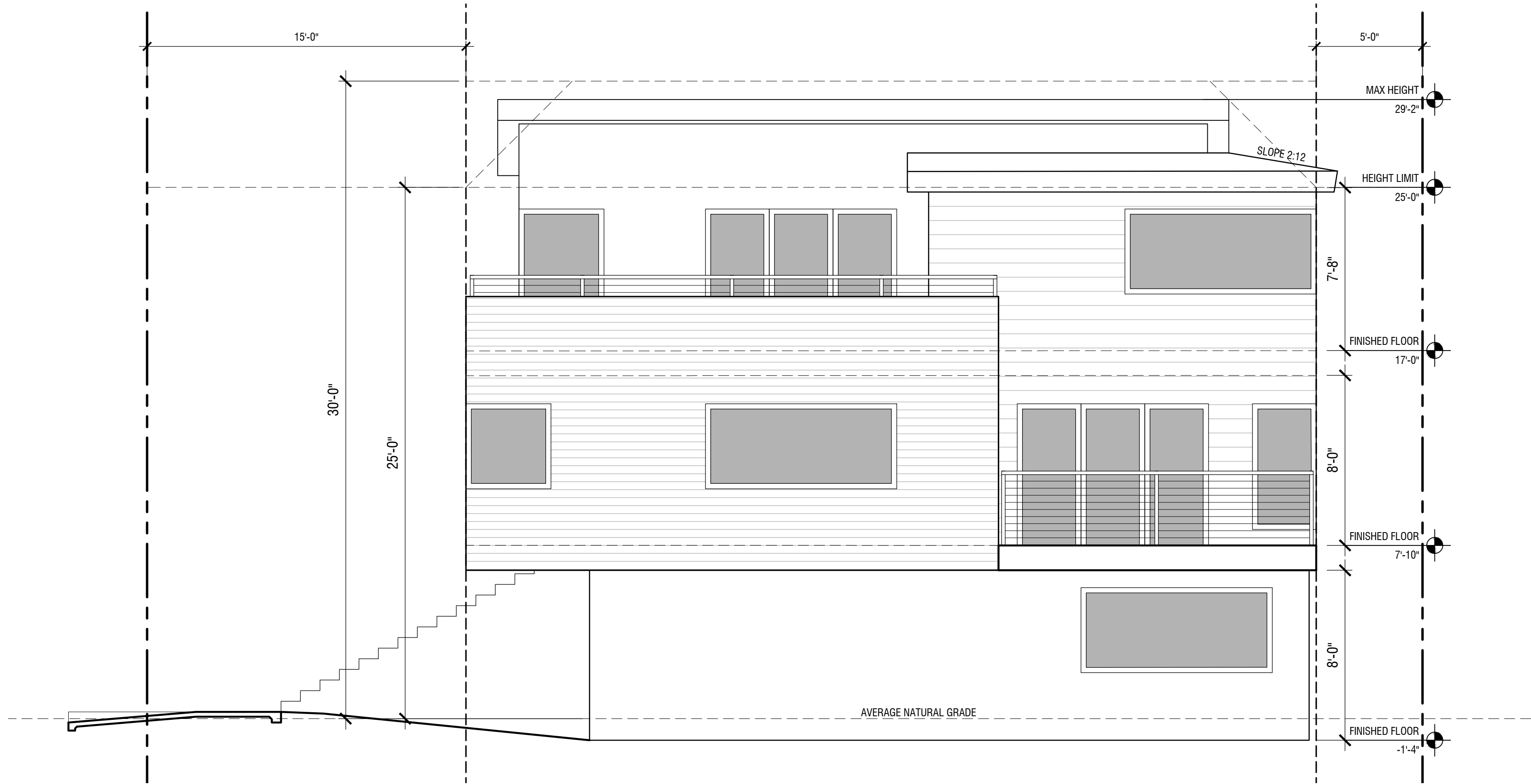
NORTH SOUTH DIRECTION: 96% OF ROOF LINE SITS ABOVE 25'
ALL PLATE HEIGHTS ARE LOCATED BELOW 25' IN HEIGHT
THE MAX HEIGHT OF THE BUILDING IS 28'-9"



1 EAST ELEVATION

300 TAHITI

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

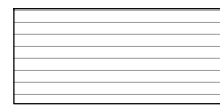


3 WEST ELEVATION

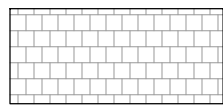
300 TAHITI

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

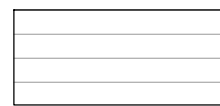
EXTERIOR ELEVATIONS LEGEND



ALLURA MAPLE TRADITIONAL FIBER CEMENT LAP SIDING



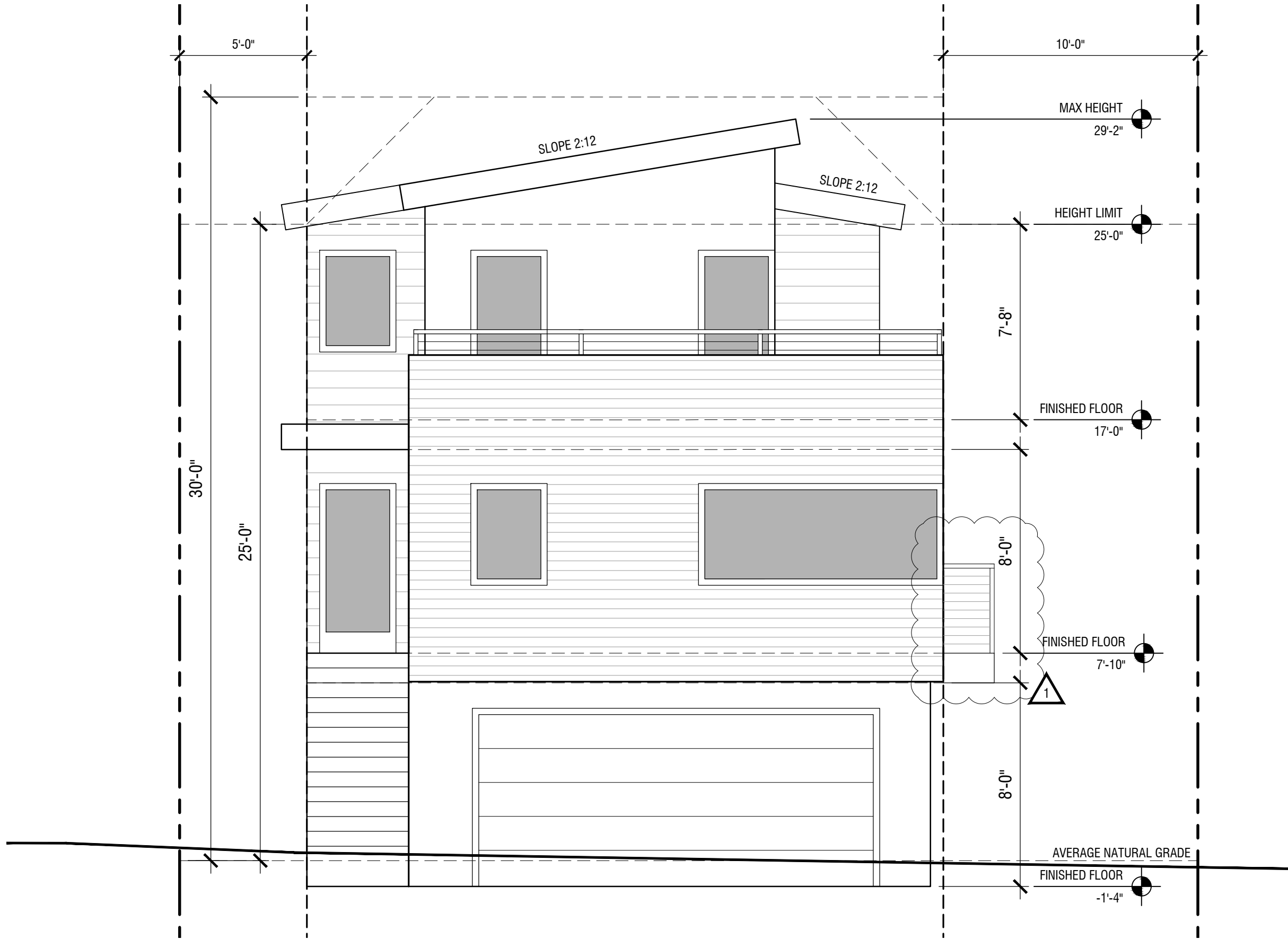
ALLURA PEWTER 5" STRAIGHT EDGE PERFECTION SHINGLE



ALLURA COASTAL BLUE TRADITIONAL FIBER CEMENT LAP SIDING



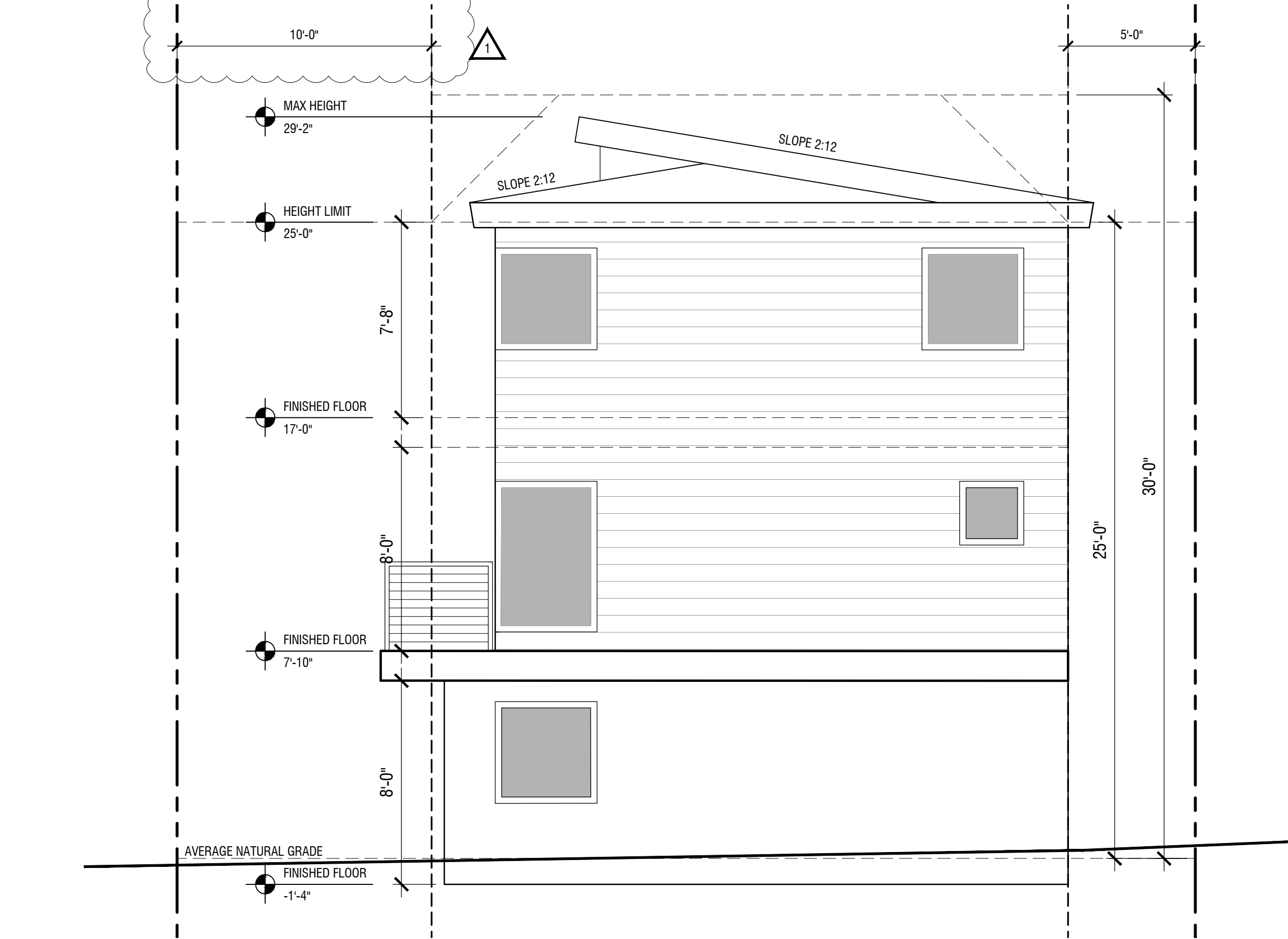
GLACIER WHITE P-100 SMOOTH STUCCO SIDING



2 NORTH ELEVATION

300 TAHITI

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



4 SOUTH ELEVATION

300 TAHITI

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

10

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805.541.1010
info@tenoverstudio.com
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DRWN BY: WR
CHKD BY: JS

DATE SUBMITTAL
180418 1 PLANNING RESUBMIT

300 TAHITI
EXTERIOR
ELEVATIONS

A3.0

NOT FOR CONSTRUCTION



1 FRONT VIEW OF UNITS

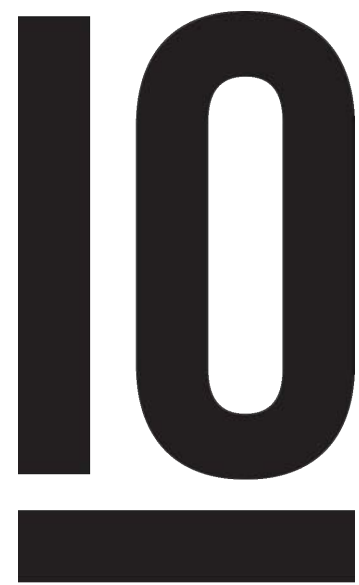


2 VIEW FROM MAIN STREET



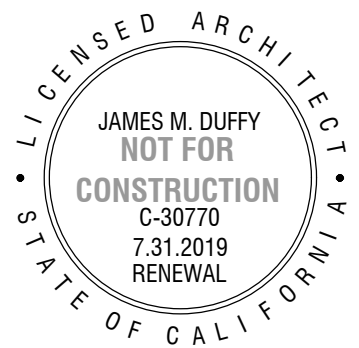
3 VIEW FROM TAHITI STREET

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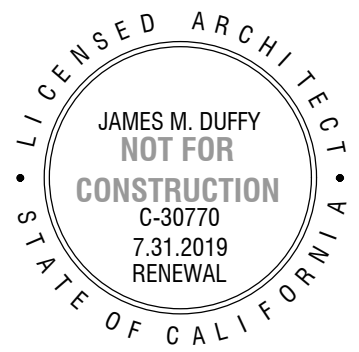
DATE	SUBMITTAL
180418	PLANNING RESUBMIT

RENDERED VIEWS

10

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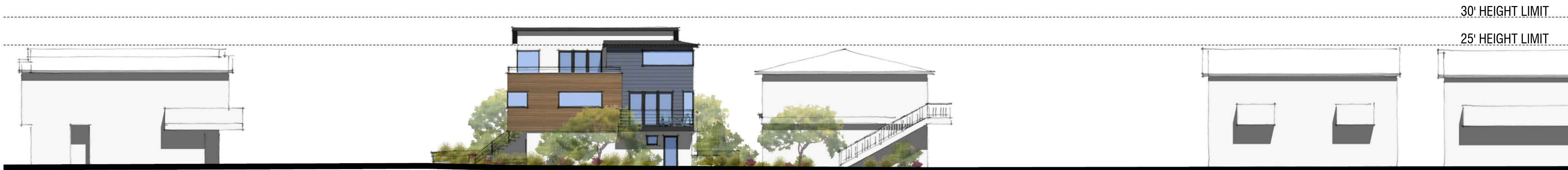
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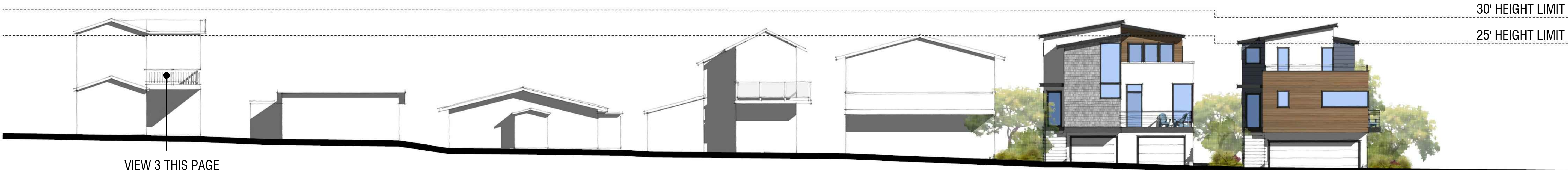
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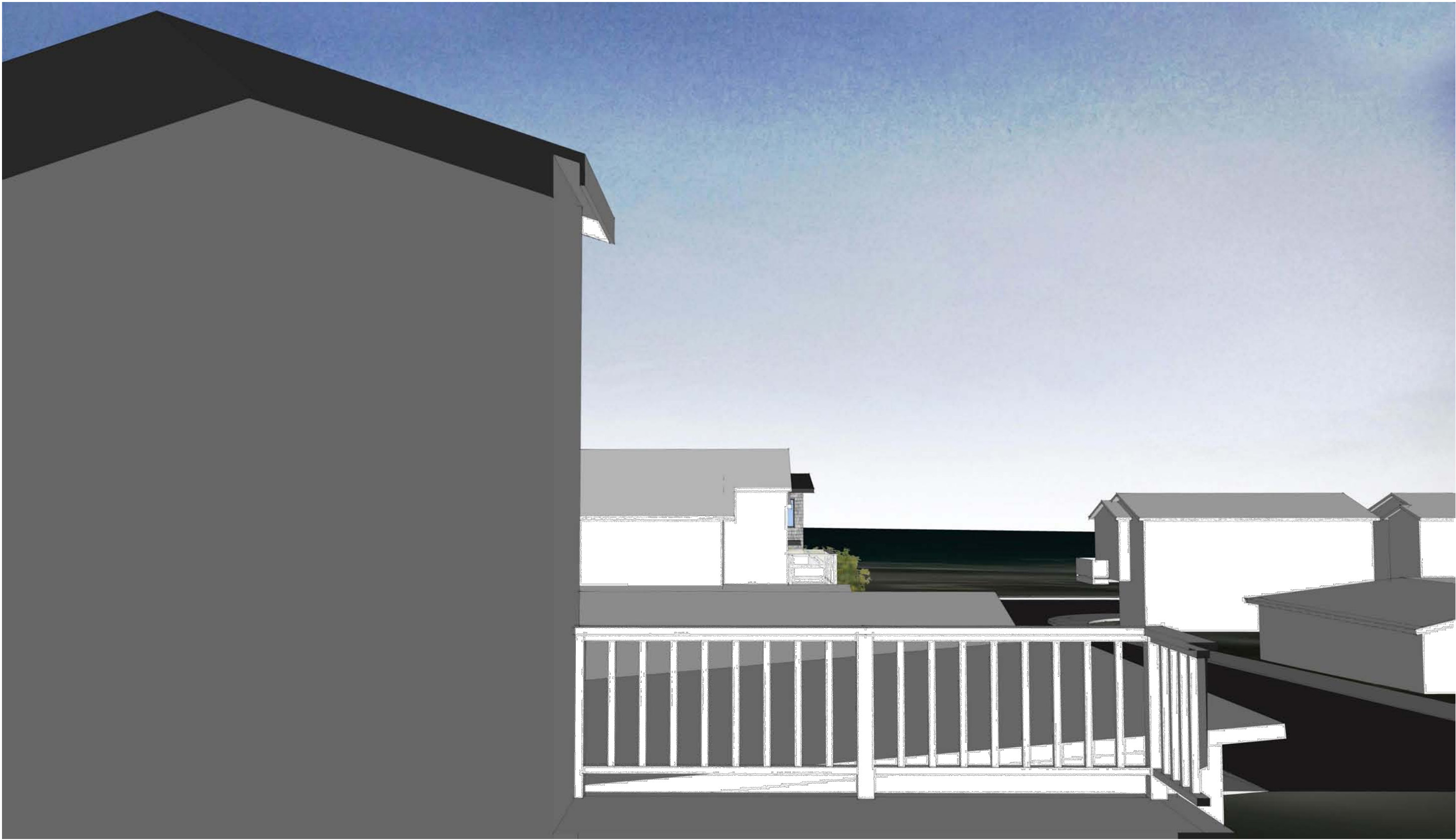
NOT FOR CONSTRUCTION



1 MAIN STREET ELEVATION



2 TAHITI STREET ELEVATION



3 VIEW FROM NEIGHBOR DECK



4 VIEW FROM ACROSS THE STREET

DATE	SUBMITTAL
180418	1 PLANNING RESUBMIT

RENDERED VIEWS

STOLLMEYER RESIDENCES

310 MAIN STREET, MORRO BAY, CALIFORNIA 93442

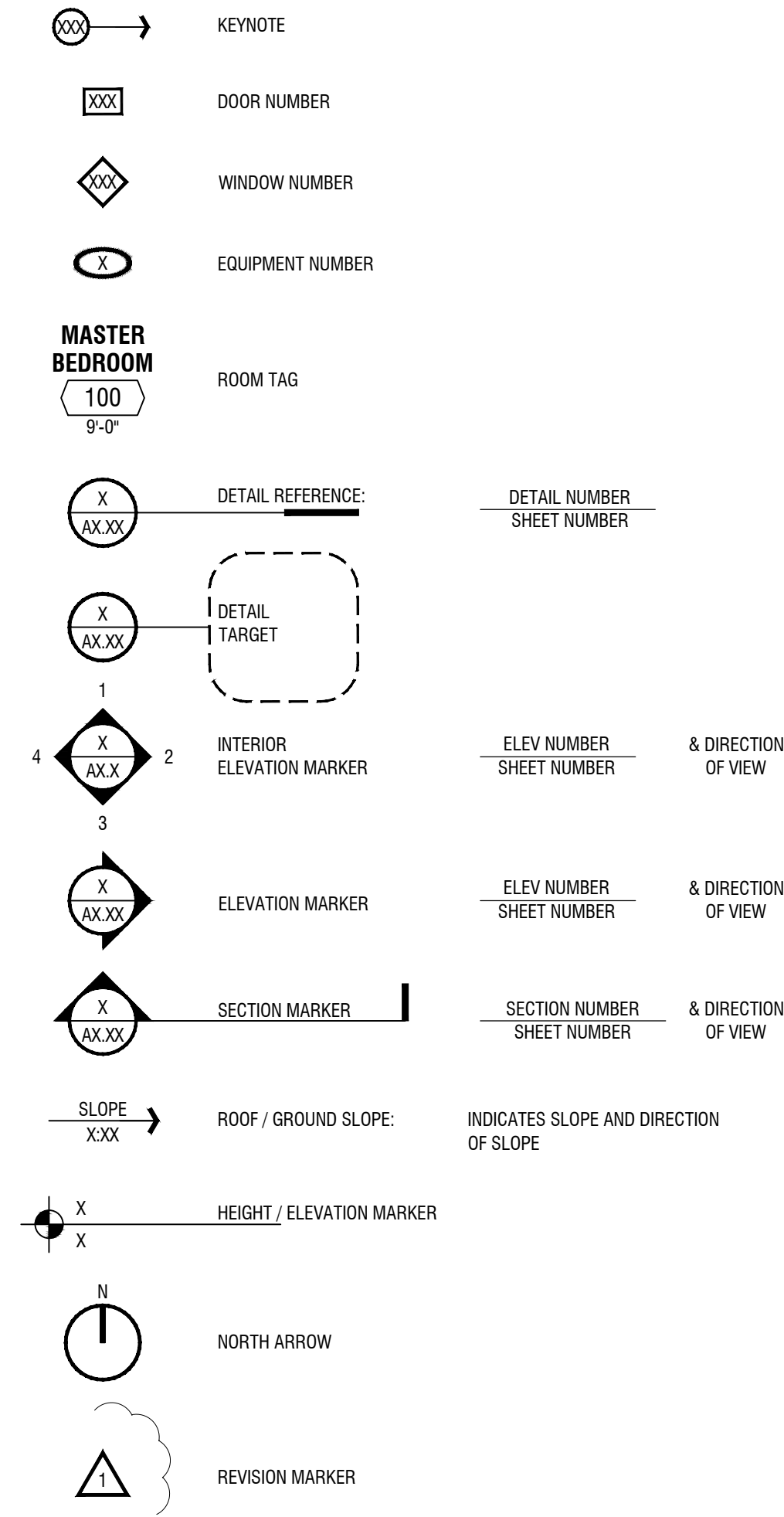


ABBREVIATIONS

AB	ANCHOR BOLT
AC	AIR CONDITIONER
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
APPROX.	APPROXIMATELY
ASPH	ASPHALT
AVG	AVERAGE
BD	BOARD
BLDG	BUILDING
BLK/BLKG	BLOCK/BLOCKING
BM	BEAM
BN	BULLNOSE
BOT	BOTTOM
C.F.	CUBIC FOOT
C.I.	CUBIC INCH
CI	CAST IRON
CJ	CEILING JOIST/CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR/CLEARANCE
CLG	CEILING
CLKG	CAULKING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
CW	COLD WATER
C.Y.	CUBIC YARD
DBL	DOUBLE
DEG	DEGREE
DEPT	DEPARTMENT
DET	DETAIL
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION/ELEVATOR
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXIST/(E)	EXISTING
EXT	EXTERIOR
FAU	FORCED AIR UNIT
FH	FIRE HYDRANT
F.O.C.	FACE OF CURB
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
F.G./FG	FINISH GRADE
FIN	FINISH
FIX	FIXTURE
FLR	FLOOR
FOS	FACE OF STUD
FP	FIREPLACE / FLOOR PLAN
F.S./FS	FINISH SURFACE
FT	FOOT
FTG	FOOTING
G	GAS
GA	GAUGE
GALV	GALVANIZED
GD	GARBAGE DISPOSAL
GL	GLASS
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDR	HEADER
HORIZ	HORIZONTAL
HRDW	HARDWARE
HT	HEIGHT
HW	HOT WATER
IN	INCH
INCL	INCLUDE

INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
LB/#	POUND
L.F./LF	LINEAR FLOOT
LS	LAG SCREW
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
(N)	NEW
N.G./NG	NATURAL GRADE
NO. / #	NUMBER
NTS	NOT TO SCALE
O/	OVER
OBS	OBSCURE
ON CENTER	ON CENTER
OPCI	OWNER PROVIDED,
	CONTRACTOR INSTALLED
OPOI	OWNER PROVIDED,
	OWNER INSTALLED
OS	OCCUPANCY SENSOR
OZ	OUNCE
PERF	PERFORATED
PERP	PERPENDICULAR
PH	PHONE
PL	PLATE/ PROPERTY LINE
PLYWD	PLYWOOD
PR	PAIR
PREFAB	PRE-FABRICATED
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PTDF	PRESSURE TREATED DOUG FIR
PVMT	PAVEMENT
R	RISER
RD	ROOF DRAIN
REF	REFRIGERATOR
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RTS	REFER TO STRUCTURAL
RWD	REDWOOD
S4S	SURFACED 4 SIDES
SC	SOLID CORE
SD	SMOKE DETECTOR
S.F./SF	SQUARE FOOT
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPEC	SPECIFICATION
SST	STAINLESS STEEL
STD	STANDARD
SYM	SYMBOL
STL	STEEL
T&G	TONGUE AND GROOVE
T	REA
THK	THICK(NESS)
TEL	TELEPHONE
TEMP	TEMPERATURE
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOOTING
T.O.W.	TOP OF WALL
T.O.S.	TOP OF SLAB
TV	TELEVISION
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
W.I.C.	WALK IN CLOSET
WT	WEIGHT
YD	YARD

DRAWING SYMBOLS



PROJECT DATA

PROJECT DESCRIPTION
THIS PROJECT PROPOSES TO REMOVE THE EXISTING 1,529 SQ FT COMMERCIAL BUILDING AND REPLACE IT WITH TWO RESIDENTIAL HOMES WITH ATTACHED ADUs. THE EXISTING COMMERCIAL BUILDING IS SURROUNDED BY RESIDENTIAL BUILDINGS AND DOES NOT FIT IN WITH THE CONTEXT. MAKING THIS AN IDEAL SPOT TO ADD HOUSING. THE PROPOSED MAIN RESIDENCES WILL CONSIST OF 2 BEDROOMS AND 2 BATHROOMS WITH AN ATTACHED TWO CAR GARAGE. THE ADUs WILL CONSIST OF 1 BEDROOM AND 1 1/2 BATHS. EACH UNITS GARAGE IS SUBTERRANEAN AND WILL HAVE 2 FLOORS ABOVE TO TAKE ADVANTAGE OF OCEAN VIEWS. MATERIALS AND COLORS WERE CHOSEN TO BE CONSISTENT WITH THE SURROUNDING CONTEXT AND CONTEXT OF MORRO BAY.

PROJECT ADDRESS	3310 MAIN STREET, MORRO BAY, CA
APN	065-042-026
ZONING	R-4, MCR, SP
CURRENT USE	R-3 (RESIDENTIAL)
LOT SIZE (EACH LOT)	2,400 SQ FT
(E) LOT COVERAGE	1,527 SQ FT (32%)
310 TAHITI LOT COVERAGE	1,116 SF (47%)
ALLOWABLE COVERAGE	60%

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

- 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA HISTORICAL BUILDING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY MUNICIPAL CODE

LIVING AREA SQ FOOTAGE

310 TAHITI	
TOTAL LIVING SPACE:	1,980 SQ FT
MAIN HOUSE	1,322 SQ FT
ACCESSORY DWELLING UNIT	658 SQ FT (50% OF MAIN HOUSE)
GARAGE AREA:	636 SQ FT

PROJECT DIRECTORY

OWNER: STOLLMEYER LIGHTING 2304 BROAD STREET SAN LUIS OBISPO, CA 93401	CONTACT: KEN STOLLMEYER PH: 805.235.9797 EMAIL: ken@stollmeyerlighting.com
ARCHITECT: TEN OVER STUDIO, INC. 539 MARSH STREET SAN LUIS OBISPO, CA 93401	CONTACT: JIM DUFFY PH: 805.541.1010 EMAIL: jimd@tenoverstudio.com
CIVIL ENGINEERING: ABOVE GRADE 1304 BROAD STREET SAN LUIS OBISPO, CA 93401	CONTACT: SCOTT STOKES PH: 805.548.1172 EMAIL: scott@abovegradeengineering.com
SURVEY: WRD ENGINEERING AND SURVEYING PO BOX 432 GROVER BEACH, CA 93484	CONTACT: BILL DRYER PH: 805.481.1964 EMAIL: wrd_531@sbglobal.net
GEOTECHNICAL: GEOSOLUTIONS, INC. 220 HIGH STREET SAN LUIS OBISPO, CA 93401 REPORT NUMBER SL04031-1	CONTACT: KRAIG CROZIER PH: 805.543.8539 EMAIL: kcrozier@geosolutions.net

BUILDING CODE DATA

SPRINKLERS:	REQUIRED:	YES
CONSTRUCTION TYPE:	PROPOSED:	YES
OCCUPANCY GROUP:	TYPE VB	R-3

BUILDING SETBACKS

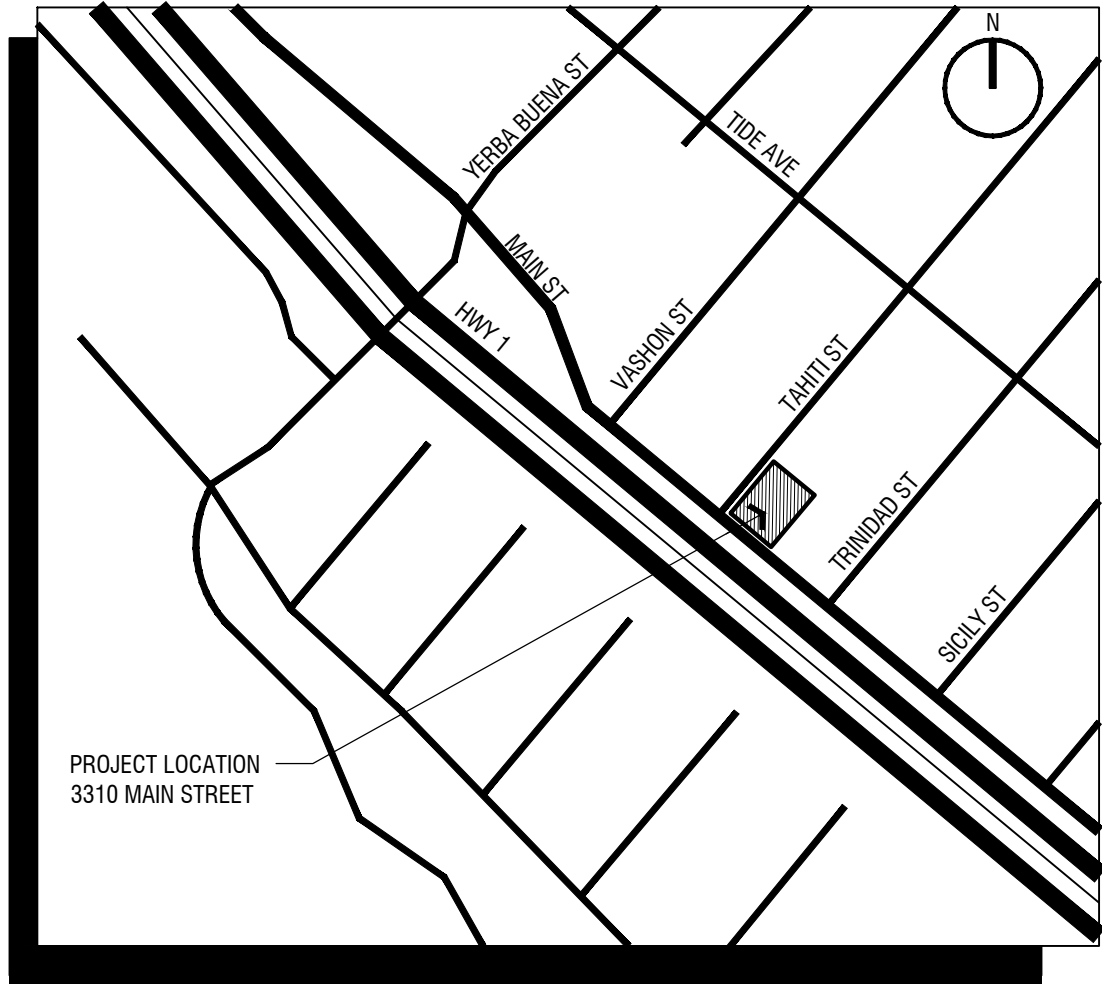
PROPOSED FRONT YARD:	GARAGE:	20'
PROPOSED SIDE YARD:	BUILDING:	15'
PROPOSED BACK YARD:	5' (10' SETBACK OFF MAIN STREET)	5'
EXISTING REAR YARD		0'

BUILDING HIEGHTS

HEIGHT LIMIT ALLOWED	30' MAX. (WITH VARIANCE)
----------------------	--------------------------

310 TAHITI	
AVERAGE NATURAL GRADE	49'-6"
TOTAL BUILDING HEIGHT	30'-6"
FINISHED FLOOR OF GARAGE	48'-2"
HEIGHT ABOVE NATURAL GRADE	29'-2"

VICINITY MAP



SHEET INDEX

TITLE / CODE	TITLE SHEET
T1.0	TOPOGRAPHIC SURVEY
CIVIL	
C-1.1	GRADING AND DRAINAGE PLAN
C-2.1	UTILITY PLAN
C-3.1	STORM WATER AND SITE AREAS
ARCHITECTURAL	
A1.0	DEMOLITION SITE PLAN
A1.1	SITE PLAN
A1.2	LANDSCAPE PLAN
A2.0	310 TAHITI FLOOR PLAN
A3.0	300 TAHITI ELEVATIONS RENDERED VIEWS

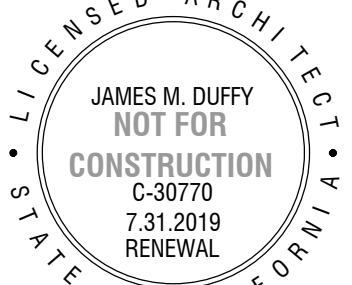
IMPERMEABLE SURFACE CALCULATIONS

EXISTING IMPERVIOUS AREA:	4,333 SQ FT
ROOFTOPS AND DECKS:	1,771 SQ FT
DRIVEWAYS AND WALKWAYS:	1,828 SQ FT
TOTAL GROSS IMPERVIOUS AREA:	1,40190 FT (EXEMPT)

10

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PLANNING SET
STOLLMEYER RESIDENCES
310 TAHITI, MORRO BAY, CALIFORNIA 93442

DRWN BY:	WR
CHKD BY:	JS

DATE	SUBMITTAL
180418	1 PLANNING RESUBMIT

TITLE SHEET

T1.0

NOT FOR CONSTRUCTION

ENGINEER OF RECORD:



DATE _____

STOLLMAYER RESIDENCE

600 - 310 TAHITI STREET
MORRO BAY, CA 93442

GRADING AND DRAINAGE PLAN

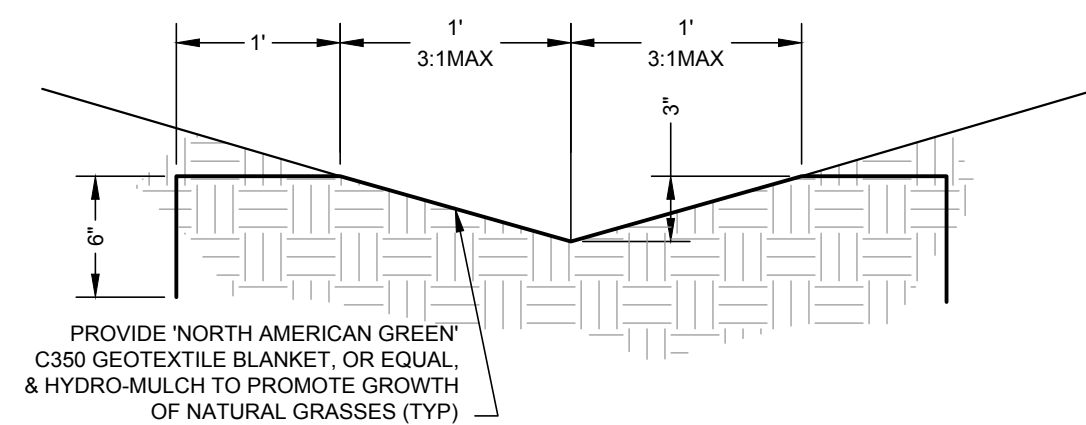
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DESIGNED: SJS
DRAWN: SH
JOB NUMBER: 18032

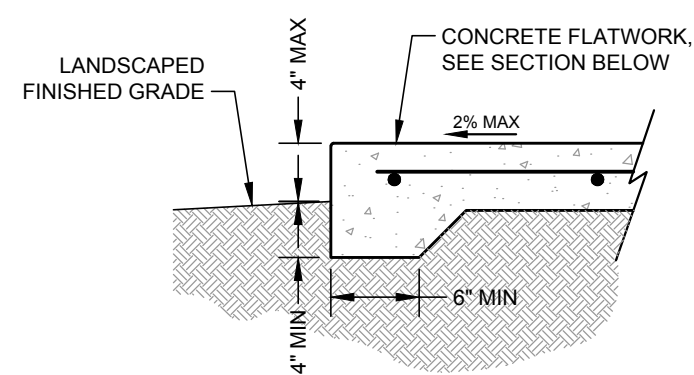
SHEET

C-1.1

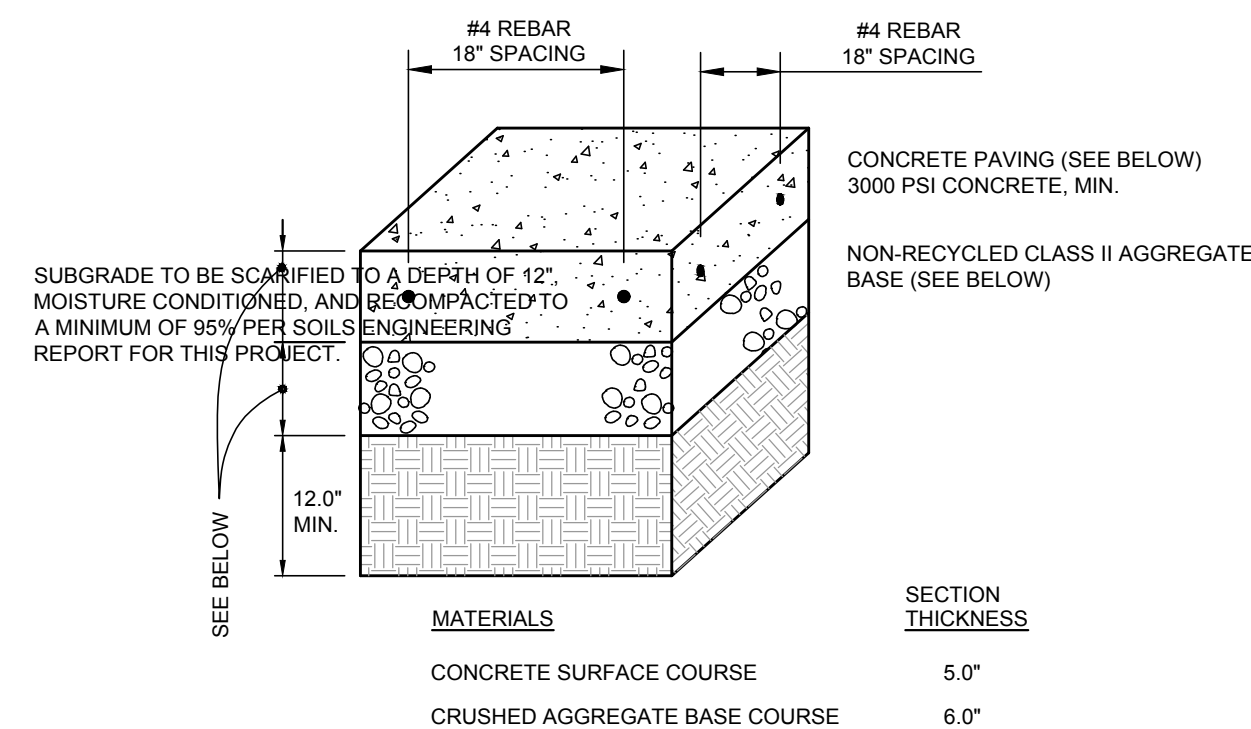
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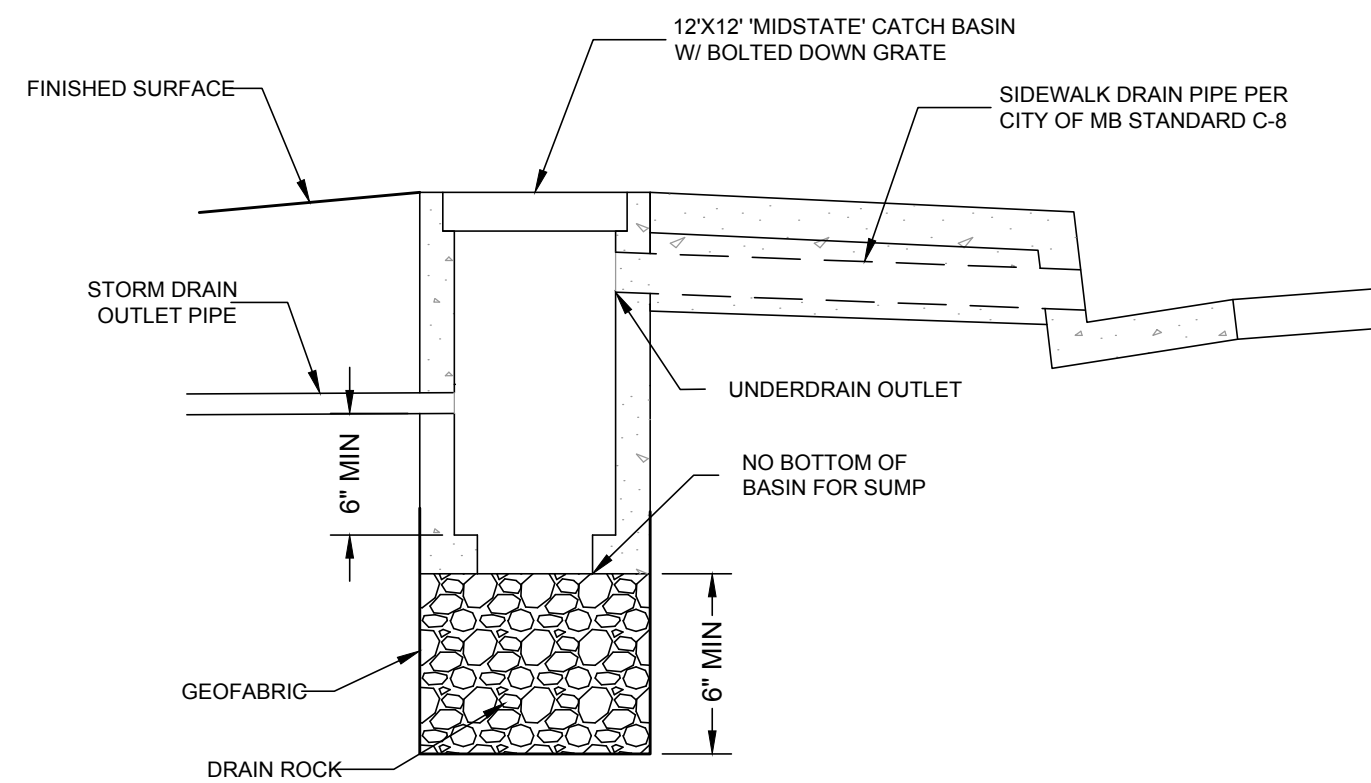
LINED SWALE DETAIL



FLATWORK EDGE CROSS-SECTION

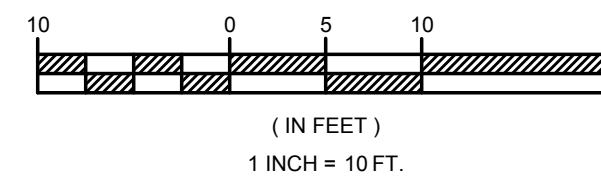
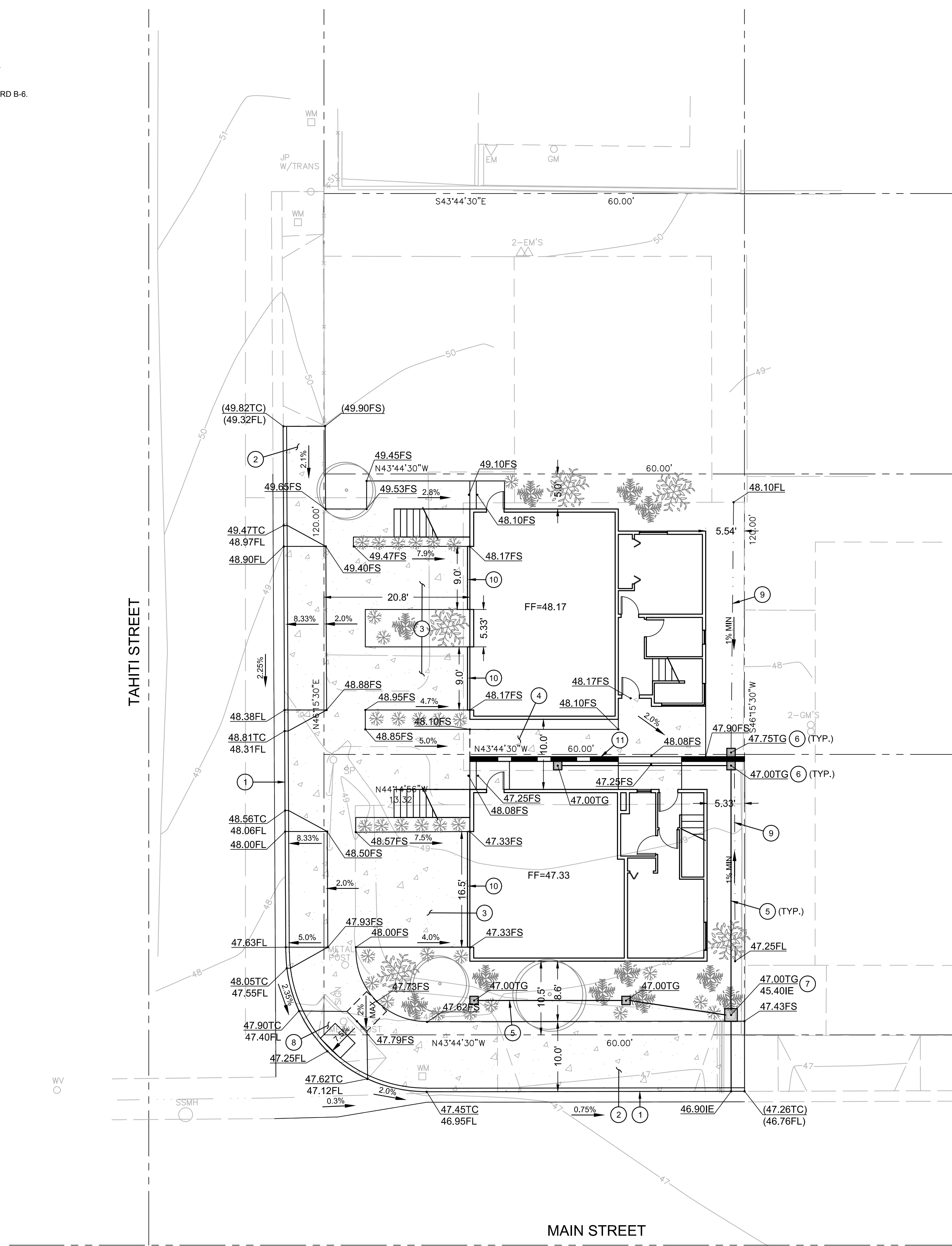


CONCRETE FLATWORK SECTION
SCALE = NONE



INFILTRATION CATCH BASIN DETAIL

- (9) SPECIFIC CONSTRUCTION NOTES:**
- SITE WORK CONSTRUCTION NOTES-GRADING AND DRAINAGE
1. CONSTRUCT 6" TYPE A-2 CURB AND GUTTER PER CITY OF MB STANDARD B-1.
 2. CONSTRUCT CONCRETE SIDEWALK PER CITY OF MB STANDARD B-5.
 3. CONSTRUCT DRIVEWAY RAMP WITH 3" CURB FLARE PER CITY OF MB STANDARD B-6.
 4. CONSTRUCT CONCRETE FLATWORK PER DETAIL.
 5. INSTALL 6" PVC STORM DRAIN.
 6. INSTALL 12"x12" GRATED STORM DRAIN INLET.
 7. INSTALL INFILTRATION CATCH BASIN PER DETAIL.
 8. CONSTRUCT WHEELCHAIR RAMP PER CITY OF MB STANDARD B-4.
 9. CONSTRUCT LINED DRAINAGE SWALE PER DETAIL.
 10. INSTALL 2"x2" DRAINAGE SLOOT.
 11. CONSTRUCT 1" MAX RETAINING WALL.



ENGINEER OF RECORD.



DATE _____

STOLLMAYER RESIDENCE
300 - 310 TAHITI STREET
MORRO BAY, CA 93442

UTILITY PLAN

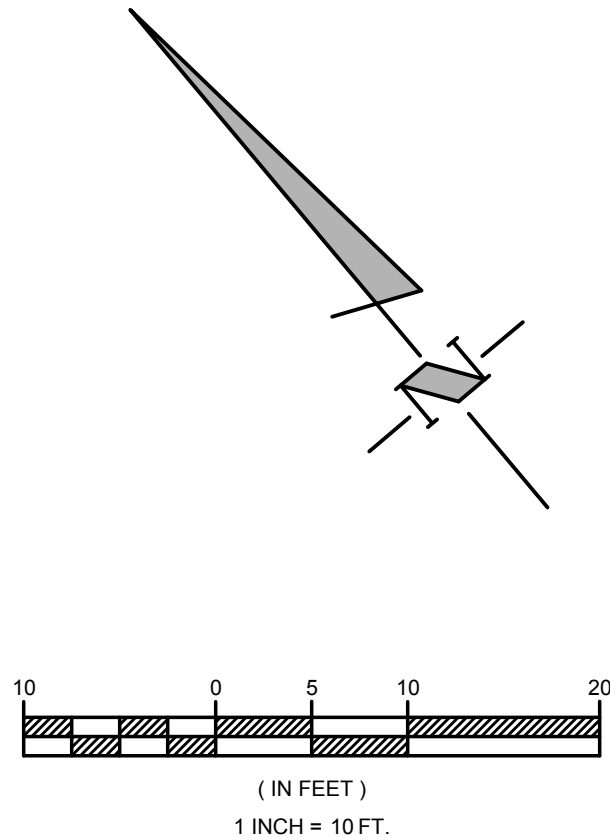
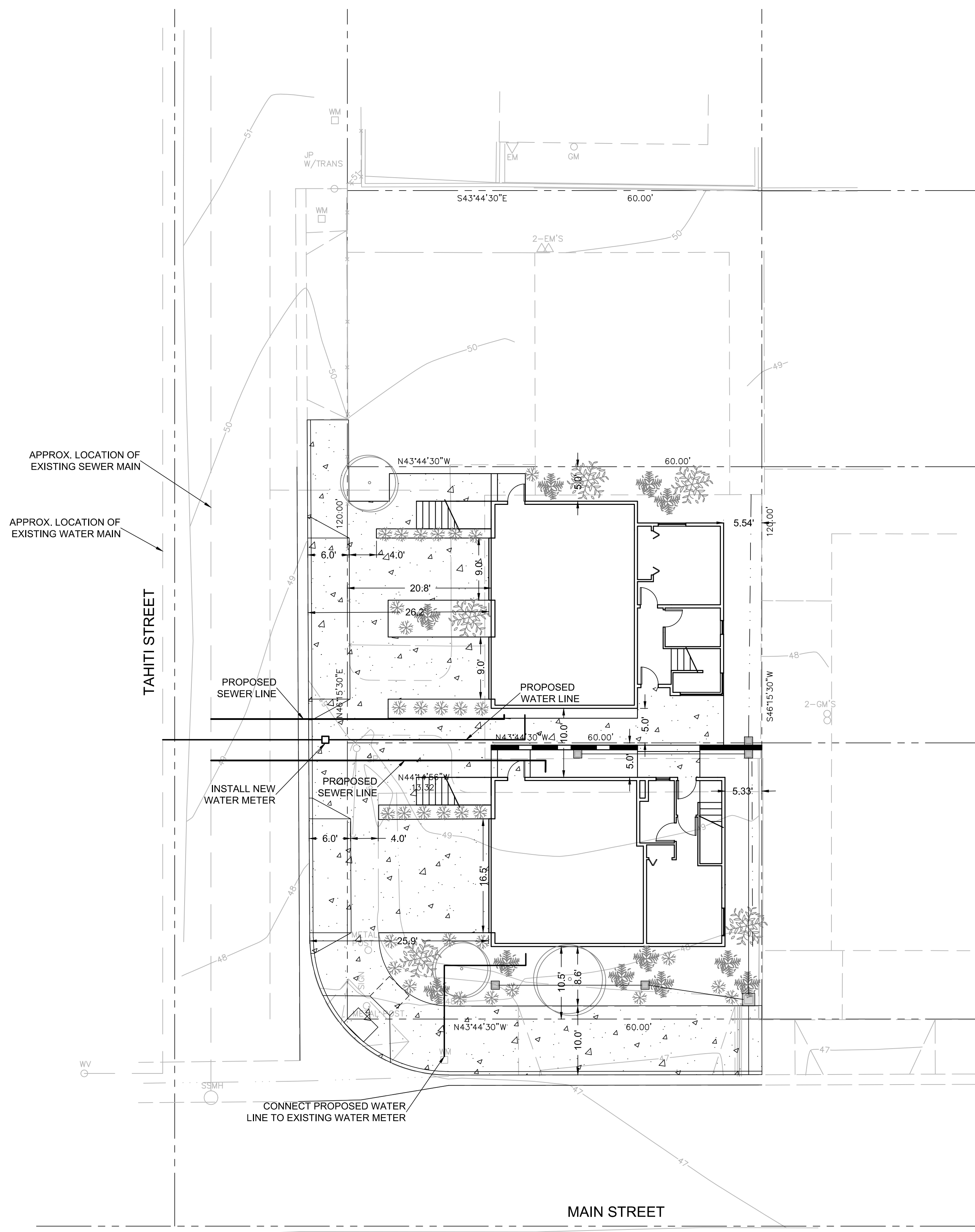
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DESIGNED: SJS
DRAWN: SH
JOB NUMBER: 18032

SHEET

C-2.1

DATE: MARCH 7, 2018



ENGINEER OF RECORD:



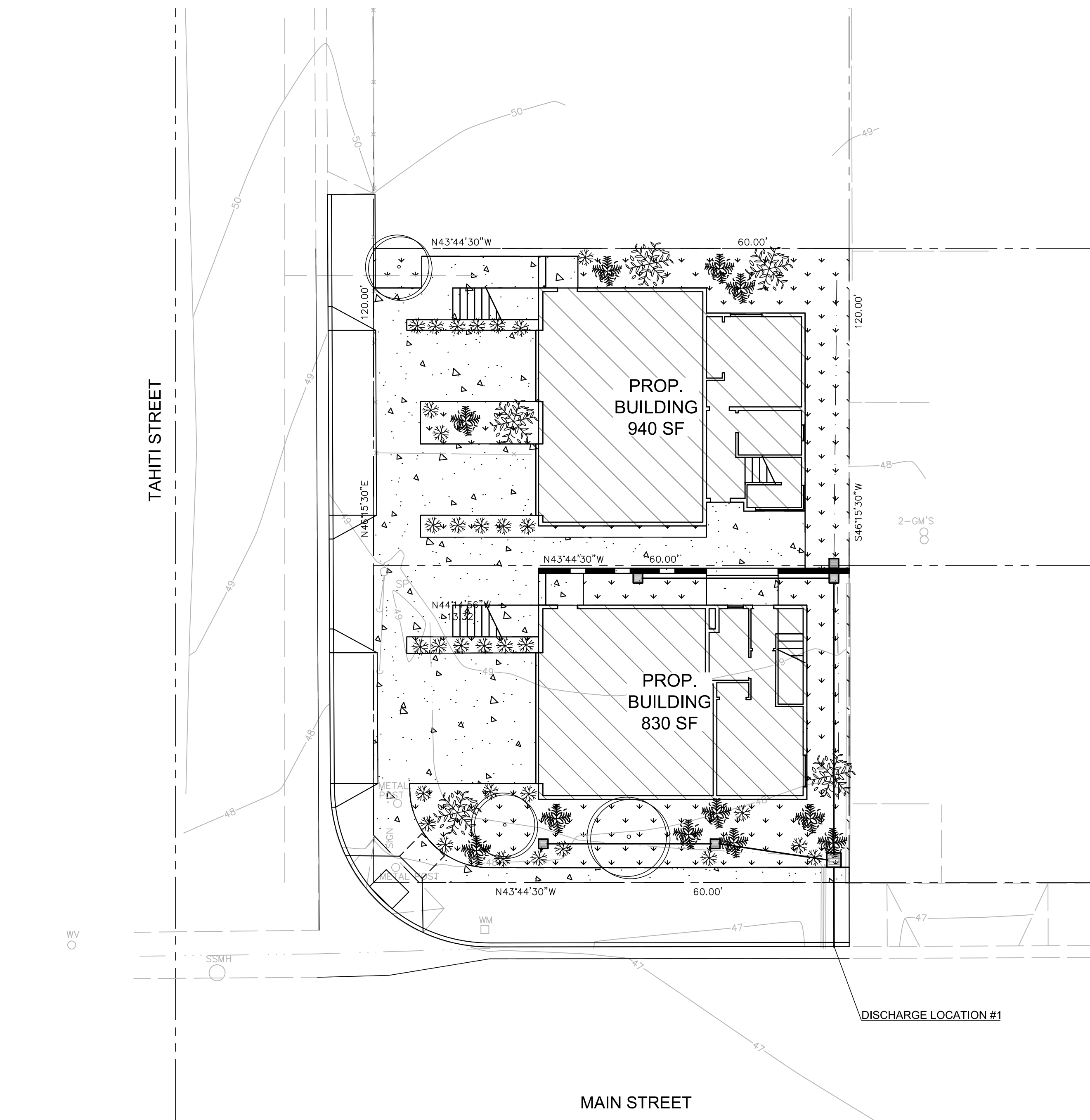
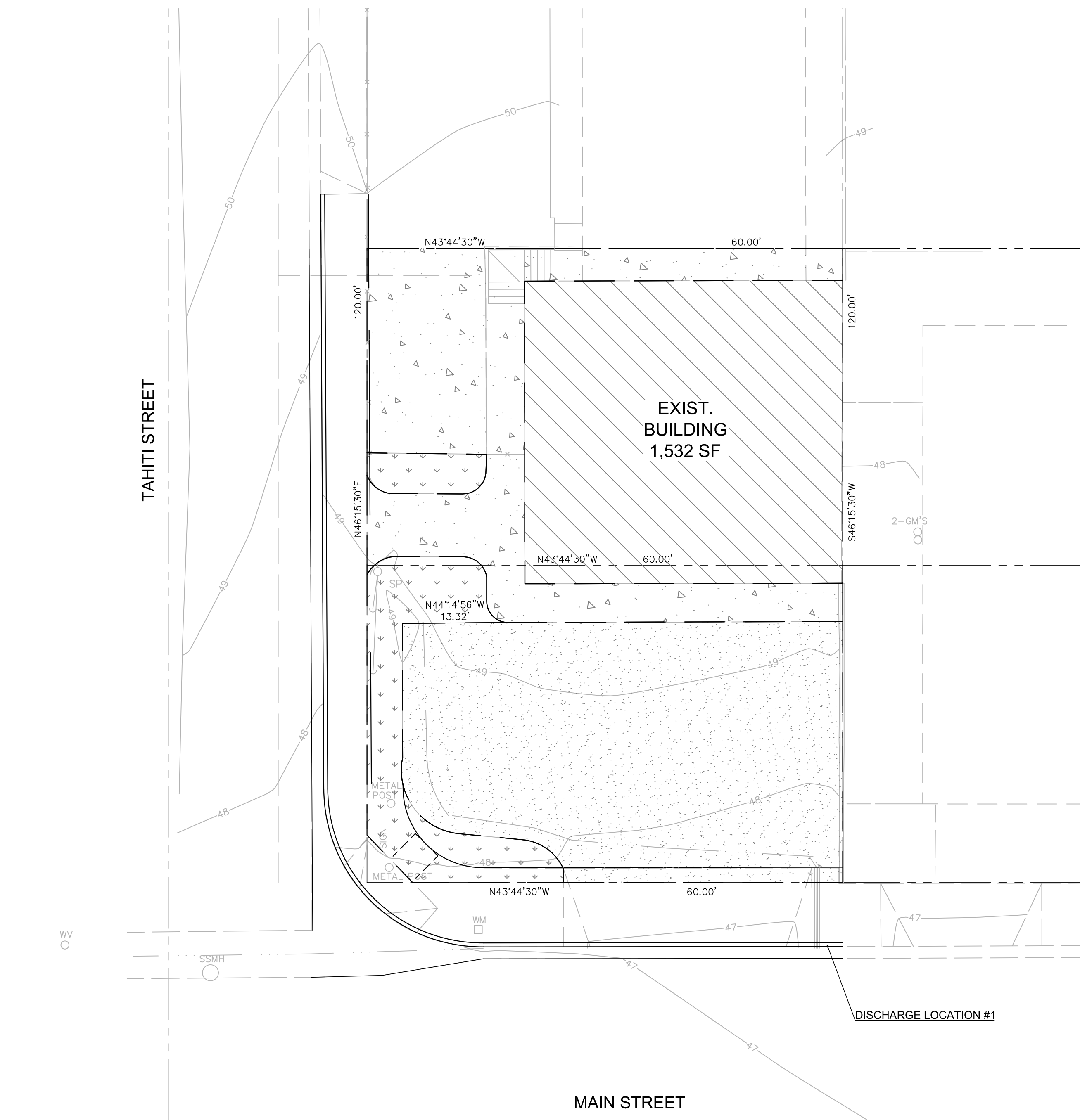
DATE: _____

STOLLMAYER RESIDENCE
300 - 310 TAHITI STREET
MORRO BAY, CA 93442

STORM WATER AND SITE AREAS

NO.	REVISION	DATE
DESIGNED: SJS DRAWN: SH JOB NUMBER: 18032		

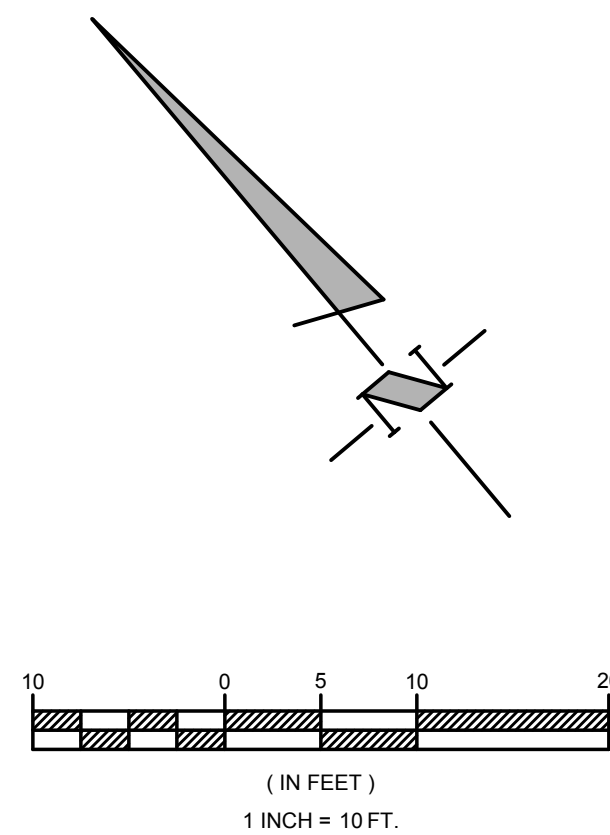
SHEET:
C-3.1
DATE: MARCH 7, 2018

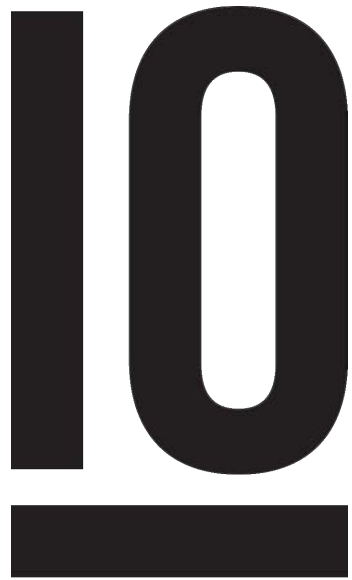


Project: Stollmeyer Residence				
Site Area:	0.11 acres	4,783 SF		
Rainfall intensity:	Table 4-1, 22" to 28", 10 minute duration			
Pre-developed Conditions: 2-10% Slopes				
Type of Development	Soil Group	C Value	Area, sf	
Vegetation	D	0.45	450	
Impervious (Asphalt)	D	0.90	1,699	
Impervious (Concrete)	D	0.90	1,102	
Impervious (Roof)	D	0.90	1,532	
Runoff Coefficient		0.86	4,783	
Drainage to Discharge Location:				
	Area (acres)	C value	Intensity (in/hr)	Q (cfs)
Recurrence Interval	0.11			
2		0.86	2.10	0.20
5		0.86	2.80	0.26
10		0.86	3.60	0.34
25		0.86	4.29	0.40
50		0.86	5.53	0.52
100		0.86	6.25	0.59

Project: Stollmeyer Residence				
Site Area:	0.11 acres	4,783 SF		
Rainfall intensity: Table 4-1, 22" to 28", 10 minute duration				
Pre-developed Conditions: 2-10% Slopes				
Type of Development	Soil Group	C Value	Area, sf	
Vegetation	D	0.45	1,383	
Impervious (Asphalt)	D	0.90	0	
Impervious (Concrete)	D	0.90	1,628	
Impervious (Roof)	D	0.90	1,771	
Runoff Coefficient		0.77	4,783	
Drainage to Discharge Location:				
Recurrence Interval	Area (acres)	C value	Intensity (in/hr)	Q (cfs)
2	0.11	0.77	2.10	0.18
5		0.77	2.80	0.24
10		0.77	3.60	0.30
25		0.77	4.29	0.36
50		0.77	5.53	0.47
100		0.77	6.25	0.53

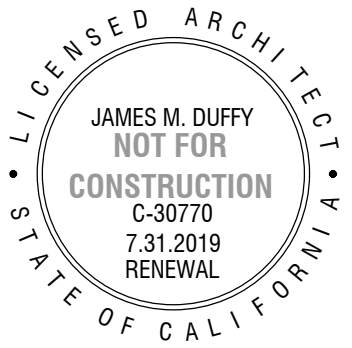
- - ROOF AREA
- - ASPHALT SURFACE
- - CONCRETE SURFACE
- - LANDSCAPED AREA





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PLANNING SET
STOLLMEYER RESIDENCES
310 TAHITI, MORRO BAY, CALIFORNIA 93442

DRWN BY: WR
CHKD BY: JS

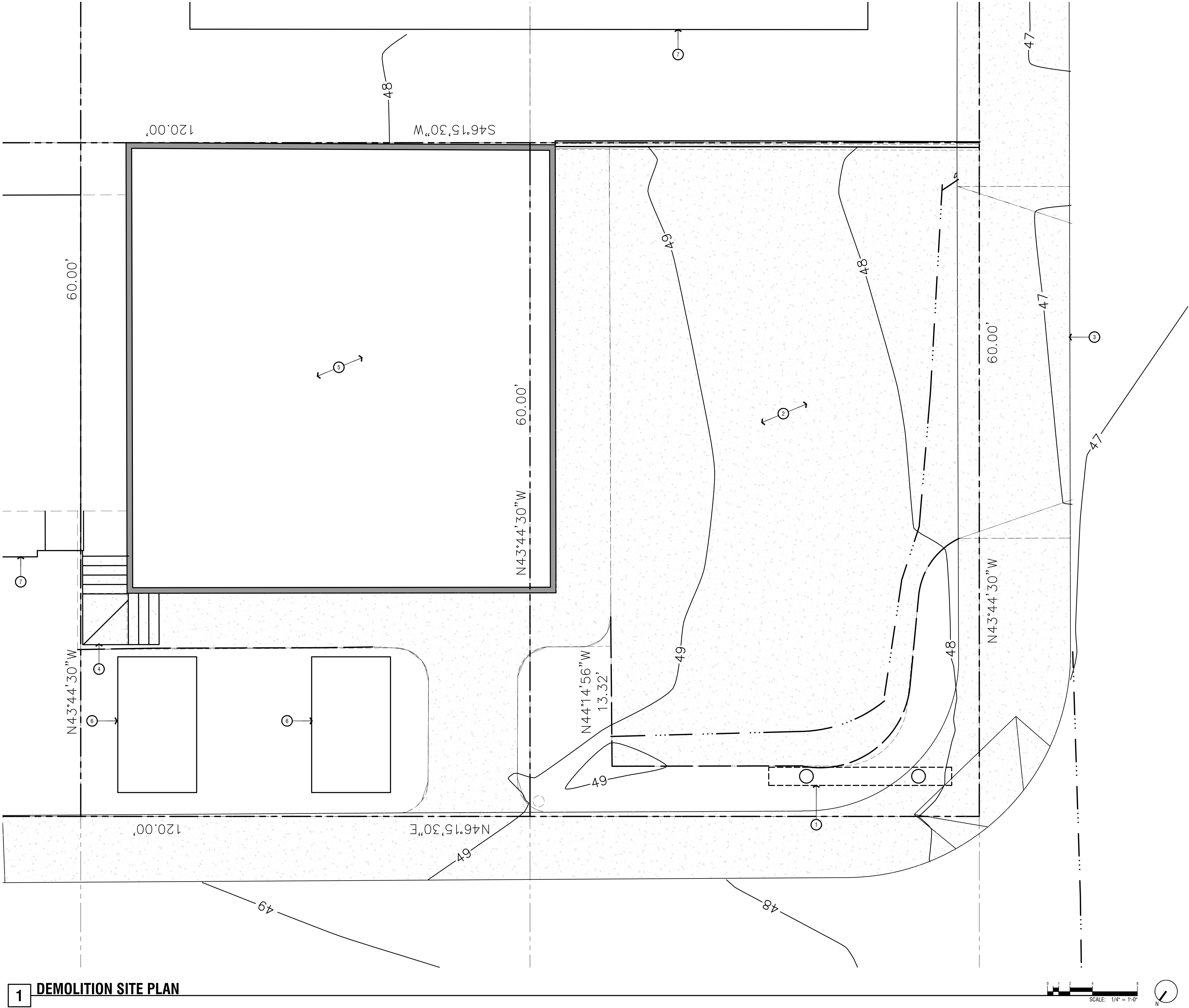
DATE	SUBMITTAL
180418	1 PLANNING RESUBMIT

DEMOLITION
SITE PLAN

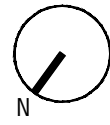
A1.0

KEYNOTES

- 1 EXISTING SIGN TO BE REMOVED
- 2 EXISTING PARKING LOT TO BE REMOVED
- 3 EXISTING CURB CUT AND PARKING LOT ENTRANCE TO BE REMOVED AND REPLACED TO MATCH ADJACENT SIDEWALK
- 4 EXISTING STAIRS TO BE REMOVED
- 5 EXISTING COMMERCIAL BUILDING TO BE REMOVED
- 6 EXISTING SHED STRUCTURES TO BE REMOVED
- 7 EXISTING ADJACENT RESIDENCE TO REMAIN

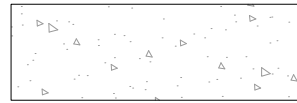


1 DEMOLITION SITE PLAN



NOT FOR CONSTRUCTION

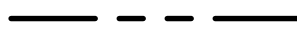
ARCHITECTURAL SITE PLAN LEGEND



CONCRETE WALKWAY



OVERHEAD STRUCTURE



(E) PROPERTY LINE

BUILDING OVERHANG ABOVE

GREEN BUILDING FEATURES IMPLEMENTED ON PROJECT

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING 2016 CALIFORNIA GREEN BUILDING STANDARDS RESIDENTIAL MANDATORY MEASURES:

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL, AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS

4.303.1.3 SHOWERHEADS.
4.303.1.3.1 SINGLE SHOWERHEADS. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/ OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.

4.303.1.4 FAUCETS.
4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLING OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS DURING CONSTRUCTION AND UNTIL FINAL STARTUP OF HEATING AND COOLING EQUIPMENT

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

4.504.2.2 PAINTS AND COATINGS. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.4 RESILIENT FLOORING SYSTEMS. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

1. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE
2. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOL PROGRAM).
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM.
4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 COR 93120 ET SEQ). VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK OF 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND CONCRETE MIX DESIGN.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT.

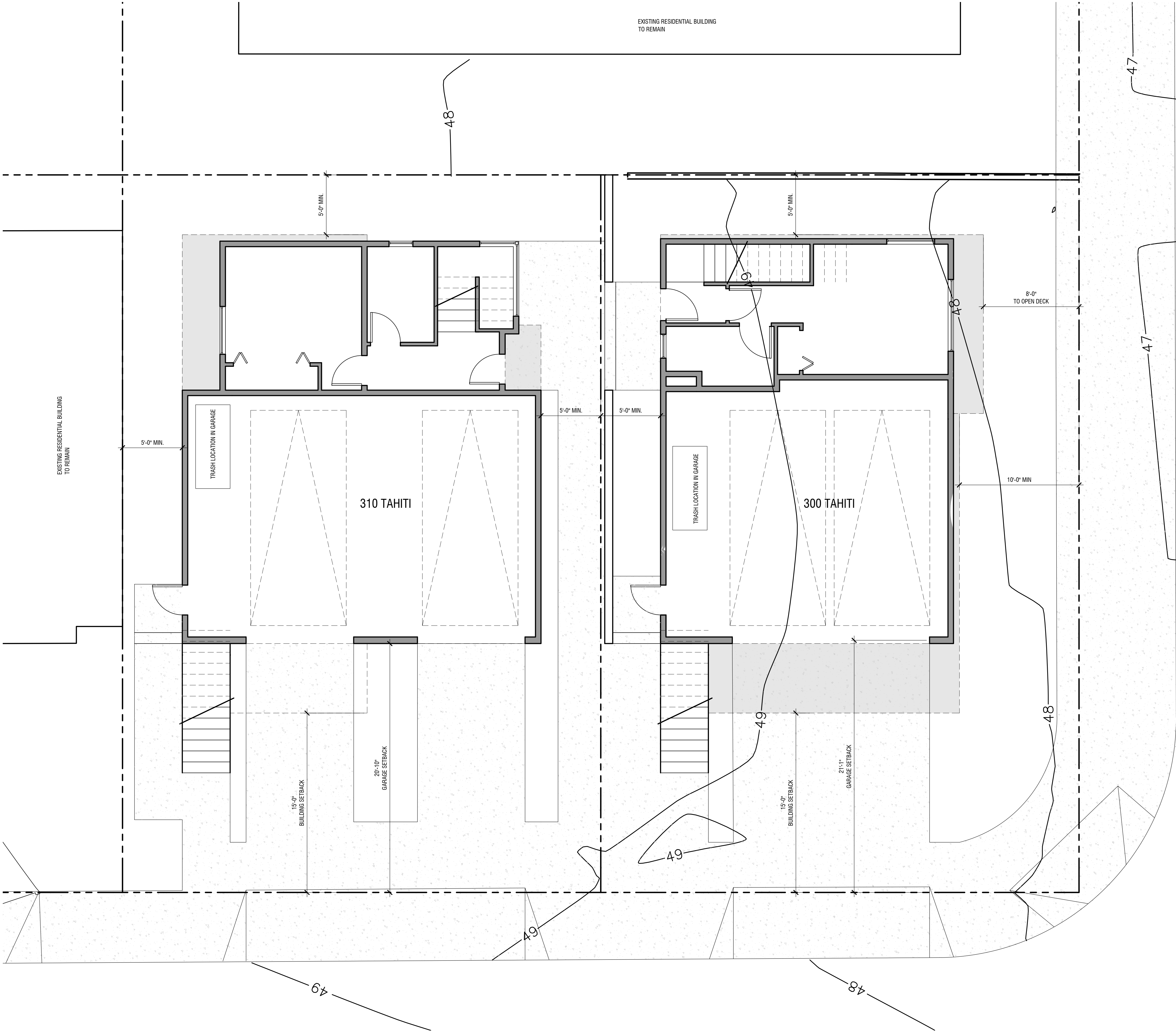
4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

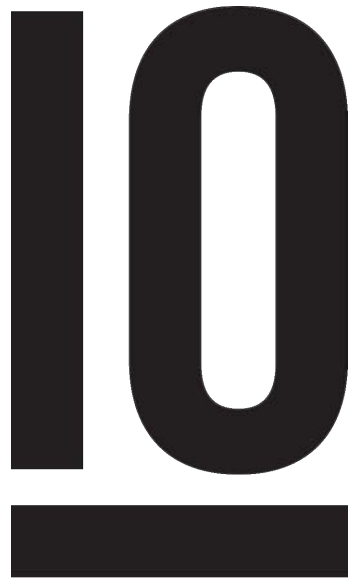
1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI / ACCA 3 MANUAL S-2004 OR EQUIVALENT.

ALONG WITH THE ABOVE CALGREEN MEASURES THAT THE PROJECT IS FOLLOWING, THE PROJECT WILL ALSO EMPLOY NATIVE AND DROUGHT TOLERANT PLANTING, HIGH EFFICIENCY LED LIGHTING WITH SENSOR CONTROLS AND DIMMING SWITCHES, RAIN WATER HARVESTING OFF OF ROOFS TO WATER LANDSCAPE. ROOF LINES HAVE BEEN ADJUSTED TO ALLOW FOR SOLAR FACING SOUTH IN THE FUTURE. HIGH EFFICIENCY HEATING WILL BE USED THROUGHOUT THE HOUSE TO CONFORM TO 10% BELOW TITLE 24 REQUIREMENTS





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PLANNING SET
STOLLMAYER RESIDENCES
310 TAHITI, MORRO BAY, CALIFORNIA 93442

DRWN BY: WR
CHKD BY: JS

DATE: 180418
SUBMITTAL: 1 PLANNING RESUBMIT

LANDSCAPE
SITE PLAN

A1.2

IMPERMEABLE SURFACE CALCULATIONS

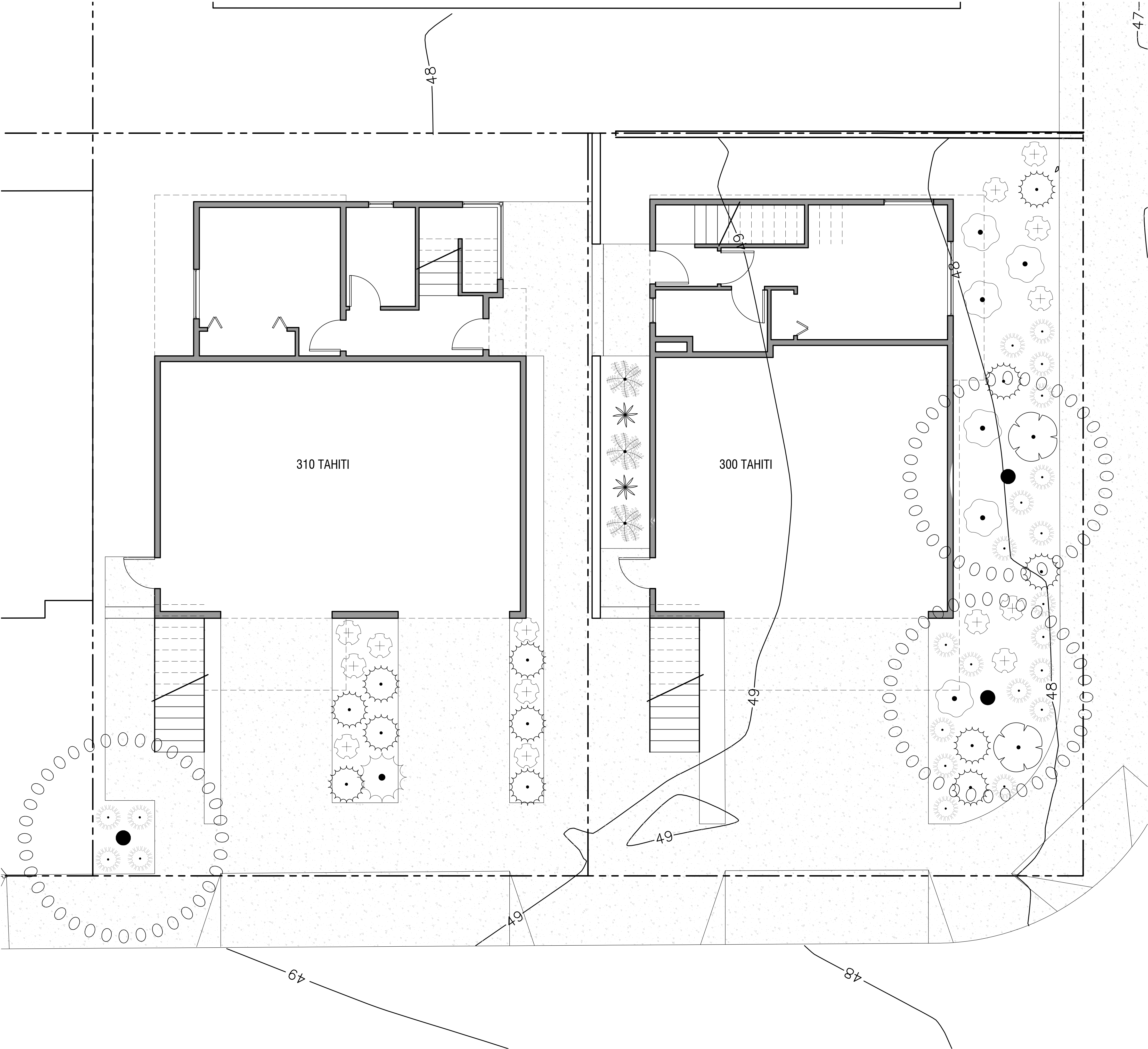
EXISTING IMPERVIOUS AREA:	4,333 SQ FT
ROOFTOPS AND DECKS:	1,771 SQ FT
DRIVEWAYS AND WALKWAYS:	1,628 SQ FT
TOTAL GROSS IMPERVIOUS AREA:	1,401 SQ FT
TOTAL LANDSCAPED AREA:	473 SQ FT (10%)

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
●	3	Agonis flexuosa / Peppermint Tree	15 gal	Size: 25'-35" tall and 15' -30' wide WUCOLS PF = .1-.3
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
●	1	Agave attenuata "Nova" / Blue Clone	5 gal	Size: 3' -4' tall and wide WUCOLS PF = .1-.3
+	14	Anigozanthos x "Yellow Gem" / Yellow Gem Kangaroo Paw	1 gal	Size: 4' -5' tall x 2' wide WUCOLS PF = .1-.3
*	2	Asparagus densiflorus / Foxtail Fern	1 gal	Size: 1' -2' tall and wide WUCOLS PF = .4-.6
☼	23	Helictotrichon sempervirens / Blue Oat Grass	1 gal	Size: 1' -2' tall and wide WUCOLS PF = .1-.3
•	6	Lantana sellowiana "Lavender Swirl" TM / Trailing Lantana	1 gal	Size: 8-12" tall and 3-6" wide WUCOLS PF = .1-.3
•	12	Lomandra longifolia "Breeze" / Dwarf Mat Rush	1 gal	Size: 2-3' tall and 3' -4' wide WUCOLS PF = .1-.3
•	2	Perovskia atriplicifolia / Russian Sage	5 gal	Size: 3-4' tall and wide WUCOLS PF = .1-.3
✱	3	Polystichum munitum / Western Sword Fern	1 gal	Size: 2' -3' tall and 2' -4' wide WUCOLS PF = .4-.6

LANDSCAPING FEATURES IMPLEMENTED ON PROJECT

ALL PROPOSED LANDSCAPE PLANTING IS TO BE DROUGHT TOLERANT WITH A LOW "A" PLANT FACTOR AS DEFINED BY WUCOLS. LANDSCAPING PLANTING SHALL BE IRRIGATED WITH AN IRRIGATION CONTROLLER AND WEATHER SENSORS AND CONTROL VALVES. ALL PLANTS SHALL BE IRRIGATED WITH POINT SOURCE DRIP EMITTERS TO REDUCE WATER CONSUMPTION.

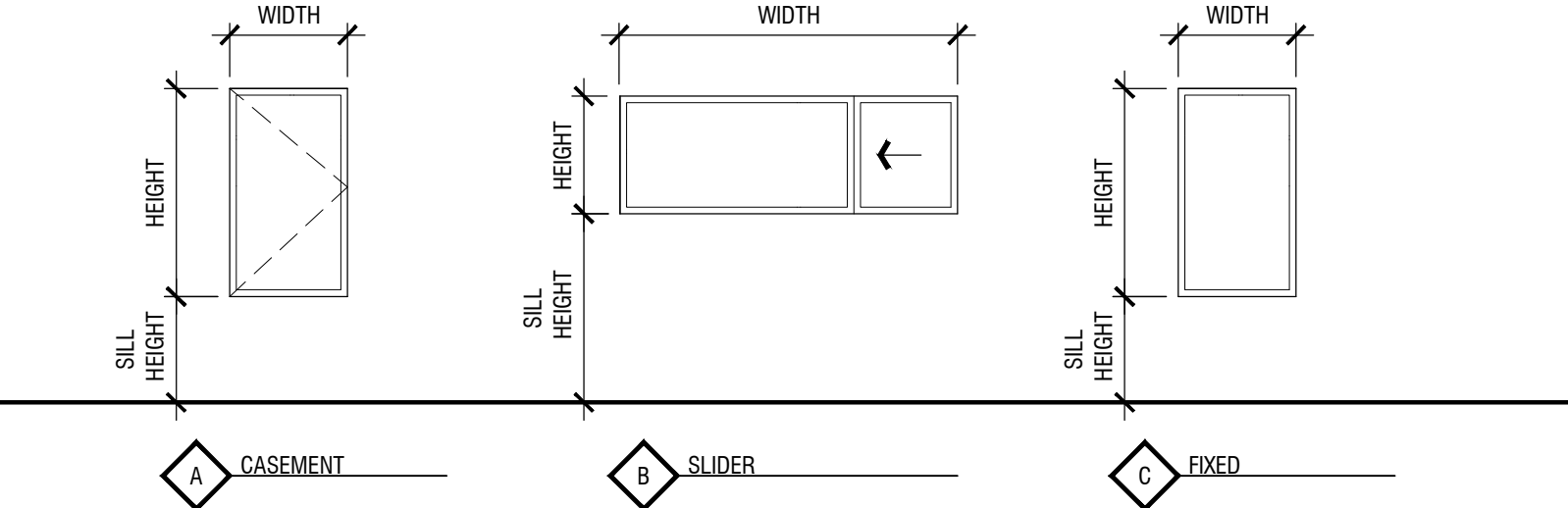


1 LANDSCAPE SITE PLAN

NOT FOR CONSTRUCTION

#	DOOR SCHEDULE									
OPENING		OPENING SIZE		DOOR			FRAME		QUANTITY	NOTES
TAG		WIDTH	HEIGHT	TYPE	MAT	FIN	MAT	FIN		
001		16'-0"	7'-0"	E	AL	PTD	AL	FF	1	
002		3'-0"	7'-0"	B	AL	PTD	AL	FF	3	TEMPERED GLASS
003		3'-0"	7'-0"	A	AL	PTD	AL	FF	1	TEMPERED GLASS
004		2'-8"	7'-0"	C	WD	PTD	WD	FF	7	
005		6'-0"	7'-0"	D	WD	PTD	WD	FF	1	
006		3'-6"	7'-0"	D	VN	PTD	WD	FF	1	
007		4'-6"	7'-0"	D	VN	PTD	WD	FF	2	

DOOR ABBREVIATIONS: WD = WOOD PTD = PAINTED VN = VINYL AL=ALUMINUM

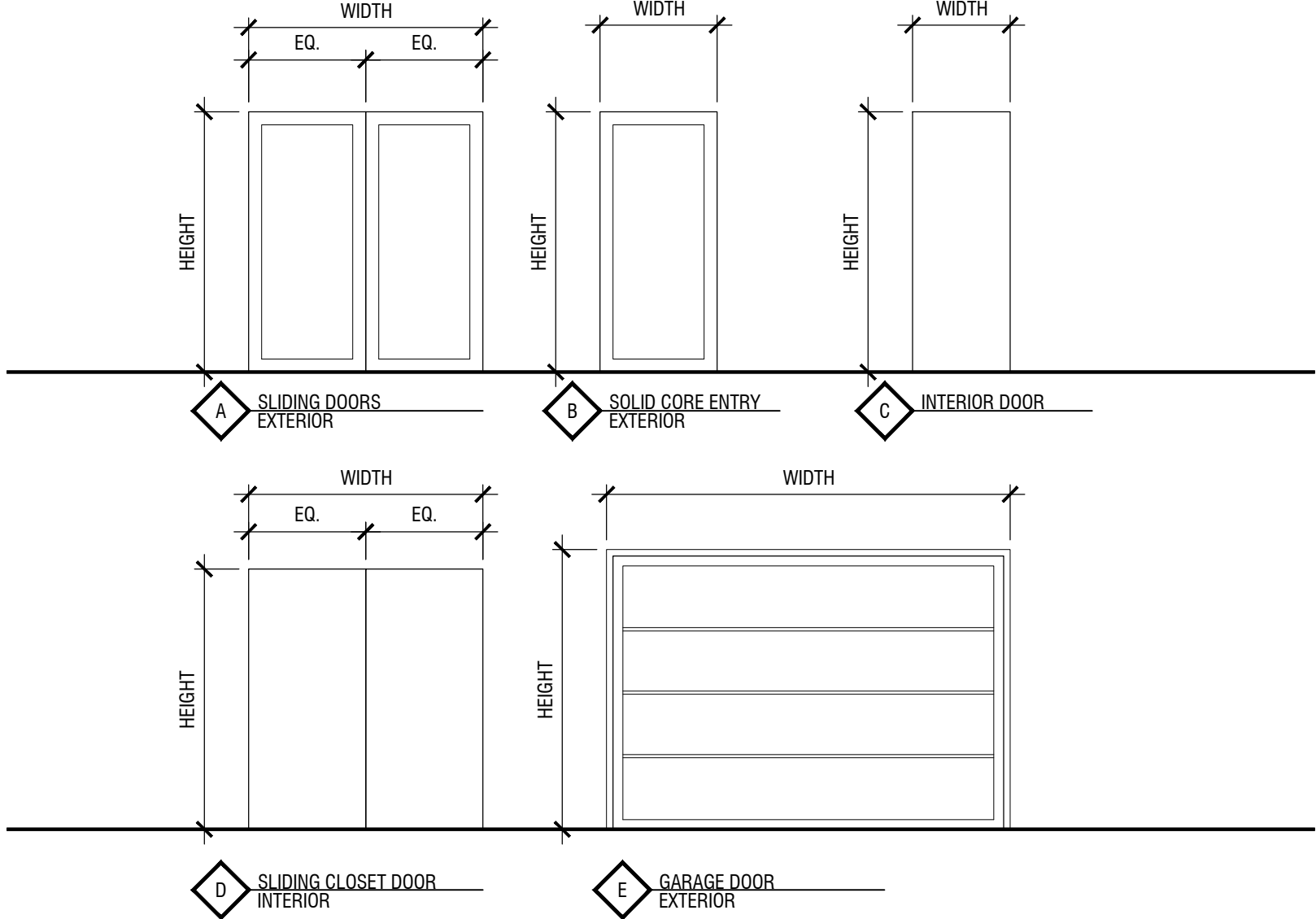


4 WINDOW TYPES

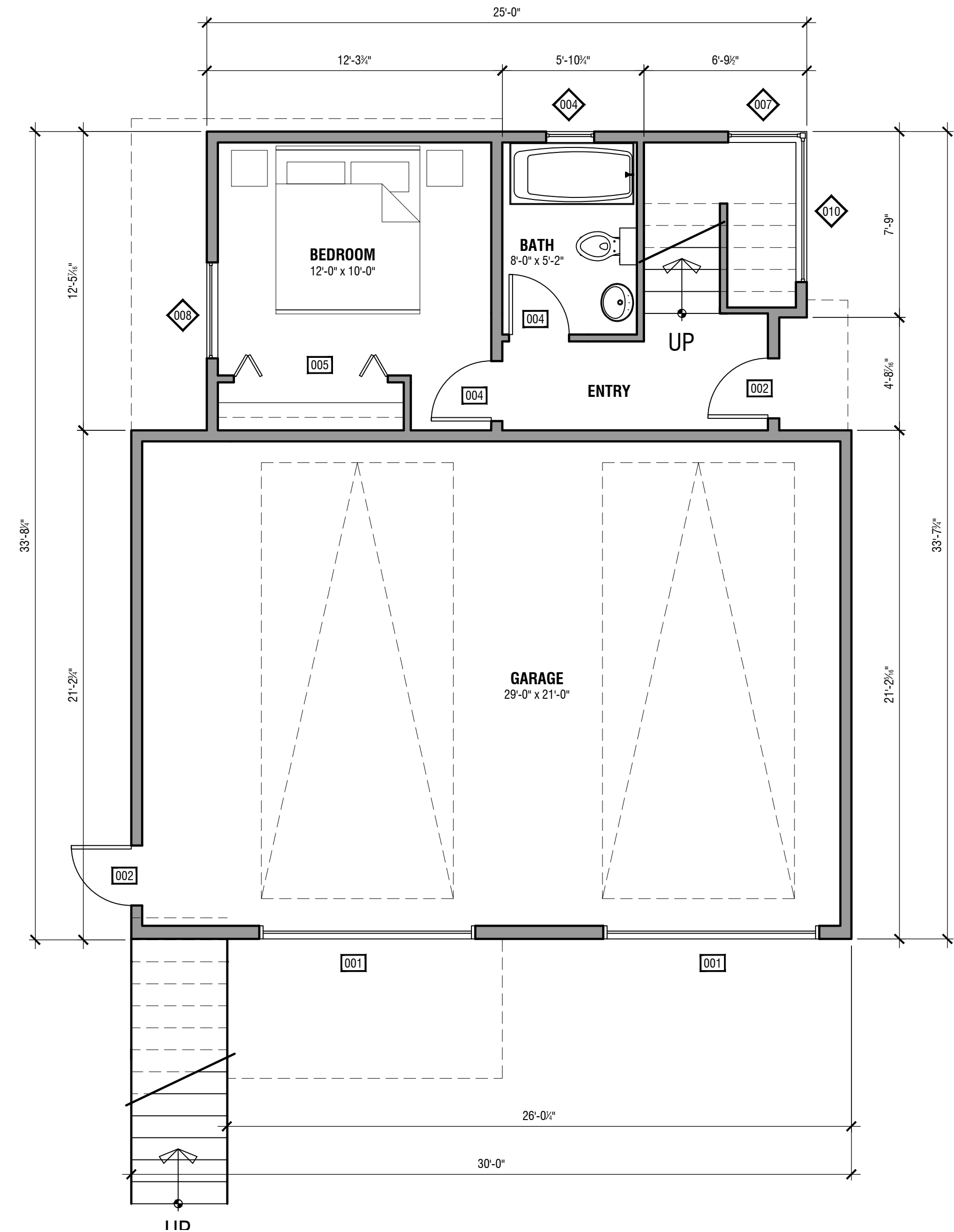


WINDOW SCHEDULE									
OPENING		OPENING SIZE		WINDOW		FRAME		QUANTITY	NOTES
TAG		WIDTH	HEIGHT	TYPE	SILL HEIGHT	MAT	FIN		
001		5'-0"	3'-6"	C	3'-6"	AL	PTD	1	
002		2'-6"	7'-0"	A	1'-0"	AL	PTD	3	
003		2'-6"	3'-6"	C	4'-0"	AL	PTD	1	
004		2'-0"	2'-0"	A	5'-0"	AL	PTD	3	
005		3'-6"	3'-6"	A	4'-6"	AL	PTD	2	
006		3'-6"	2'-6"	A	8'-2"	AL	PTD	3	
007		2'-6"	2'-6"	A	8'-2"	AL	PTD	2	
008		6'-0"	3'-6"	B	3'-6"	AL	PTD	4	
009		5'-0"	7'-0"	B	1'-0"	AL	PTD	1	
010		5'-0"	2'-6"	B	8'-2"	AL	PTD	1	
011		3'-6"	7'-0"	B	1'-0"	AL	PTD	2	

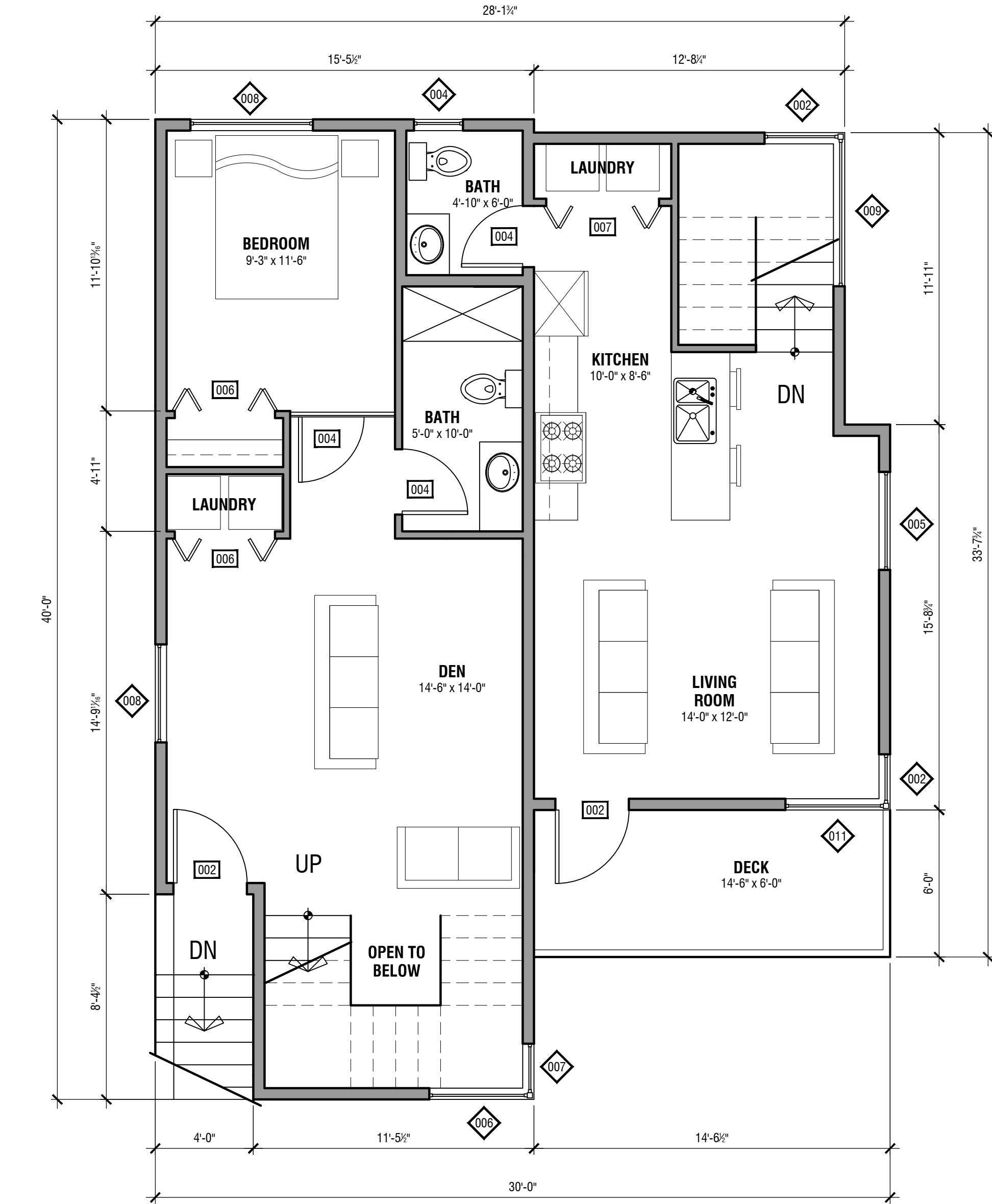
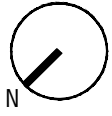
WINDOW ABBREVIATIONS: PTD = PAINTED VN = VINYL AL = ALUMINUM



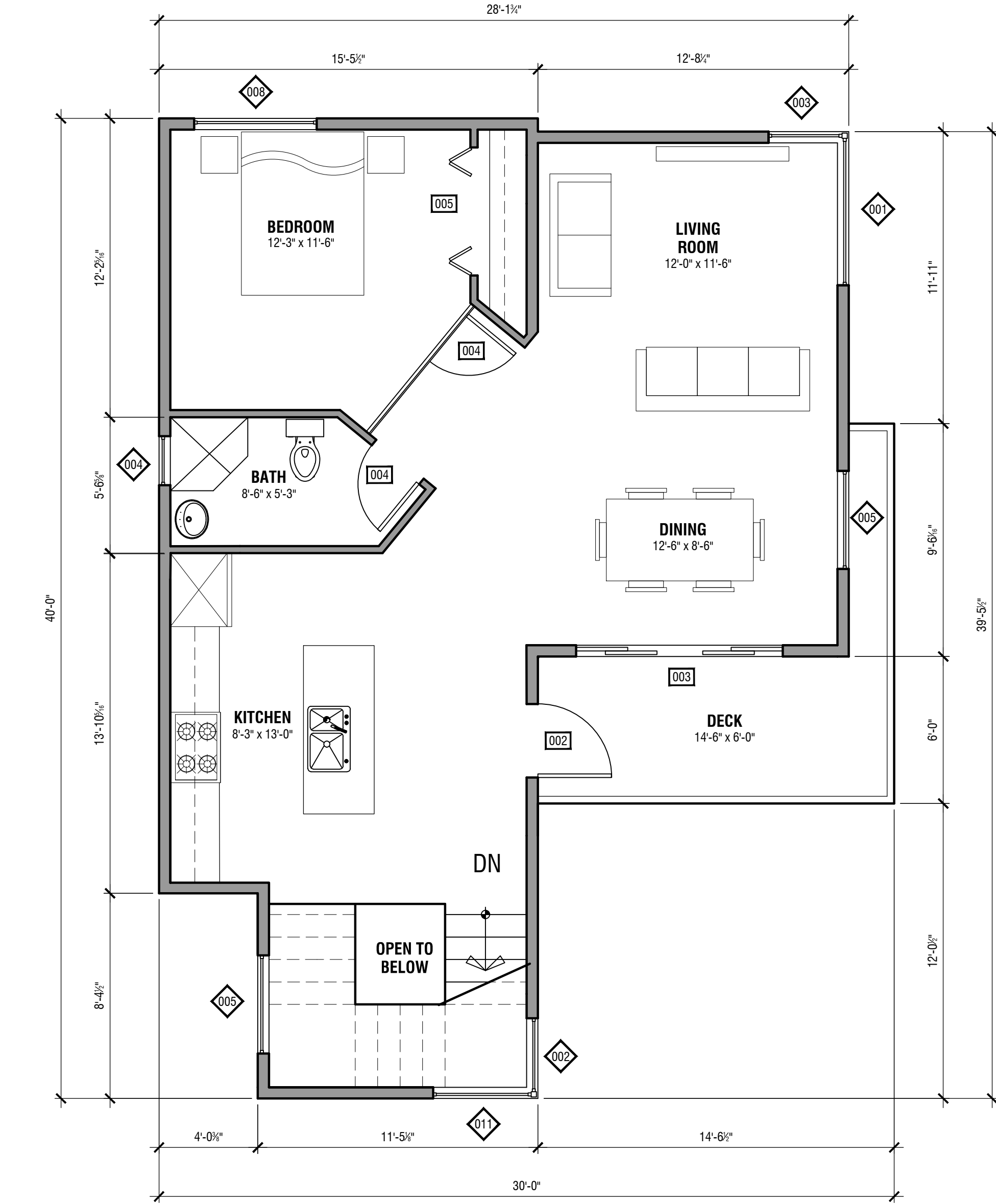
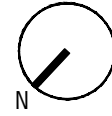
5 WINDOW TYPES



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



3 THIRD FLOOR PLAN



10

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PLANNING SET
STOLLMEYER RESIDENCES

310 TAHITI, MORRO BAY, CALIFORNIA 93442

DRWN BY: WR
CHKD BY: JS

DATE SUBMITTAL
180418 1 PLANNING RESUBMIT

310 TAHITI
FLOOR PLAN

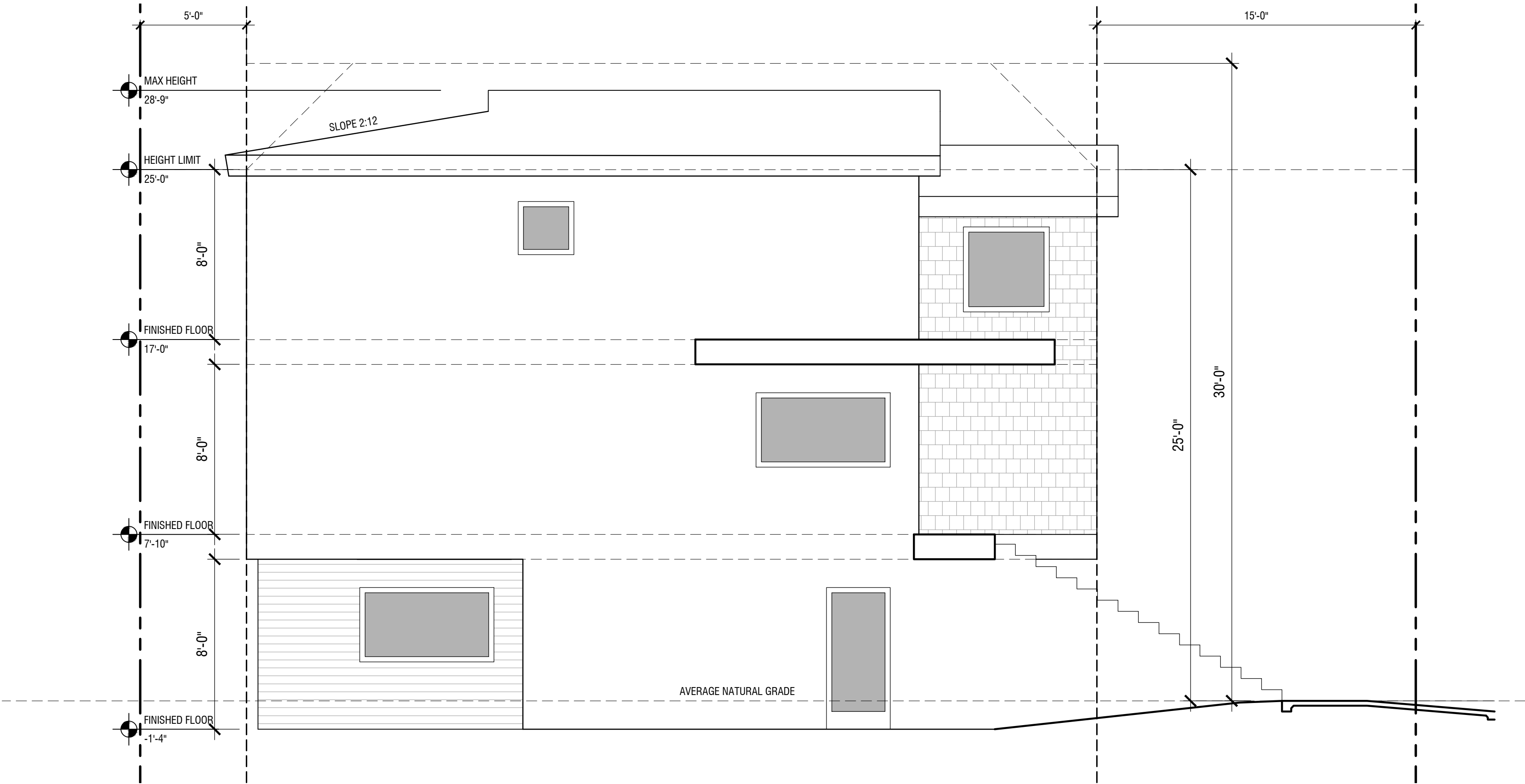
A2.0

NOT FOR CONSTRUCTION

ROOF LINE HEIGHTS

EAST WEST DIRECTION: 96% OF ELEVATION SITS ABOVE 25'
ALL PLATE HEIGHTS ARE LOCATED BELOW 25' IN HEIGHT
THE MAX HEIGHT OF THE BUILDING IS 28'-9"

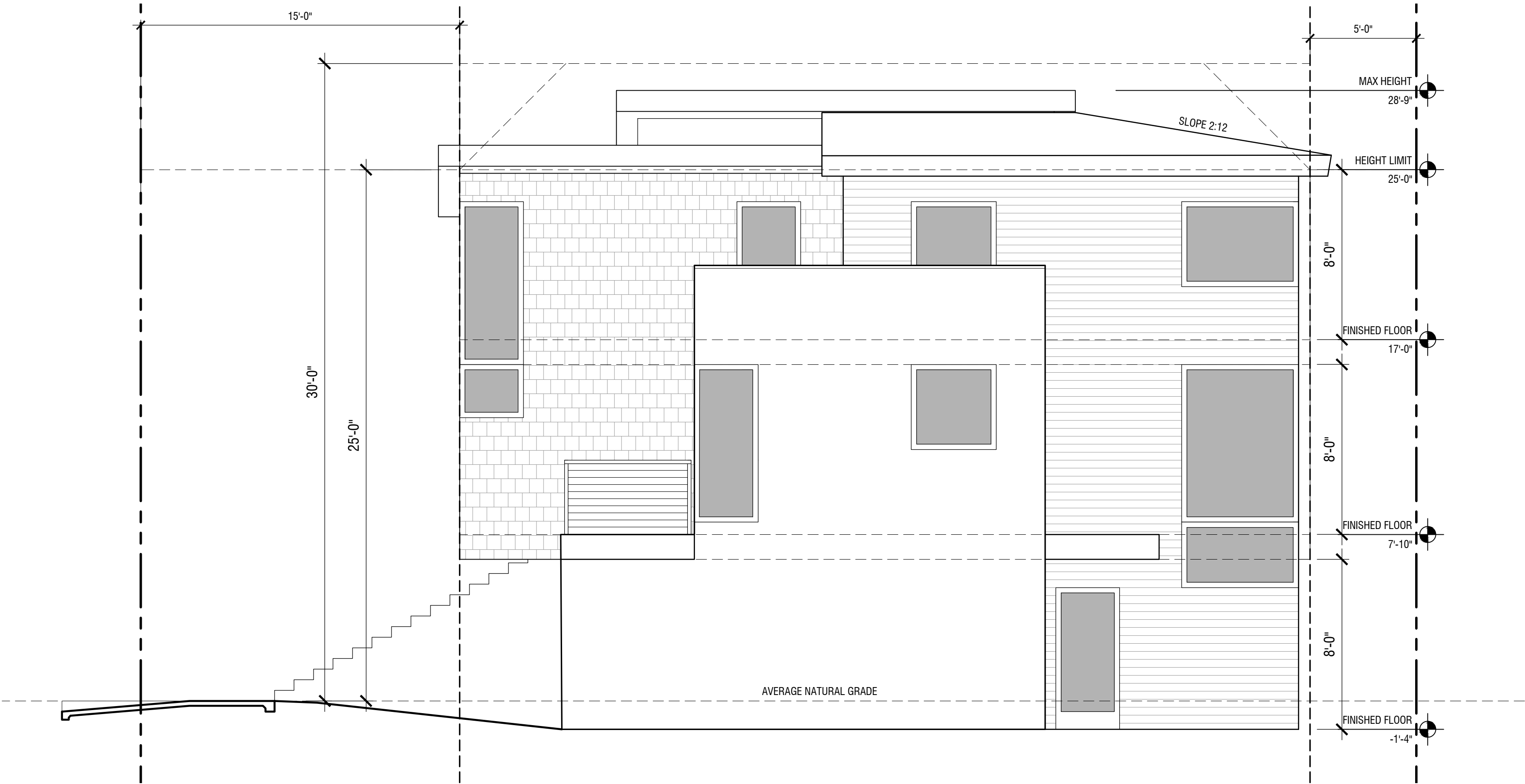
NORTH SOUTH DIRECTION: 100% OF ROOF LINE SITS ABOVE 25'
ALL PLATE HEIGHTS ARE LOCATED BELOW 25' IN HEIGHT
THE MAX HEIGHT OF THE BUILDING IS 28'-9"



1 EAST ELEVATION

310 TAHITI

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

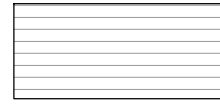


3 WEST ELEVATION

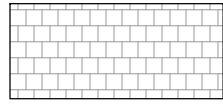
310 TAHITI

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

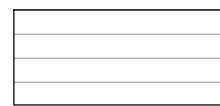
EXTERIOR ELEVATIONS LEGEND



ALLURA MAPLE TRADITIONAL FIBER CEMENT LAP SIDING



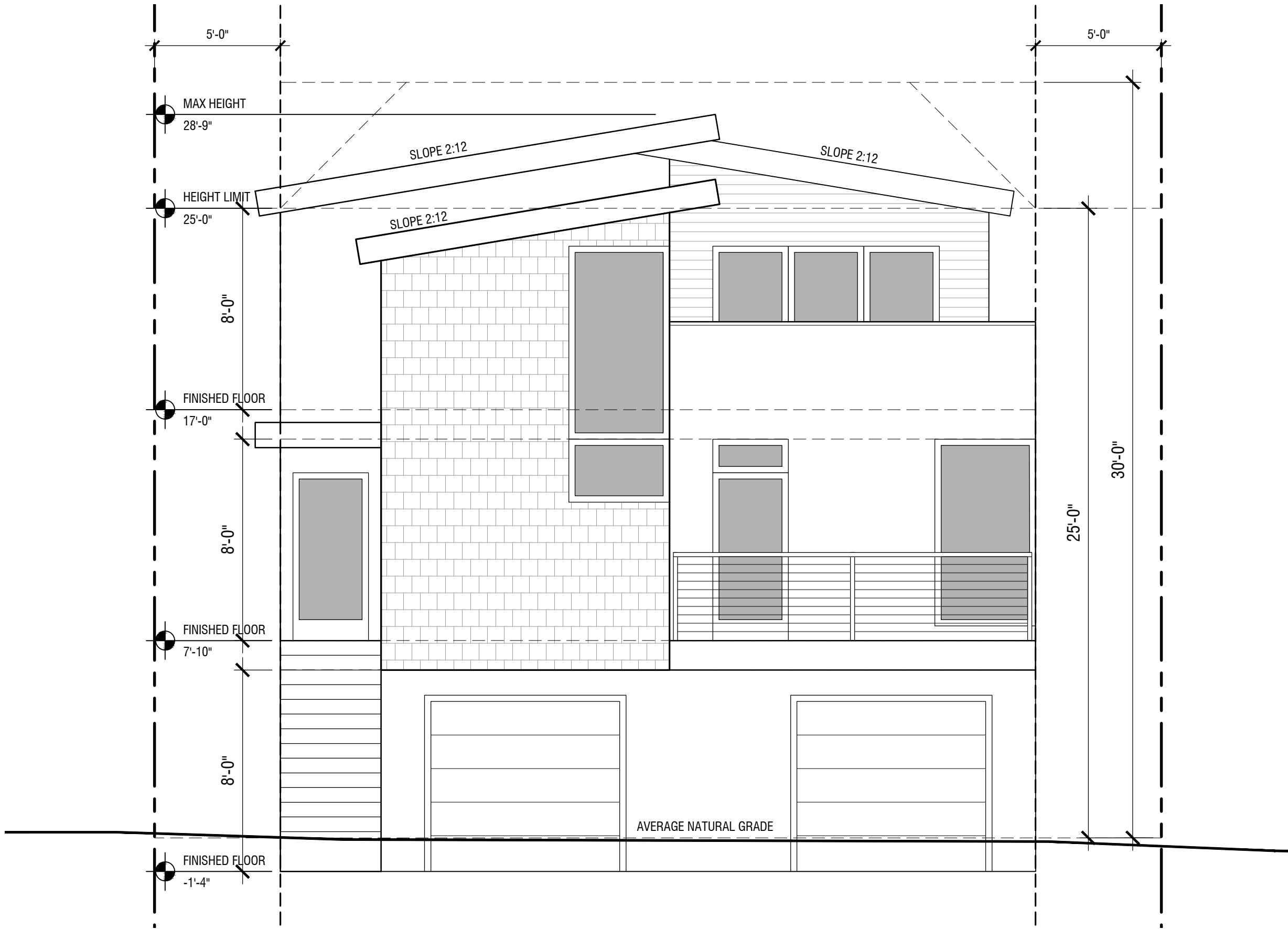
ALLURA PEWTER 5" STRAIGHT EDGE PERFECTION SHINGLE



ALLURA COASTAL BLUE TRADITIONAL FIBER CEMENT LAP SIDING



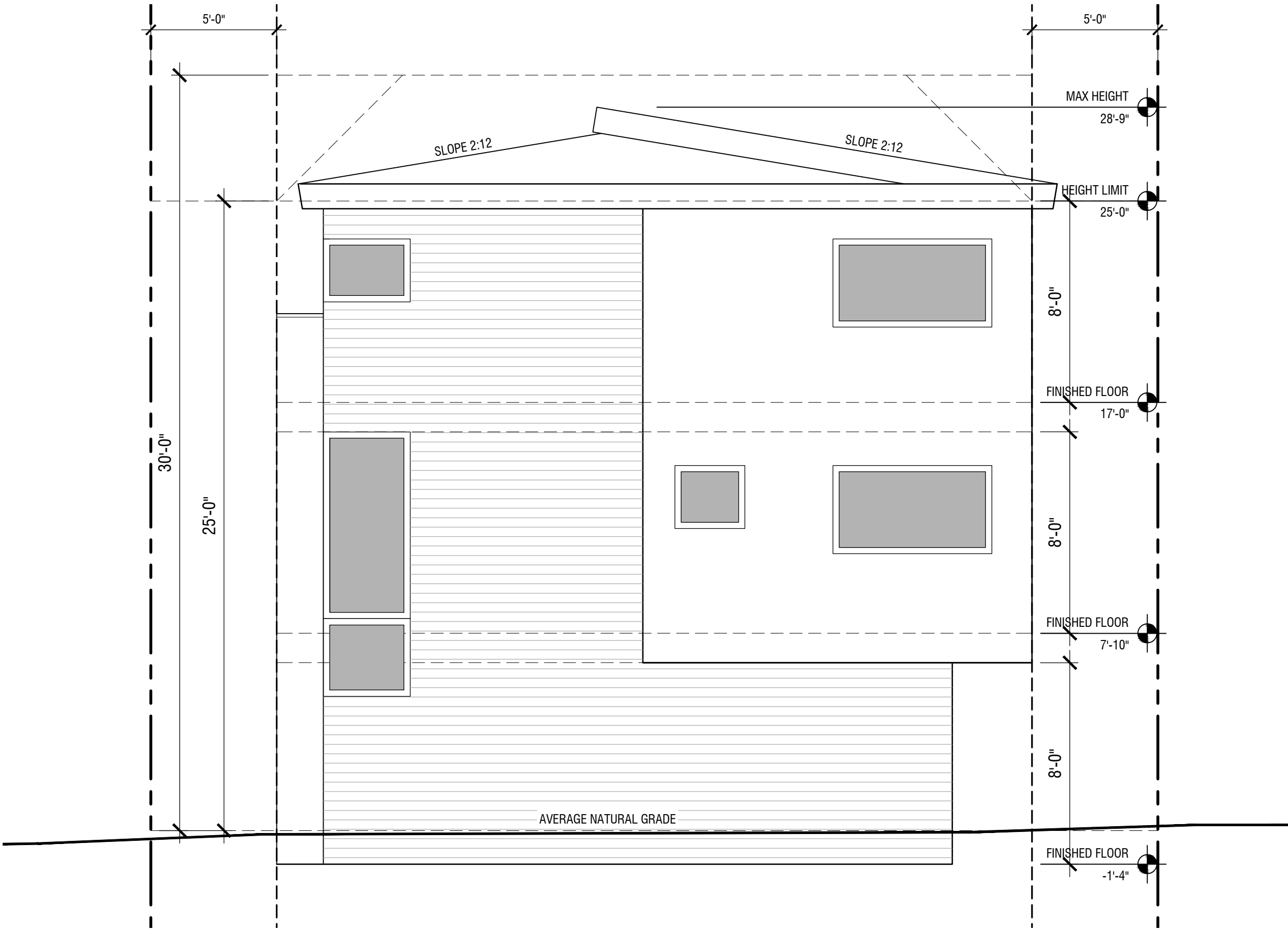
GLACIER WHITE P-100 SMOOTH STUCCO SIDING



2 NORTH ELEVATION

310 TAHITI

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



4 SOUTH ELEVATION

310 TAHITI

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

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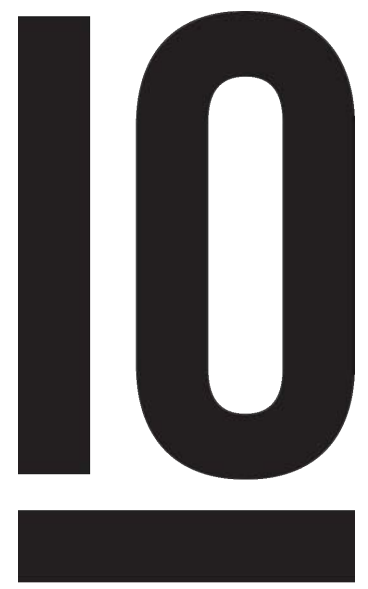
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DATE SUBMITTAL
180418 1 PLANNING RESUBMIT

310 TAHITI
EXTERIOR
ELEVATIONS

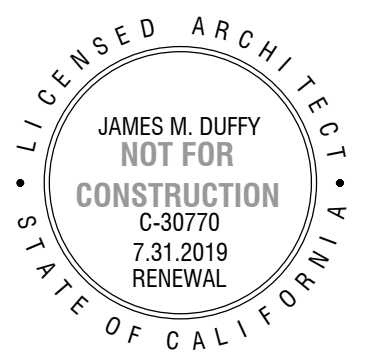
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1 FRONT VIEW OF UNITS



2 VIEW FROM MAIN STREET



3 VIEW FROM TAHITI STREET

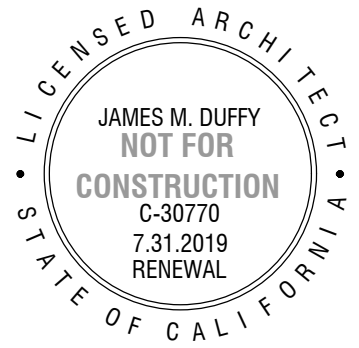
DATE	SUBMITTAL
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RENDERED VIEWS

10

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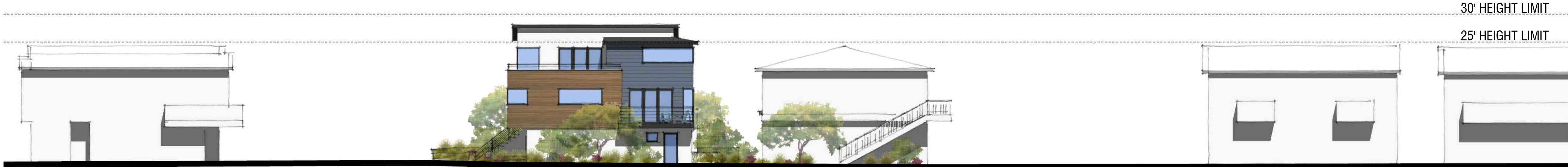


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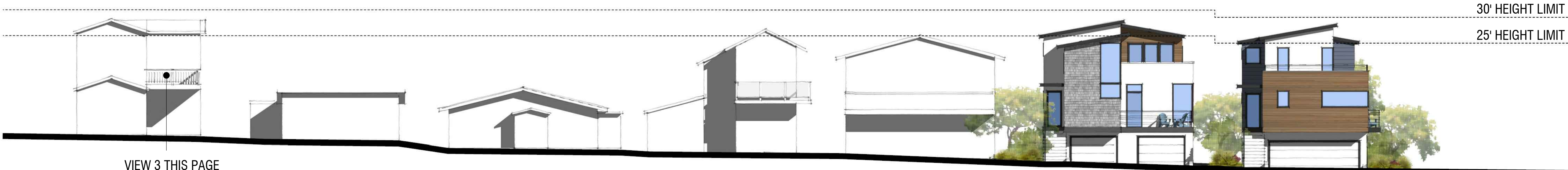
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310 TAHITI, MORRO BAY, CALIFORNIA 93442

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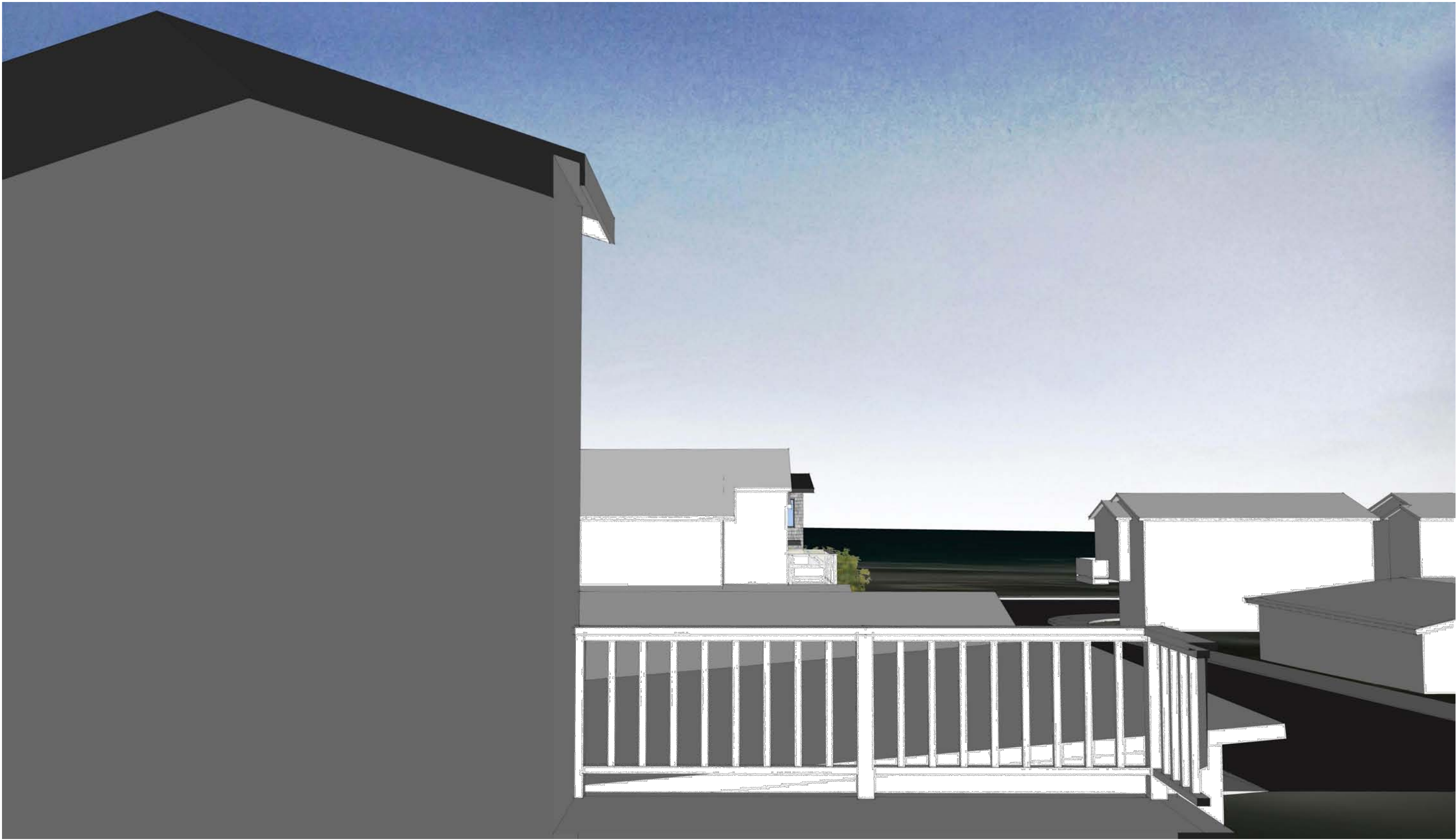
RENDERED VIEWS



1 MAIN STREET ELEVATION



2 TAHITI STREET ELEVATION



3 VIEW FROM NEIGHBOR DECK



4 VIEW FROM ACROSS THE STREET

NOT FOR CONSTRUCTION

Morro Bay Planning Commission

301 Trinidad Home-Owner Statement: Impact of proposed development at 300 and 310 Tahiti Street, Morro Bay

Written on behalf of long-time Morro Bay resident and 301 Trinidad home-owner James 'Jim' Ross by Kirstin Broome (Trustee of the James Albert Ross Living Trust, and niece)

Jim Ross would like to ask the Morro Bay Planning Commission to strongly take into account the impact that the current proposed development at 300/310 Tahiti Street (Tahiti Development) will have on the privacy of his home at 301 Trinidad Street (Home) and his first floor rental unit at 311 Trinidad Street. The Tahiti Development, in its size, number of unit/residents, and in its close placement to Jim's Home of over 30 years will significantly impact the privacy, natural light, view, quietness of the residence, and potentially negatively impact the value of Jim's Home.

He kindly asks that in reviewing this proposal, you give consideration to the home-owners and residents boarding this proposed development. Though in the plans Jim's Home is just a grey shape located next to the proposed development, in life it is the dream home of Jim Ross, a long-time member of the Morro Bay community.

Jim built his home in 1984, and has appreciated the wonderful views and the privacy afforded to his second floor residence, and to his tenant at 311 Trinidad. When reviewing the current plans for the Tahiti Development, it is clear that not only will these new developments be quite large in comparison to Jim's home, the south-facing windows, and south/west corner deck of the development will allow residents to look into the north-facing windows to Jim's main living area and two bedrooms. In addition, it will over-look a previously private deck located to the rear of Jim's home, and the private back yard of his tenant.



This is a street view of Jim's home and the current privacy and views afforded to his home. The proposed Tahiti Development will have a very significant impact on the privacy and quality of Jim's Home.

Windows on the north side of Jim's Home

Location of proposed Tahiti Development

EXHIBIT F



This is the view from Main Street from the plans, on this illustration it looks like there will be a good deal of space between the two buildings. But the plans call for the 300 Tahiti Development to be built 5.33' from the fence boundary. This will not afford much space between the Tahiti Development and Jim's Home. The significant difference in height is clear. There isn't a tree in front of Jim's Home, it is the location of a garage door.

The residential design guidelines allow for a roof-line variance over the standard 25' of up to 30' for a maximum of 30% of the buildings roof sq. 300 Tahiti proposes 96% of roof line for the East West direction, and 100% of the roof line on the North South direction sit about 25'. For 310 Tahiti proposes 95% of the roof line for the East West direction, and 96% of the North South Direction sit above 25'. With a max height of both buildings being between 28'9"



Proposed view from corner of Main/Tahiti Streets. Jim's Home in back.

EXHIBIT F



Proposed view from Tahiti Street, Jim's home is not outlined to the rear of these buildings in this illustration. Though the roof of 301 Trinidad street sits below 25'. The Tahiti Developments are three story buildings, which differs significantly from the one and two story homes (including Jim's Home) in this area.

Jim fully supports the creation of more high-density housing in Morro Bay, and is happy to hear that the local government and Planning Commission support the building of accessory dwelling units, and of other ways to effectively and conscientiously create more housing in Morro Bay.

Though Jim respectfully asks that the Commission also take into account the impact some of these developments may have on the current and longterm residents of those neighborhoods. Please consider both the impact of these developments themselves on the neighborhood, and the impact of setting a precedent for other developments to similarly push against the boundaries of the the Morro Bay Residential Design Guidelines in these neighborhoods.

Thank you very much for taking these concerns from a neighboring homeowner into consideration as you review the Tahiti Development buildings proposal.

James 'Jim' Ross (homeowner 301 Trinidad)
Kirstin Broome (Trustee, James Albert Ross Living Trust)

EXHIBIT F - Neighborhood Correspondence

City of Morro Bay

MAY 3 1 2018

Rec'd City Hall

300 Tahiti and 310 Tahiti

Please don't sell our neighborhood for the cost of a couple building permits. Yet evermore big imposing box houses are wrong for our neighborhood and wrong for the city of Morro Bay. It will destroy the character of our neighborhood and damage the view from Main Street, as well as Highway One.

We finally have a couple of business that are harmonious and an asset to North Morro Bay. We value those businesses and they are an excellent fit for our neighborhood. The leather and boot shop has found a more suitable location on Main Street as has the tattoo shop run by a veteran and his wife. They run a very clean business with zero tolerance for drugs or alcohol neither on nor in the clientele. They have been gradually cleaning up a location that hasn't always been so tidy. The neighbors all like the owners and can count on a smile and wave when walking by. The business has ample parking in their lot which really opens the view for the many locals, tourists and tour buses travelling North or South on Main Street and Highway One. It gives them a glimpse of the quaint town we once had and still should have.

I will list some of the many reasons why you should choose to say no to this development.

- The houses are too big, boxy and out of character with our neighborhood
- It will heavily impact the views for Sicily St, Trinidad, Tahiti, Vashon, and likely a couple more
- They are just too imposing and will create parking problems assuring impacts for the above listed areas
- It won't be enjoyable to view for any direction of traffic for Main St or Highway One. I often prefer to look up at the hills and the lovely canyon that cuts through our area and visible to all traffic

I urge you to please say no to this development and have some compassion on the many thousands of people this will impact forever.

I thank you for considering another viewpoint.

Sincerely,

~~Name:~~ DAN Sedley

address: 3300 Tide Ave



EXHIBIT F - Neighborhood Correspondence

City of Morro Bay

MAY 31 2018

Rec'd City Hall

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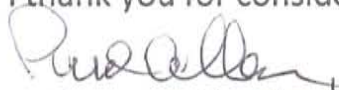
 Paul Allen
390 TRINIDAD

EXHIBIT F - Neighborhood Correspondence

City of Morro Bay

MAY 31 2018

Rec'd City Hall

300 Tahiti and 310 Tahiti

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I thank you for considering another viewpoint.

Sandy French
Sandy French

3290 Tide Av.

EXHIBIT F - Neighborhood Correspondence

300 Tahiti and 310 Tahiti

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I thank you for considering another viewpoint.

Sincerely,

Name:

Doreen Dutton

Address:

361 Tahiti St.



AGENDA NO: C-1

MEETING DATE: June 5, 2018

Staff Report

TO: Planning Commissioners

DATE: May 30, 2018

**FROM: Scot Graham, Community Development Director
Cindy Jacinth, Senior Planner**

SUBJECT: *Continued Item from 5/15/2018 PC Meeting:*
Draft Zoning Code Module 3: Use Regulations
Draft Zoning Code Module 2: continued review of Community Commercial (CC) downtown height standards

RECOMMENDATION:

Staff recommends the Planning Commission review the staff report and draft Zoning standards for module 3 (Use Regulations) and module 2 evaluation of increased height for Community Commercial (CC) zoned lots in the downtown area, hear presentation by consultant, take public comment, discuss and provide feedback to staff.

DISCUSSION:

This item is continued from the 5/15/2018 Planning Commission meeting where the Planning Commission only discussed recommended changes to short-term vacation rentals. Due to a shortage of time, the discussion of Modules 2 and 3 was not held and was continued to the June 5, 2018 Planning Commission meeting. The staff report for the 5/15/2018 meeting is restated below:

Module 3: Use Regulations

The third module of the Zoning Code Update presents for Planning Commission review updated Use Regulations. Module 3 was presented to the General Plan Advisory Committee (GPAC) on April 19, 2018. At this meeting, the GPAC provided feedback to staff which is represented in this module.

GPAC discussion and feedback included a request to clarify allowed uses in the Public and Semi-Public district, as well as Commercial Fishing District. GPAC also discussed and provided input on sections related to Accessory Dwelling Units; open space requirements for Child Day Care; Home Occupations; separation requirements for fortune, palm, and card readers; Short-Term Vacation Rental buffers; Telecommunication Facilities, and Definitions.

Specifically, regarding short-term vacation rentals, GPAC discussed whether a form of

Prepared By: CJ

Department Review: SG

owner-occupied rentals (commonly referred to as “homestays”) should be allowed with a smaller buffer of 150 feet versus a 200 foot buffer for traditional vacation rentals. GPAC discussion concluded with no firm consensus on the topic of homestays and ultimately were in agreement with a 200 foot buffer for all short-term vacation rentals.

Module 2: Evaluation of redevelopment potential relative to height standards downtown

At the February 6, 2018 Planning Commission meeting, the PC reviewed Module 2 of the draft Zoning Code which included proposed changes to height primarily in the downtown area from 30 feet to 37 feet. The purpose of the proposed increase in height is to provide for flexibility in redevelopment, both for increasing supply of housing in the downtown, as well as increasing opportunities for economic development.

At the 2-6-2018 PC meeting, the Commission requested evaluation of the number of lots in the Community Commercial zone that may redevelop to the increased 37-foot height limit within the next 20-years, based on physical site constraints such as distance and setback requirements to existing residential, as well as other factors such as financing, ownership, parking, current built environment, and complacency. Because not all properties in the Community Commercial (CC) district would be able to utilize increased height options, the Planning Commission directed staff to provide additional information evaluating redevelopment potential. Exhibit A to this staff report provides this information which discussed these factors both limiting and encouraging potential redevelopment along with a visual survey of affected parcels. Exhibit B is a map of affected parcels showing the Community Commercial General Plan Land Use as well as residential zoned parcels within 20 feet of Community Commercial where a portion of the commercial parcel would have height limits of 25 feet.

CONCLUSION:

The Planning Commission should review the Module 2 redevelopment evaluation for downtown and the entirety of Module 3 and provide input. Module 2 and 3 will be updated based on the direction provided and combined with Modules 1 and 4 to form the updated zoning code and brought back to PC for recommendation to Council.

The next step in the update of the City’s Zoning Code will be Module 4 which is Citywide Standards and Overlay Districts which will also be presented for review to GPAC and Planning Commission. Upon completion of the Module 4 review, all modules will be returned for public review of the complete draft Zoning Code which after hearings and adoption will be incorporated into the General Plan / Local Coastal Program update project known as *Plan Morro Bay*.

EXHIBITS:

- A. Community Commercial (CC) Zone Parcel Evaluation

- B. 37ft and 25ft Building Height Limits in Downtown
- C. Planning Commission Review Draft – Module 3

Also available online at:

<http://www.morro-bay.ca.us/DocumentCenter/View/11779/Morro-Bay-Draft-Zoning-Code-Module-3-Use-Regulations-for-PC-Review>

Factors Limiting potential redevelopment:

- site already built out as 2 stories = not much to gain by additional floor
- site not able to accommodate new parking requirements (many properties are grandfathered in without parking, and would use their entire site, just to provide required parking)
- recently constructed or newer buildings already on site
- Site not wide enough to accommodate onsite parking
- 5' setbacks for light and air would be a challenge to meet (excessively skinny lots)
- Challenges of relocation or replacing Moblie Home parks
- Small Lot size or irregular shape to parcels
- Existing Public or Government use of parcels
- Lack of current interest to redevelop parcel within exisiting height

Factors encouraging potential redevelopment:

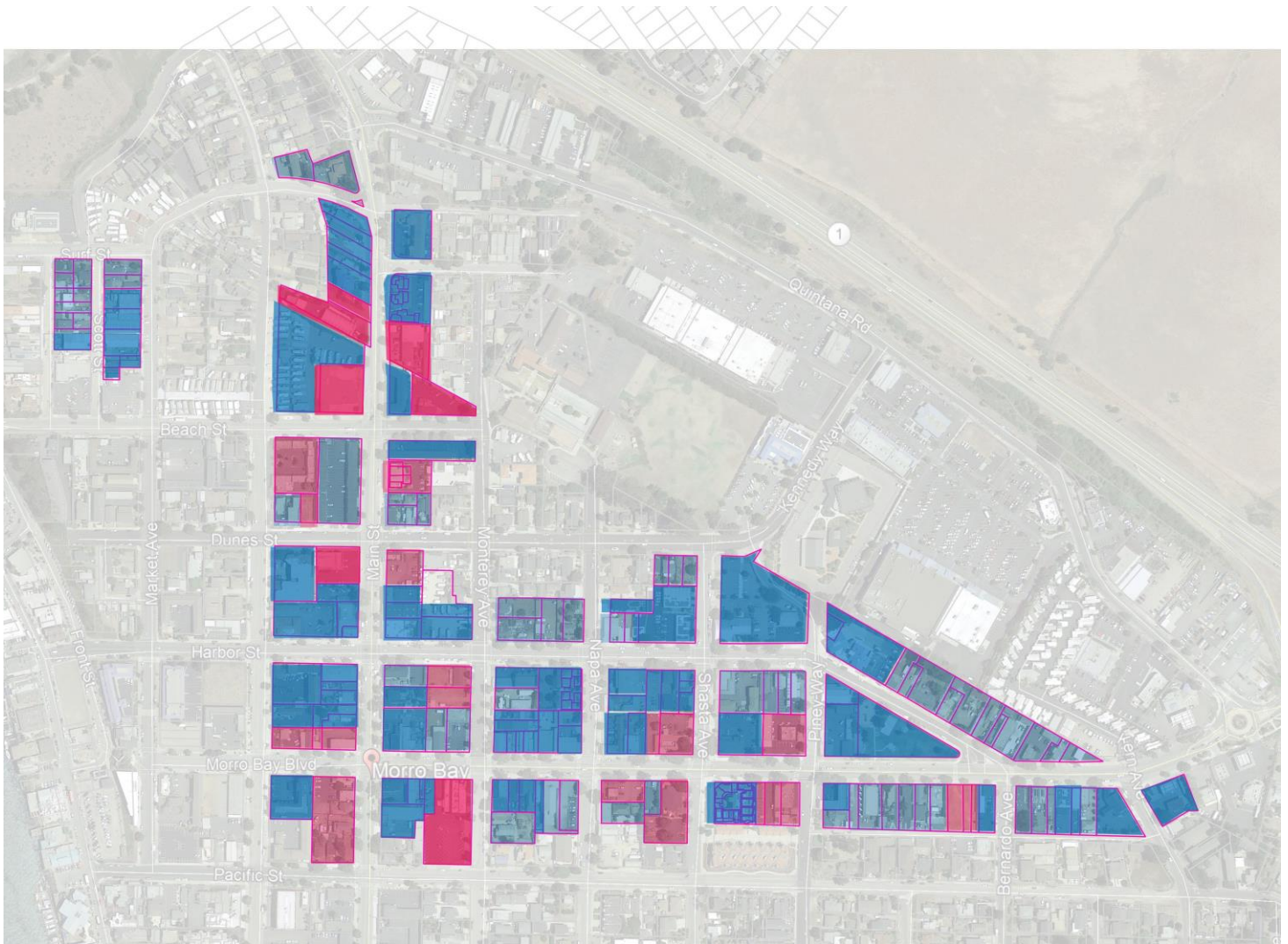
- Alley access or sides bounded by 2 streets (no need for drive isle for parking)
- Large amounts of existing surface parking
- Single story, under developed existing conditions
- Potential views from upper stories
- Empty lots
- Adjacent lot with potential synergies or capacity

The results:

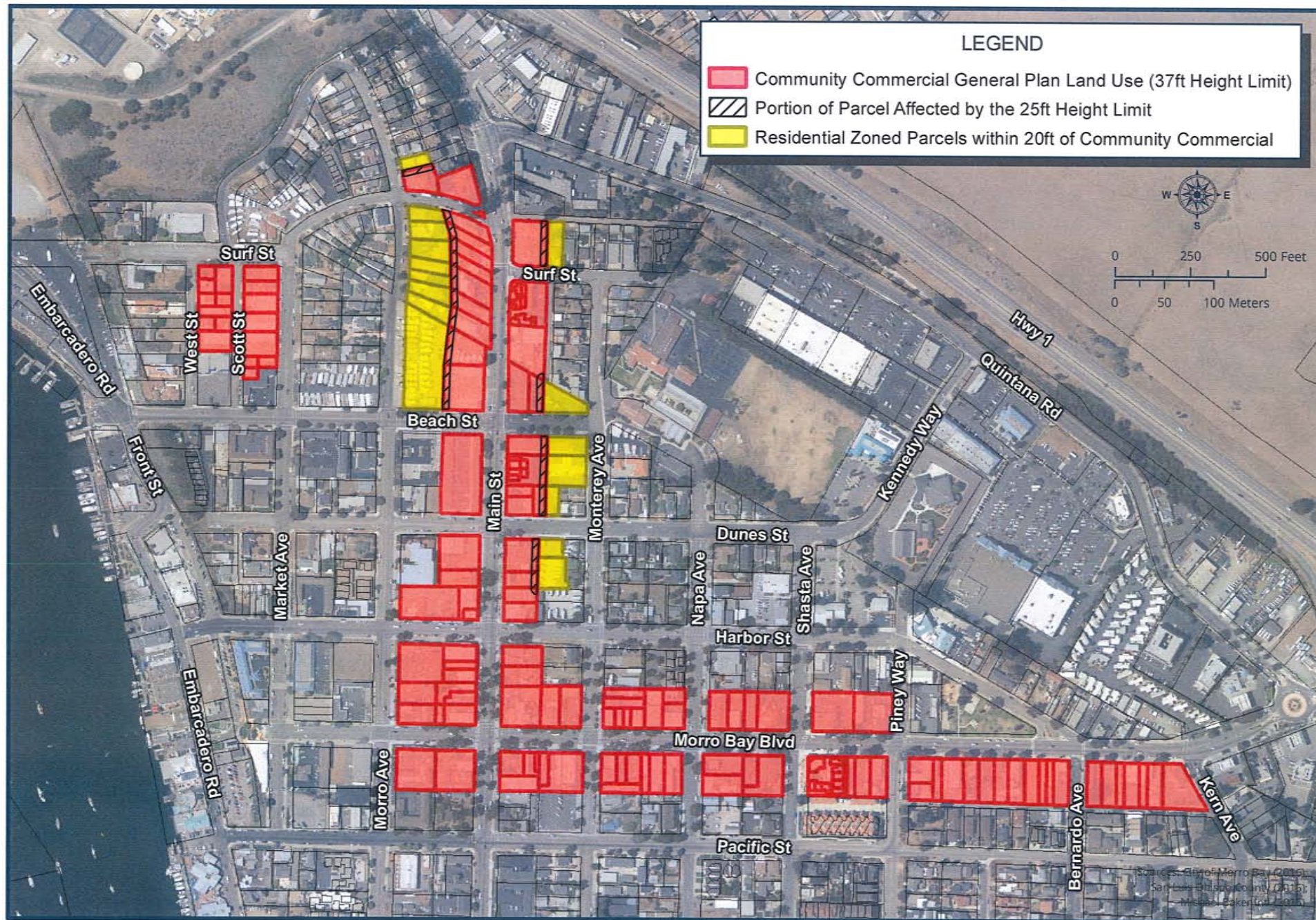
Based on the above mentioned factors, and a visual survey of the properties in questions, the below map as been generated to highlight parcels with:

- Very Low probability of development being created by height increase
- Limited probability of development being created by height increase
- Potential probability of development being created by height increase
- Most probability of development being created by height increase

It is important to keep in mind, that even while site constraints may allow for development, other factors including financing, processing, ownership and complacency will likely weigh in just as importantly as the physical constraints.



Air Photo of existing parcels within Community Commercial Zone



CITY OF MORRO BAY

ZONING CODE UPDATE



May 2018

Module 3: Use Regulations

Prepared for:

City of Morro Bay
595 Harbor Street
Morro Bay, CA 93442

Prepared by:

LWC

983 Osos Street
San Luis Obispo, CA 93401

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INTRODUCTION

This paper presents draft provisions for the regulation of uses in the Zoning Code, including use allowances by zoning district, standards for specific uses, and use classifications.

The new Zoning Code will be organized into five divisions, in the following order:

Division I – Introductory Provisions

Division II – District Regulations

Division III – Citywide Regulations

Division IV – Administration and Permits

Division V – Terms and Definitions

This paper includes portions of Division II – District Regulations, Division III – Citywide Regulations, and Division V – Terms and Definitions. Specifically, use regulations presented in this paper include:

- **Use Allowances by District.** Allowed uses are classified according to use groups and presented in tables intended to provide a quick and easy summary of development possibilities in a given district. Use tables specify the level of review required, list any limitations on permitted uses, and provide cross-references to other sections of the Code where additional regulations apply.
- **Standards for Specific Uses.** This section establishes standards and requirements applicable to particular uses that are allowed in some or all districts.
- **Use Classifications.** The use classifications include all use groups established by the Code and regulated in every zoning district by type (i.e., residential, commercial, industrial, etc.). Instead of employing comprehensive lists of every allowed use in a district, the proposed use classifications consolidate the items into a modern classification system which places land uses and activities into groups based on common function, product, or physical characteristics. The groups are designed to be broad enough to allow classification of new, unanticipated uses, to reduce confusion and the need to amend this section of the Code.

The goal of the proposed revisions to use regulations is to create a streamlined, user-friendly set of standards that clearly establishes permitted development in each district.

SUMMARY OF CHANGES

A brief summary of how the draft regulations presented in this paper differ from the current regulations is provided below. Additional notations on the differences between current and draft are included throughout the paper.

Use Allowances by District

Uses allowances by district are generally carried forward with refinements for consistency with the General Plan/Coastal Land Use Plan land use designations and State and federal law.

Standards for Specific Uses

Some sections of this chapter carry forward existing regulations for certain uses. Changes to existing regulations are limited to refinements for formatting and consistency with the new code. The uses for which specific use standards are carried forward include:

- Employee Housing,
- Single-Room Occupancy

Other sections of this chapter establish new regulations for uses that do not have specific use standards in the current code. Uses for which all new standards are proposed include the following:

- Automobile/Vehicle Sales and Service Establishments
- Drive Through Facilities
- Self Storage
- Recharging Stations
- Recycling Facilities
- Short Term Vacation Rentals
- Solar Energy Systems
- Telecommunication Facilities (new except standards related to Satellite Dish Antennas which are existing)
- Urban Agriculture

Finally, in some cases, specific use regulations in the current code are carried forward with revisions. These uses, along with the nature of the revisions, follow:

- **Accessory Dwelling Units** - updated consistent with State law that limits the ability of local jurisdictions to regulate certain aspects of accessory dwelling unit development, including setbacks for garage conversions and dwelling units constructed above a garage, utilities, parking, and instances where accessory dwelling units are constructed entirely within existing structure
- **Animal Keeping** - new provisions included for the keeping of bees
- **Day Care** - new limitations on the hours of operation and requirement for a pick-up and drop-off plan
- **Emergency Shelters** - in cases where current provisions use 'appropriate' as a threshold, quantifiable and measurable standards are proposed
- **Home Occupations** - provisions related to cottage food operations are incorporated, consistent with state law.
- **Nonpermanent Vendors** - regulations expand the current definition of nonpermanent vendors that limit them to those that sell flowers or balloons to include all nonpermanent vendors that sell or prepare and serve food or other consumer products. Standards and limitations are proposed for the location and operation of nonpermanent vendors
- **Outdoor Dining and Seating** - additional specificity added for clarity on hours of operation, location, noise, and litter removal and an increase in the amount of square footage allowed before additional parking is required. Areas less than 350 square feet are allowed as accessory to an eating and drinking establishment. Areas more than 350 square feet but less than 1,000 square feet require Minor Use Permit approval. Larger areas require Conditional Use Permit approval
- **Outdoor Display and Sales** - outdoor display of produce, up to 125 square feet, is proposed to be permitted rather than requiring Minor Use Permit approval. Up to 125 square feet of outdoor display area for produce and up to 600 square feet of outdoor area for live plant displays are permitted. A Conditional Use Permit is required for additional area or other products
- **Personal Services** - additional limits on hours of operation for all personal service establishments and location limitations for fortune, palm, and card readers
- **Temporary Uses** - specific allowances for garage and yard sales, non-profit fundraising, and short-term events in nonresidential districts and an allowance for additional temporary uses subject to Conditional Use Permit approval

Use Classifications

Use classifications have been comprehensively revised. Many uses in the existing code have been redefined or renamed to reflect standard terminology in contemporary land use law and practice. Many uses in the existing code lack definitions. A definition is included for each use classification.

Use Allowances by District

Chapter 17.04 Agriculture District

Note: Use regulations of the existing AG District are carried forward, formatted and revised for consistency with the structure of the new Code.

17.04.010 Purpose and Applicability

The purpose of the Agriculture (AG) District is to provide for the continuation of agricultural uses in suitable areas and for limited nonagricultural uses which may be necessary to support such continued agricultural activities. New development in this District shall also be sited and designed to protect and enhance scenic resources associated with the rural character of agricultural lands.

17.04.020 Land Use Regulations

Table TBD, Land Use Regulations-Agriculture District, sets the land use regulations for the Agriculture District. The regulations for the district are established by letter designation as follows:

“P” designates permitted uses

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit pursuant to Chapter TBD, Use Permits

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit pursuant to Chapter TBD, Use Permits

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table

“-” designates uses that are not permitted

For all uses, approval of a Coastal Development Permit pursuant to Chapter TBD, Coastal Development Permits, may be required. See Chapter TBD, Coastal Zone (-CZ) Overlay District.

Land uses are defined in Chapter TBD, Land Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column

refer to specific regulations applicable to the particular use classification located in other sections of this Code.

TABLE TBD: LAND USE REGULATIONS – AGRICULTURE DISTRICT

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

<i>Land Use Classification</i>	<i>AG</i>	<i>Additional Regulations</i>
Residential Uses		
Residential Housing Types	See subclassifications below	
<i>Single-Unit Dwelling, Detached</i>	P	
<i>Accessory Dwelling Unit</i>	P	See Section TBD, Accessory Dwelling Unit
Employee Housing	See Section TBD, Employee Housing	
Family Day Care	See subclassifications below	
<i>Small</i>	P	
<i>Large</i>	P	Must be located 300 feet from any other Large Family Day Care
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same Zoning District.	
Transitional Housing		
Commercial Uses		
Agriculture	P	
Transportation, Communication, and Utility Uses		
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities	
Other Uses		
Accessory Uses and Structures	See Section TBD, Accessory Structures, and Section TBD, Accessory Uses	
Animal Keeping	See Section TBD, Animal Keeping	
Home Occupations	See Section TBD, Home Occupations	
Nonconforming Use	See Chapter TBD, Nonconforming Uses, Structures, and Lots	
Recharging Station	See Section TBD, Recharging Stations	
Solar Energy Systems	See Section TBD, Solar Energy Systems	
Temporary Uses, including Temporary Produce Stands	See Section TBD, Temporary Uses	

Chapter 17.05 Residential Districts

Note: The names of existing zoning districts are changed as follows:

R-A: Residential Low Density (RL)

R-1: Residential Single Unit (RS)

R-2: Residential Medium Density (RM)

R-3, R-4: Residential High Density (RH)

Use allowances have been refined consistent with the General Plan/Coastal Land Use Plan land use designations and State and federal law.

17.05.010 Purpose and Applicability

The purposes of the Residential Districts are to:

- A. Provide for a full range of housing types consistent with the General Plan/Local Coastal Plan;
- B. Preserve, protect, and enhance the character of the City's different residential neighborhoods and the quality of life of City residents.
- C. Ensure adequate light, air, privacy, and open space for each dwelling.
- D. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.
- E. Provide sites for public and semi-public land uses such as parks, schools, day care, and other uses that will serve City residents and will complement surrounding residential development.

Additional purposes of each Residential District:

Residential Low Density (RL). The RL District is intended to provide areas for detached single-unit dwellings and accessory uses compatible with the residential use of the district. In addition to single-unit dwellings, this District provides for other compatible uses, such as schools and parks that may be appropriate in a single-unit residential neighborhood. The overall density limit for these areas is 4.0 units per acre. This District implements the Low Density Residential General Plan/Local Coastal Plan Land Use Designation.

Residential Single-Unit (RS). The RS District is intended to provide areas for detached and attached single-unit housing at densities of one unit per lot. Overall densities for these areas are up to seven or 10 units per net acre. In addition, this District provides for uses such as schools

and parks that may be appropriate in a low- or moderate-density residential environment. This District implements the Moderate Density Residential General Plan/Local Coastal Plan Land Use Designation.

Residential Medium Density (RM). The RM District is intended to provide areas for a variety of housing types at densities up to 15 units per acre. Types of dwelling units include attached and detached single-unit dwellings, townhomes, condominiums, two-unit dwellings, multi-unit developments, and apartments. This District also provides for uses such as schools, daycare centers, parks, and community facilities that may be appropriate in a medium density residential environment. This District implements the Medium Density Residential General Plan/Local Coastal Plan Land Use Designation.

Residential High Density (RH). The RH District is intended to provide areas for a variety of medium to high-density residential development. Housing types include single-unit attached, townhouses, condominiums, and apartment buildings at densities up to 27 dwelling units per acre. Detached single unit dwellings are only allowed where site characteristics such as size or topography, preclude multi-unit development. This District also provides for uses such as schools, daycare centers, parks, and community facilities that may be appropriate in a higher-density residential environment. This District implements the High Density Residential General Plan/Local Coastal Plan Land Use Designation.

17.05.020 Land Use Regulations

Table TBD, Land Use Regulations-Residential Districts, sets the land use regulations for Residential Districts. The regulations for each district are established by letter designation as follows:

“P” designates permitted uses

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit pursuant to Chapter TBD, Use Permits

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit pursuant to Chapter TBD, Use Permits

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table

“-” designates uses that are not permitted

For all uses, approval of a Coastal Development Permit pursuant to Chapter TBD, Coastal Development Permits, may be required. See Chapter TBD, Coastal Zone (-CZ) Overlay District.

Land uses are defined in Chapter TBD, Land Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to specific regulations applicable to the particular use classification located in other sections of this Code.

TABLE TBD: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	RL (R-A)	RS (R-1)	RM (R-2)	RH (R-3, R-4)	Additional Regulations
	Previous district name in ()				
Residential Uses					
Residential Housing Types	See subclassifications below				
Single-Unit Dwelling, Detached	P	P	P	M(1)	See §TBD.B, Residential Development
Single-Unit Dwelling, Attached	-	P	P	P	See §TBD.B, Residential Development
Two-Unit Dwelling	-	-	P	P	See §TBD.B, Residential Development
Multi-Unit Residential	-	-	P	P	See §TBD.B, Residential Development
Accessory Dwelling Unit	P	P	P	P	See §TBD.B, Accessory Dwelling Units
Employee Housing	See Section TBD, Employee Housing				
Family Day Care	See subclassifications below				
Small	P	P	P	P	
Large	P	P	P	P	Must be located 300 feet from any other Large Family Day Care
Group Residential	-	-	C	C	
Mobilehome Park	-	-	C(2)	C(2)	
Residential Care Facilities	See subclassifications below				
Small	P	P	P	P	
Large	-	-	M	M	
Residential Facility, Assisted Living	-	-	M	M	
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same Zoning District.				
Transitional Housing					

TABLE TBD: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS*P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed**Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District*

Land Use Classification	RL (R-A)	RS (R-1)	RM (R-2)	RH (R-3, R-4)	Additional Regulations
	Previous district name in ()				
Public/Semi Public Uses					
Day Care Centers	-	-	C	C	See §TBD, Day Care
Park and Recreation Facilities	M	M	M	M	
Parking Lots and Structures	-	-	-	C	
Schools	C	C	C	C	
Social Service Facilities	-	-	M	M	
Commercial Uses					
Agriculture	P	-	-	-	See §TBD, Animal Keeping for livestock density limits
Farmer’s Markets	C	C	C	C	See §TBD, Farmer’s Markets
Lodging	See subclassification below				
Hotels and Motels	-	-	-	C	
Short-term Vacation Rental	P	P	P	P	See §TBD, Short-term Vacation Rentals
Offices	-	-	-	C	
Transportation, Communication, and Utility Uses					
Public Works and Utilities	C	C	C	C	
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities				
Urban Agriculture Uses					
Community Garden	P	P	P	P	See §TBD, Urban Agriculture
Market Garden, less than one acre	P	P	P	P	See §TBD, Urban Agriculture
Market Garden, one acre or more	M	C	C	C	See §TBD, Urban Agriculture
Private Garden	P	P	P	P	See §TBD, Urban Agriculture
Other Uses					
Accessory Uses and Structures	See Section TBD, Accessory Structures, and Section TBD, Accessory Uses				

TABLE TBD: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	RL (R-A)	RS (R-1)	RM (R-2)	RH (R-3, R-4)	Additional Regulations
	Previous district name in ()				
Animal Keeping	See Section TBD, Animal Keeping				
Home Occupations	See Section TBD, Home Occupations				
Nonconforming Use	See Chapter TBD, Nonconforming Uses, Structures, and Lots				
Recharging Station	See Section TBD, Recharging Stations				
Solar Energy Systems	See Section TBD, Solar Energy Systems				
Temporary Use	See Section TBD, Temporary Uses				

Specific Limitations:

1. Allowed only where site characteristics, such as size or topography, preclude multi-unit development.
2. Limited to sites with a minimum of three acres.

Chapter 17.06 Commercial and Mixed Use Districts

Note: The names of existing zoning districts are changed as follows:

MCR: Neighborhood Commercial (NC)

C-1: Community Commercial (CC)

C-2: District Commercial (DC)

C-VS: Visitor Serving Commercial (VSC)

Use allowances have been refined consistent with the General Plan/Coastal Land Use Plan land use designations and State and federal law.

17.06.010 Purpose and Applicability

The specific purposes of the Commercial and Mixed Use Districts are to:

- A. Provide for the orderly, well-planned, and balanced development of commercial and mixed-use districts;
- B. Designate adequate land for a full range of local- and regional-serving retail and commercial services consistent with the General Plan/Local Coastal Plan to maintain and strengthen the city's economic resources;
- C. Provide appropriately located areas for a range of commercial uses that provide for a variety of good and services for residents, employees, and visitors;
- D. Provide opportunities for a mix of complementary uses that may combine residential and nonresidential uses or combine a variety of nonresidential uses on the same site; and
- E. Promote pedestrian-oriented, mixed-use commercial centers at appropriate locations.

Additional purposes of each Commercial and Mixed Use District are as follows:

Neighborhood Commercial (NC). This District is intended to provide areas for smaller-scale neighborhood commercial areas which provide goods, services, and businesses to meet the day-to-day needs of nearby residents. Residential uses are allowed above and behind commercial uses and as stand-alone development in certain areas. This District implements the Neighborhood Commercial General Plan/Local Coastal Plan Land Use Designation.

Community Commercial (CC). This District is intended to create, maintain and enhance walkable community commercial areas that provide a mix of community-oriented uses including retail stores, restaurants, professional and medical offices, and personal services. Residential uses are allowed above and behind commercial uses and as stand-alone development in certain areas. This District implements the Community Commercial and the Mixed Use General Plan/Local Coastal Plan Land Use Designation.

District Commercial (DC). This District provides locations for retail, commercial, and service uses that meet local and regional demand. It is intended for larger-scale development that is appropriate in an auto-oriented environment. This District implements the District Commercial General Plan/Local Coastal Plan Land Use Designation.

Visitor Serving Commercial VSC. This District is intended to provide areas for visitor-oriented services and uses located at easily accessible locations and tourist destinations. A range of visitor-serving uses are allowed, including hotels and motels, restaurants, retail, recreation, and other uses that accommodate visitor needs and activities. Residential uses are allowed in certain areas. This District implements the Visitor-Serving Commercial General Plan/Local Coastal Plan Land Use Designation.

17.06.020 Land Use Regulations

Table TBD, Land Use Regulations-Commercial and Mixed Use Districts, sets the land use regulations for Commercial and Mixed Use “P” designates permitted uses

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit pursuant to Chapter TBD, Use Permits

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit pursuant to Chapter TBD, Use Permits

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table

“-” designates uses that are not permitted

For all uses, approval of a Coastal Development Permit pursuant to Chapter TBD, Coastal Development Permits, may be required. See Chapter TBD, Coastal Zone (-CZ) Overlay District.

Land uses are defined in Chapter TBD, Land Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to specific regulations applicable to the particular use classification located in other sections of this Code.

TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS*P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed**Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District*

Land Use Classification	NC (MCR)	CC (C-1)	DC (C-2)	VSC (C-VS)	Additional Regulations
	Previous district name in ()				
Residential Uses					
Residential Housing Types	See subclassifications below				
Single-Unit Dwelling, Detached	M(1)	-	-	-	
Single-Unit Dwelling, Attached	M(1)	C(2)	-	C(4)	
Two-Unit Dwelling	M(1)	-	-	-	
Multi-Unit Residential	M(1)	C(2)	-	C(4)	
Family Day Care	See subclassifications below				
Small	P	P	-	P	
Large	P	P	-	P	Must be located 300 feet from any other Large Family Day Care
Group Residential	-	C(2)	-	-	
Residential Care Facilities	See subclassifications below				
Small	P	P	-	-	
Residential Facility, Assisted Living	M	M(3)	-	-	
Single Room Occupancy	M	P(2)	-	-	See §TBD, Single Room Occupancy
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same Zoning District.				
Transitional Housing					
Public/Semi Public Uses					
Campgrounds and Recreational Vehicle Parks	-	-	C	C	
Community Assembly	M	P	P	M	
Cultural Institutions	-	P	P	P	
Day Care Centers	M	M	M	-	See §TBD, Day Care
Emergency Shelter	-	P	-	-	See §TBD, Emergency Shelters
Government Offices	P	P	P	-	
Harbor, Port, and Marina Facilities	-	-	-	C	

TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	NC (MCR)	CC (C-1)	DC (C-2)	VSC (C-VS)	Additional Regulations
	Previous district name in ()				
Hospitals and Clinics	See subclassifications below				
Hospitals	-	-	C	-	
Clinics	M	C(3)	P	-	
Skilled Nursing Facilities	-	C(3)	-	-	
Instructional Services	-	P	P	P	
Park and Recreation Facilities	-	P	P	P	
Parking Lots and Structures	-	P	P	P	
Public Safety Facilities	M	P	P	M	
Social Service Facilities	M	M	M	-	
Commercial Uses					
Animal Care, Sales, and Services	See subclassifications below				
Animal Daycare	M	-	M	-	
Grooming and Pet Stores	-	-	P	-	
Veterinary Services	P	-	P	-	
Artist Studio	P	P	P	P	
Automobile/Vehicle Sales and Services	See subclassifications below				
Automobile/Vehicle Rentals	-	-	P	-	See §TBD, Automobile/Vehicle Sales and Services
Automobile/Vehicle Sales and Leasing	-	-	P	-	See §TBD, Automobile/Vehicle Sales and Services
Automobile/Vehicle Repair, Major	C	-	P	-	See §TBD, Automobile/Vehicle Sales and Services
Automobile/Vehicle Service and Repair, Minor	M	-	P	-	See §TBD, Automobile/Vehicle Sales and Services
Large Vehicle and Equipment Sales, Service, and Rental	-	-	P	-	See §TBD, Automobile/Vehicle Sales and Services

TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS*P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed**Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District*

Land Use Classification	NC (MCR)	CC (C-1)	DC (C-2)	VSC (C-VS)	Additional Regulations
	Previous district name in ()				
Service Stations	C	-	C	-	See §TBD, Automobile/Vehicle Sales and Services
Washing	C	-	P	-	See §TBD, Automobile/Vehicle Sales and Services
Banks and Financial Institutions	P	P	P	P	
Business Services	P	P	P	-	
Commercial Entertainment and Recreation	See subclassifications below				
Cinema/Theaters	M	P	M	P	
Indoor Sports and Recreation	P	P	P	P	
Outdoor Entertainment	-	-	-	M	
Outdoor Recreation	-	-	-	P	
Drive-through Facility	C	-	-	-	See §TBD, Drive Through Facilities
Eating and Drinking Establishments	See subclassifications below				
Bars/Night Clubs/Lounges	C	C	C	C	
Food and Beverage Tasting	P	P	P	P	
Restaurant	P	P	P	P	
Farmer’s Markets	P	P	P	P	See §TBD, Farmer’s Markets
Food Preparation	P	P	P	P	
Funeral Parlors and Interment Services	C	-	C	-	
Lodging	See subclassifications below				
Hotels and Motels	P	P	-	P	
Short-term Vacation Rental	P	P	-	P	See §TBD, Short-term Vacation Rentals
Maintenance and Repair Services	P	P	P	-	
Nonpermanent Vending	See Chapter TBD, Nonpermanent Vending				
Nurseries and Garden Centers	P	P	P	P	

TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	NC (MCR)	CC (C-1)	DC (C-2)	VSC (C-VS)	Additional Regulations
	Previous district name in ()				
Offices	See subclassifications below				
Business and Professional	P	P	P	-	
Medical and Dental	P	P(3)	P	-	
Personal Services	See subclassifications below				
Fortune, Palm, and Card Reader	P	P	-	-	See §TBD, Personal Services
General Personal Services	P	P	P	P	See §TBD, Personal Services
Tattoo or Body Modification Parlor	P	P	P	-	See §TBD, Personal Services
Retail Sales	See subclassifications below				
Building Materials Sales and Services	P	P	P	-	
Food and Beverage Sales	P	P	P	P	
General Retail	P	P	P	P	
Industrial Uses					
Custom Manufacturing	P	P	P	-	
Food and Beverage Manufacturing	See subclassifications below				
Limited/Small Scale	P	P	P	-	
Recycling Facilities	See subclassifications below				
Reverse Vending Machines	M	-	P	-	See §TBD, Recycling Facilities
Recycling Collection Facilities	C	-	C	-	See §TBD, Recycling Facilities
Warehousing and Storage	See subclassifications below				
Self Storage	C	-	C	-	See §TBD, Self Storage
Transportation, Communication, and Utility Uses					
Light Fleet-Based Services	-	-	P	-	
Public Works and Utilities	P	P	P	-	
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities				

TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS*P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed**Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District*

Land Use Classification	NC (MCR)	CC (C-1)	DC (C-2)	VSC (C-VS)	Additional Regulations
	Previous district name in ()				
Transportation Passenger Terminals	P	P	P	P	
Urban Agriculture Uses					
Community Garden	P	P	-	-	See §TBD, Urban Agriculture
Market Garden, less than one acre	P	-	-	-	See §TBD, Urban Agriculture
Market Garden, one acre or more	M	-	-	-	See §TBD, Urban Agriculture
Private Garden	P	P	-	-	See §TBD, Urban Agriculture
Other Uses					
Accessory Uses and Structures	See Section TBD, Accessory Structures, and Section TBD, Accessory Uses				
Nonconforming Use	See Chapter TBD, Nonconforming Uses, Structures, and Lots				
Recharging Station	See Section TBD, Recharging Stations				
Solar Energy Systems	See Section TBD, Solar Energy Systems				
Temporary Use	See Section TBD, Temporary Uses				

Specific Limitations:

1. Must be located above and behind commercial uses except within the Mixed-Use Residential Overlay. Within the Mixed-Use Residential Overlay, residential uses in any configuration, including as stand-alone residential development, is allowed subject to Minor Use Permit approval.
2. Must be located above or behind non-residential uses.
3. Not allowed along Morro Bay Boulevard.
4. Allowed with Conditional Use Permit approval in the Mixed-Use Residential Overlay when provided as part of a visitor-serving, mixed-use development.

Chapter 17.07 Industrial Districts

Provisions of the existing M-1 (IG) and M-2 (ICD) Districts are carried forward, formatted and revised for consistency with the structure of the new Code. Use allowances have been refined consistent with the General Plan/Coastal Land Use Plan land use designations and State and federal law.

17.07.010 Purpose and Applicability

The purposes of the Industrial Districts are to:

- A. Designate adequate land for businesses, professional offices, and industrial growth consistent with the General Plan/Local Coastal Plan to maintain and strengthen the City's economic resources;
- B. Provide a range of employment opportunities to meet the needs of current and future residents;
- C. Provide areas for a wide range of manufacturing, industrial processing, and service commercial uses and protect areas where such uses now exist; and
- D. Preserve appropriately sited land for uses which must be located near the coast to function.

Industrial-General (IG). The IG District is intended to provide areas for a variety of industrial and service uses. Retail, service, and other supporting uses serving employees and businesses are also allowed. This district implements General (Light) Industrial General Plan/Local Coastal Plan Land Use Designation.

Industrial-Coastal-Dependent (ICD). The ICD District is intended to provide areas for coastal dependent industrial land uses that are given priority by the California Coastal Act for location adjacent to the coastline. This district implements Coastal-Dependent Industrial General Plan/Local Coastal Plan Land Use Designation.

17.07.020 Land Use Regulations

Table TBD, Land Use Regulations-Industrial Districts, sets the land use regulations for Industrial Districts. The regulations for each district are established by letter designation as follows:

“P” designates permitted uses

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit pursuant to Chapter TBD, Use Permits

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit pursuant to Chapter TBD, Use Permits

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table

“-” designates uses that are not permitted

For all uses, approval of a Coastal Development Permit pursuant to Chapter TBD, Coastal Development Permits, may be required. See Chapter TBD, Coastal Zone (-CZ) Overlay District.

Land uses are defined in Chapter TBD, Land Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to specific regulations applicable to the particular use classification located in other sections of this Code.

TABLE TBD: LAND USE REGULATIONS – INDUSTRIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	IG (M-1)	ICD (M-2)	Additional Regulations
	Previous district name in ()		
Residential Uses			
Residential Housing Types	Permitted if existing. New units not allowed.		
Caretaker Unit	P	-	
Public/Semi Public Uses			
Colleges and Trade Schools	P	-	
Government Offices	P	P(1)	
Harbor, Port, and Marina Facilities	-	P	
Instructional Services	P	-	
Park and Recreation Facilities	M	-	
Commercial Uses			
Animal Care, Sales, and Services	See subclassifications below		
Animal Daycare	P	-	

TABLE TBD: LAND USE REGULATIONS – INDUSTRIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	IG (M-1)	ICD (M-2)	Additional Regulations
	Previous district name in ()		
Animal Shelter and Boarding	P	-	
Veterinary Services	P	-	
Agriculture	-	P(1)	
Automobile/Vehicle Sales and Services	See subclassifications below		
Automobile/Vehicle Rentals	P	-	See §TBD, Automobile/Vehicle Sales and Services
Automobile/Vehicle Sales and Leasing	P	-	See §TBD, Automobile/Vehicle Sales and Services
Automobile/Vehicle Repair, Major	P	-	See §TBD, Automobile/Vehicle Sales and Services
Automobile/Vehicle Service and Repair, Minor	P	-	See §TBD, Automobile/Vehicle Sales and Services
Large Vehicle and Equipment Sales, Service, and Rental	P	P(1)	See §TBD, Automobile/Vehicle Sales and Services
Service Stations	P	-	See §TBD, Automobile/Vehicle Sales and Services
Towing and Impound	P	-	See §TBD, Automobile/Vehicle Sales and Services
Washing	P	C(1)	See §TBD, Automobile/Vehicle Sales and Services
Business Services	P	-	
Food Preparation	P	-	
Maintenance and Repair Services	P	C(1)	
Nonpermanent Vending	See Chapter TBD, Nonpermanent Vending		
Offices	See subclassifications below		
Business and Professional	P	P(1)	
Retail Sales	See subclassifications below		
Food and Beverage Sales	P	-	
General Retail	P	P(1)	
Industrial Uses			
Construction and Material Yards	P	-	
Custom Manufacturing	P	-	

TABLE TBD: LAND USE REGULATIONS – INDUSTRIAL DISTRICTS*P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed**Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District*

Land Use Classification	IG (M-1)	ICD (M-2)	Additional Regulations
	Previous district name in ()		
Food and Beverage Manufacturing	See subclassifications below		
Limited/Small Scale	P	-	
General/Large Scale	M	-	
General Industrial	M	M(1)	
Light Industrial	P	P(1)	
Oil and Gas Explorations and Development Offshore	-	C	See §TBD, Off-shore Oil Development
Recycling Facilities	See subclassifications below		
Recycling Collection Facilities	P	-	See §TBD, Recycling Facilities
Recycling Processing Facilities	C	-	See §TBD, Recycling Facilities
Research and Development	P	C(1)	
Salvage and Wrecking	C	C(1)	
Warehousing and Storage	See subclassifications below		
Indoor Warehousing and Storage	P	P(1)	
Outdoor Storage	C	C(1)	
Self Storage	C	-	See §TBD, Self Storage
Wholesaling and Distribution	P	P(1)	
Transportation, Communication, and Utility Uses			
Docks, Piers, and other Coastal-Related Infrastructure	-	P	
Light Fleet-Based Services	P	-	
Public Works and Utilities	P	P	
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities		
Transportation Passenger Terminals	P	-	
Other Uses			
Accessory Uses and Structures	See Section TBD, Accessory Structures, and Section TBD, Accessory Uses		

TABLE TBD: LAND USE REGULATIONS – INDUSTRIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	IG (M-1)	ICD (M-2)	Additional Regulations
	Previous district name in ()		
Nonconforming Use	See Chapter TBD, Nonconforming Uses, Structures, and Lots		
Recharging Station	See Section TBD, Recharging Stations		
Solar Energy Systems	See Section TBD, Solar Energy Systems		
Temporary Use	See Section TBD, Temporary Uses		

Specific Limitations:

1. Limited to coastal-dependent and coastal-related uses. Development priority shall be given to coastal-dependent uses.

Chapter 17.08 Public and Semi-Public Districts

Note: The names of existing zoning districts are changed as follows:

SCH: Public Facility (PF)

GC: Park and Recreation (PR)

OA: Open Space (OS)

Use allowances have been refined consistent with the General Plan/Coastal Land Use Plan land use designations and State and federal law.

17.08.010 Purpose and Applicability

The purposes of Public and Semi-Public Districts are to:

- A. Provide land for development of public, quasi-public, and open space uses that provide services to the community and support existing and new residential, commercial, and industrial land uses.
- B. Provide areas for educational facilities, cultural and institutional uses, health services, parks and recreation, general government operations, utility and public service needs, and other similar and related supporting uses.
- C. Provide opportunities for outdoor recreation, and meet the recreational needs of Morro Bay residents.
- D. Reserve areas for passive recreation and habitat protection.

Additional purposes of each Public and Semi-Public District:

Public Facility (PF). The PF District is intended for facilities that serve the public, such as government buildings and service facilities, schools, hospitals, cultural centers, and other public and quasi-public uses. The Public Facility District implements the Public/Institutional General Plan/Local Coastal Plan Land Use Designation.

Park and Recreation (PR). The PR District is intended to identify and maintain areas for active recreation, including City parks and other areas that support recreational activities. Uses include parks, playgrounds, campgrounds, picnic areas, sports fields, golf courses, recreational clubs, and other appropriate recreational uses. This District implements the Open Space/Recreation and the Golf Course General Plan/Local Coastal Plan Land Use Designations.

Open Space (OS). The OS District is intended for open space, undeveloped parkland, habitat and natural resource areas, and other areas that provide open space, habitat protection and enhancement, or support passive recreation such as beach areas, linear parks, trails. This District implements the Open Space/Recreation General Plan/Local Coastal Plan Land Use Designation.

17.08.020 Land Use Regulations

Table TBD, Land Use Regulations-Public and Semi-Public Districts, sets the land use regulations for Public and Semi-Public Districts. The regulations for each district are established by letter designation as follows:

“P” designates permitted uses

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit pursuant to Chapter TBD, Use Permits

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit pursuant to Chapter TBD, Use Permits

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table

“-” designates uses that are not permitted

For all uses, approval of a Coastal Development Permit pursuant to Chapter TBD, Coastal Development Permits, may be required. See Chapter TBD, Coastal Zone (-CZ) Overlay District.

Land uses are defined in Chapter TBD, Land Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to specific regulations applicable to the particular use classification located in other sections of this Code.

TABLE TBD: LAND USE REGULATIONS – PUBLIC AND SEMI-PUBLIC DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	PF (SCH)	PR (GC)	OS (OA)	Additional Regulations
	Previous district name in ()			
Public/Semi Public Uses				
Campgrounds and Recreational Vehicle Parks	-	C	-	
Cemetery	P	-	-	
Colleges and Trade Schools	P	-	-	
Community Assembly	P	P	-	

TABLE TBD: LAND USE REGULATIONS – PUBLIC AND SEMI-PUBLIC DISTRICTS*P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed**Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District*

Land Use Classification	PF (SCH)	PR (GC)	OS (OA)	Additional Regulations
	Previous district name in ()			
Cultural Institutions	P	P	-	
Day Care Centers	P	-	-	See §TBD, Day Care
Emergency Shelter	P	-	-	See §TBD, Emergency Shelters
Government Offices	P	-	-	
Harbor, Port, and Marina Facilities	C	-	-	
Hospitals and Clinics	See subclassifications below			
Hospitals	C	-	-	
Clinics	P	-	-	
Skilled Nursing Facilities	C	-	-	
Instructional Services	P	-	-	
Park and Recreation Facilities	P	P	P(1)	
Public Safety Facilities	P	-	-	
Schools	P	-	-	
Social Service Facilities	P	-	-	
Commercial Uses				
Animal Care, Sales, and Services	See subclassifications below			
Animal Shelter and Boarding	C(2)	-	-	
Commercial Entertainment and Recreation	See subclassifications below			
Indoor Sports and Recreation	P	P	-	
Outdoor Entertainment	C	C	-	
Outdoor Recreation	P	P	-	
Eating and Drinking Establishments	See subclassifications below			
Restaurant	-	C	-	
Farmer’s Markets	P	P	-	See §TBD, Farmer’s Markets
Nonpermanent Vending	See Chapter TBD, Nonpermanent Vending			

TABLE TBD: LAND USE REGULATIONS – PUBLIC AND SEMI-PUBLIC DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	PF (SCH)	PR (GC)	OS (OA)	Additional Regulations
	Previous district name in ()			
Retail Sales	See subclassifications below			
Food and Beverage Sales	P(3)	P(3)	-	
General Retail	P(3)	P(3)	-	
Industrial Uses				
Recycling Facilities	See subclassifications below			
Reverse Vending Machines	C	-	-	See §TBD, Recycling Facilities
Recycling Collection Facilities	C	-	-	See §TBD, Recycling Facilities
Recycling Processing Facilities	C	-	-	See §TBD, Recycling Facilities
Transportation, Communication, and Utility Uses				
Public Works and Utilities	P	-	-	
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities			
Transportation Passenger Terminals	P	-	-	
Urban Agriculture Uses				
Community Garden	P	P	-	See §TBD, Urban Agriculture
Market Garden, less than one acre	P	P	-	See §TBD, Urban Agriculture
Market Garden, one acre or more	M	M	-	See §TBD, Urban Agriculture
Other Uses				
Accessory Uses and Structures	See Section TBD, Accessory Structures, and Section TBD, Accessory Uses			
Nonconforming Use	See Chapter TBD, Nonconforming Uses, Structures, and Lots			
Recharging Station	See Section TBD, Recharging Stations			
Solar Energy Systems	See Section TBD, Solar Energy Systems			
Temporary Use	See Section TBD, Temporary Uses			

TABLE TBD: LAND USE REGULATIONS – PUBLIC AND SEMI-PUBLIC DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	PF (SCH)	PR (GC)	OS (OA)	Additional Regulations
	Previous district name in ()			

Specific Limitations:

1. Limited to trails, wildlife preserves and open space uses that maintain the site in its natural state. No building, structure or improvements shall be constructed in these areas, except for those required for public access, public restrooms, informational signage, trash containers, parking facilities, and facilities needed for protecting environmental resources and general upkeep and maintenance of the property.
2. Limited to government or non-profit animal shelter located a minimum of 100 feet from a residential use or district.
3. Limited to gift shops and cafes associated with a Public/Semi Public use.

Chapter 17.09 Waterfront and Harbor Area Districts

Note: Use regulations of the existing CF, H, and WF districts are carried forward. There are no substantive changes to the use regulations for these districts.

17.09.010 Purpose and Applicability

The specific purposes of the Waterfront and Harbor Area Districts are to:

- A. Ensure that waterfront development is attractive and pedestrian-friendly through greater pedestrian-oriented development, street furniture, and a more efficient solution to traffic circulation and automobile parking. Achieve an architectural character for the Embarcadero area that is in keeping with a working fishing community.
- B. Preserve the attraction of the City as a tourist destination with visitor-serving facilities, shopping and amusement areas, recreational amenities, and public parks and beaches, but still retain the City's small-town "fishing port" character.

Additional purposes of each Waterfront and Harbor Area District are as follows:

Commercial Fishing (CF). This District is intended to preserve areas that serve or facilitate licensed fishing activities or commercial fishing and incidental uses pursuant to Measure "D" of the June 2, 1981 City ballot. The CF District is intended to retain the City's small-town fishing image and to ensure that development does not conflict with the fishing industry. Land uses are limited to coastal dependent uses including boating and fishing facilities, marine sales and services, and incidental parking and utility uses.

Harbor (H). This District designates areas within City limits covered by water, excluding sensitive habitat areas, for those uses which must be located on the water in order to function, or as an accessory use to a land based/shore facility or structure.

Waterfront (WF). This District is intended to provide for the continued mixture of visitor-serving commercial and recreational and harbor-dependent land uses in appropriate waterfront areas.

17.09.020 Land Use Regulations

A. CF District.

- 1. ***Expressly Prohibited Uses.*** The City shall not grant any permit, authorization or other approval of any State-owned tidelands subject to city lease between Beach Street and Target Rock, unless such development or use is primarily for the purpose of serving or facilitating licensed commercial fishing activities or noncommercial recreational fishing activities, or if clearly incidental thereto. For purposes of illustration, and not by way of limitation, no approval shall be granted

for any new passenger-for-hire boats or supporting facilities, or for any new restaurant, cafe, gift shop, or other retail establishment servicing the general public and any existing such uses shall hereafter be considered nonconforming and shall not be expanded or enlarged.

2. ***Permitted Uses.*** The following uses are permitted in the CF District.
 - a. Fishing nature observation and access to water uses in accordance with the provisions of the Title 15, Harbor and Ocean Regulations, of the Morro Bay Municipal Code.
 - b. Existing uses may remain and be redeveloped in the same use provided the use is not expanded or enlarged and parking is provided pursuant to Chapter TBD, Parking and Loading.
3. ***Conditionally Permitted Uses.*** The following uses may be permitted in the CF District subject to Conditional Use Permit approval.
 - a. Licensed commercial fishing and noncommercial recreational fishing facilities, and support facilities.
 - b. Support use, structures, connections, and appurtenances to water uses including wharves, docks, piers, slips, quays, launches, fuel docks, hoists, and other facilities necessary or convenient for the promotion and accommodation of commerce and navigation.
 - c. Parks, public open spaces, beach, bike lanes, benches, boardwalks, kiosks, fences and other facilities necessary or convenient for the promotion and accommodation of public access to the waterfront.
 - d. Government buildings and land based support facilities, including but not limited to connections and appurtenances to docks and piers, which are necessary and convenient for the safety and maintenance of waterways.
 - e. Cooling water intake facilities, if found to be consistent with Section 17.09.020.A.1, Expressly Prohibited Uses.

B. H District.

1. ***Permitted Uses.*** The following uses are permitted in the H District.
 - a. Commercial and recreational boating and fishing;
 - b. Swimming;
 - c. Scuba diving and wind surfing in areas designated by the City Council pursuant to Title 15, Harbor and Ocean Regulations, of the Morro Bay Municipal Code;
 - d. Bird and animal observation;

- e. Viewshed; and
 - f. Moorage in inclement weather.
2. ***Conditionally Permitted Uses.*** The following uses may be permitted in the H District subject to Conditional Use Permit approval if the Planning Commission determines they will not impede navigation, nor adversely affect the current tidal flushing of the harbor, or increase shoaling, or otherwise substantially alter the natural shoreline processes and/or existing land forms, unless there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.
- a. *Mariculture;*
 - b. *Houseboat or Vessel Habitation.* Houseboat or vessel habitation as regulated by Title 15, Harbor and Ocean Regulations, of the Morro Bay Municipal Code and subject to the provision of adequate parking as determined by the Planning Commission;
 - c. *Promotion and Accommodation of Commerce and Navigation.* Wharfs, docks, piers, slips, quays, launches, moorings, fuel docks, hoists, observation decks and other facilities necessary or convenient for the promotion and accommodation of commerce and navigation;
 - d. *Recreational Boating and Commercial Fishing.* Recreational boating and commercial fishing facilities subject to the following:
 - i. New recreational boating and passenger for hire facilities shall only be located in the bay south of Beach Street and not be located North of Beach Street.
 - ii. Only new licensed commercial fishing facilities may be located in the bay north of Beach Street.
 - iii. Existing recreational boating and passengers-for-hire facilities located north of Beach Street may be modified but not expanded.
 - iv. Prior to allowing new noncommercial recreational boating facilities, the planning commission shall consider the present and future demand for such facilities and for other coastal dependent uses, to ensure that new recreational boating facilities will not preclude reasonable expansion of commercial fishing facilities and other coastal dependent uses.
 - e. *Preservation of the Morro Bay Wetland Estuarine System.* Diking, dredging and filling where the planning commission finds such activities are consistent (both on an individual and cumulative project basis) with the

preservation of the Morro Bay wetland estuarine system, and limited to the following:

- i. New or expanded port, and coastal-dependent industrial facilities, including commercial fishing facilities.
- ii. Maintaining existing, or restoring previously dredged depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
- iii. Incidental public service purposes, including but not limited to burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
- iv. Mineral extraction, including sand for restoring beaches.
- v. Restoration purposes and off-site biological improvement area for mitigation offset purposes.
- vi. Nature study, aquaculture or similar resource-dependent activities.

C. **WF District.**

1. ***Existing Residential Uses.*** The number of residential uses existing in the WF District at the time of adoption of the Ordinance codified in this Chapter shall be permitted to remain.
2. ***Development Priority.*** Development priority shall be given to coastal-dependent uses which are consistent with traffic, circulation and parking constraints as determined by the City.
3. ***Conditionally Permitted Uses.*** The following uses may be permitted in the WF District subject to Conditional Use Permit approval.
 - a. Visitor-serving commercial and recreational uses, including but not limited to those allowed in the VSC District, but excluding parking structures and overnight recreational vehicle camping.
 - b. Retail and wholesale seafood markets and seafood processing.
 - c. Dockage and support facilities for licensed commercial fishing and recreational (including sport fishing), boats subject to the following additional conditions: Prior to allowing support structures and uses for new recreational boating facilities, the planning commission shall consider the present and future demand for such facilities and for other coastal-development uses, to ensure that new recreational boating facilities will not prelude reasonable expansion of commercial fishing facilities and other coastal dependent uses.

- d. Support uses, structures, connections, and appurtenances to water uses including wharves, docks, pier, slips, quay, launches, fuel docks, hoists, and other facilities necessary or convenient for the promotions and accommodation of commerce and navigation.
- e. Parks, observation decks and platforms, patios, boardwalks, benches, kiosks, kiosks and other facilities necessary or convenient for the promotion and accommodation of public access to the waterfront.

Standards for Specific Uses

Chapter 17.10 Standards for Specific Uses

Note: This chapter establishes standards and requirements applicable to particular uses regardless of which district they are located within. Substantive changes to existing provisions are noted.

17.10.010 Purpose

The purpose of this Chapter is to establish standards for the location, site planning, development, and operations of certain land uses that are allowed by Division II, District Regulations, within individual or multiple districts, and for activities that require special standards to minimize the impacts of these uses and activities on surrounding properties and to protect the health, safety, and welfare of their occupants and of the general public.

17.10.020 Applicability

Each land use and activity covered by this Chapter shall comply with the requirements of the section applicable to the specific use or activity, in addition to any applicable standard this Zoning Code requires in the district where the use or activity is proposed and all other applicable provisions of this Code.

- A. The uses that are subject to the standards in this Chapter shall be located only where allowed by base or overlay district use regulations or by a specific plan.
- B. The uses that are subject to the standards in this Chapter are allowed only when authorized by the planning permit required by district regulations except where this Chapter establishes a different planning permit requirement for a specific use.

17.10.030 Accessory Uses

An accessory use shall be ancillary to a primary use and shall be allowed only in conjunction with a primary use or building to which it relates under the same regulations as the main use in any district. These regulations are found in the use regulation tables in Division II, District Regulations, and may be subject to specific standards found in this Chapter or within each district, as specified in the tables. Accessory uses and structures are also subject to the development and site regulations found in Chapter TBD, General Site Regulations.

17.10.040 Accessory Dwelling Units

Note: Regulations for Accessory Dwelling Units have been updated consistent with State law that limits the ability of local jurisdictions to regulate certain aspects of accessory dwelling unit development, including setbacks for garage conversions and dwelling units constructed above a garage, utilities, parking, and instances where accessory dwelling units are constructed entirely within existing structure.

Accessory dwelling units shall comply with all provisions of the base, overlay, or specific plan district, except as modified by this Section.

- A. **Residential Density.** An accessory dwelling unit is a residential use that is consistent with the existing general plan and zoning designations for lots within the residential district. Any accessory dwelling unit constructed pursuant to this Section shall not be considered as a dwelling unit in density calculations.
- B. **Primary Dwelling Unit Required.** The lot shall contain an existing detached single-unit dwelling at the time an application for an accessory dwelling unit is submitted, or the application for the accessory dwelling unit may be made in conjunction with the development of the primary dwelling.
- C. **Number of Units.** No more than one accessory dwelling unit shall be permitted on any one lot.
- D. **Floor Area.**
 - 1. **Detached Accessory Dwelling Units.** The total floor area, including an attached garage, of an accessory dwelling unit that is detached from the primary dwelling unit shall not exceed 900 square feet or 50 percent of the living area of the primary dwelling, whichever is less; except that a maximum of 1,200 square feet may be allowed with Conditional Use Permit approval.
 - 2. **Attached Accessory Dwelling Units.** The total floor area of an accessory dwelling unit that is attached to the primary dwelling unit shall not exceed 30 percent of the living area of the primary dwelling unit.
- E. **Setbacks.** Accessory dwelling units shall comply with the setback standards applicable to other structures within the district in which the lot is located except as provided below.
 - 1. **Garage Conversions.** No setback shall be required for an existing, legally permitted, garage that is converted to an accessory dwelling unit. However, no addition may be constructed to the converted garage that increases the encroachment into the setback.

2. **Accessory Dwelling Unit Constructed Above a Garage.** If an accessory dwelling unit is constructed above a garage, a setback of no more than five feet from the interior lot lines shall be required for the accessory dwelling unit.
- F. **Design and Materials.** The exterior design and materials of the accessory dwelling unit shall be visually compatible with the primary dwelling in regard to the roof, building walls, doors, windows, horizontal/vertical expression, and architectural detail.
- G. **Utilities.** Accessory dwelling units shall be metered separately from the primary dwelling for gas, electricity, communications, water, and sewer services except for accessory dwelling units constructed entirely within existing structures pursuant to Subsection TBD, Special Provisions for Accessory Dwelling Units Constructed Entirely Within Existing Structures.
- H. **Conversion of Enclosed Parking.** If enclosed parking for the primary dwelling, is converted or demolished in conjunction with the construction of an accessory dwelling unit, it shall be replaced elsewhere on the property. The replacement spaces may be covered, uncovered, in a tandem configuration, or in a mechanical lift and shall conform to parking standards pursuant to Section TBD, Parking and Loading, except that uncovered parking may be allowed in a required setback with Minor Use Permit approval.
- I. **Required Parking.** Automobile parking is not required for an accessory dwelling unit. Required parking for the primary dwelling shall be provided pursuant to Chapter TBD, Parking and Loading.
- J. **Special Provisions for Accessory Dwelling Units Constructed Entirely Within Existing Structures.** Notwithstanding any other provision of this Section, the City shall ministerially approve an application for a building permit to create an accessory dwelling unit and shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge if all of the following requirements are satisfied:
 1. The lot is located within a Residential District on a lot that otherwise would not qualify for more than one dwelling unit,
 2. The construction will result in no more than one primary residence and one accessory dwelling unit on the lot,
 3. The proposed accessory dwelling unit will be contained entirely within the permitted floor area of the existing primary residence or an existing accessory structure on the same lot as the primary residence,
 4. The proposed accessory dwelling unit will have exterior access that is independent from the existing primary residence, and
 5. The interior setbacks of all structures on the lot are sufficient for fire safety.

For purposes of this Subsection, in order to be considered an existing primary residence or an existing accessory structure, the structure must be a legally permitted structure that conforms to current zoning or is legal nonconforming as to current zoning. Accessory dwelling units constructed pursuant to this Subsection shall not be required to provide fire sprinklers if they are not required for the primary residence.

- K. **Occupancy Limitation.** The primary unit and accessory dwelling unit on a lot shall not be rented independently of each other when neither is occupied by the owner of the lot. Primary and accessory dwelling units may be rented under a single rental agreement if the owner is not occupying either unit. The terms of the single rental agreement shall not allow sub-lease of one unit. An owner is deemed to occupy a unit if they hold it off of the rental market for their own use. Accessory dwelling units shall not be used as short term rentals.
- L. **Acceptance of Existing Accessory Dwelling Units.** Each accessory dwelling unit that existed on or before March 1, 2016, and that meets the requirements of the Uniform Housing Code, as determined by the Building Inspector, on a lot that includes the required number of parking spaces for both the primary dwelling and the accessory dwelling unit, is exempt from the unit size and design requirements of this Section; provided a timely Acceptance Certificate is issued pursuant to the provisions below.
1. **Acceptance Certificate Required.** To obtain an Acceptance Certificate, an owner of an existing accessory dwelling unit must file an application with the Community Development Department for acceptance of the unit on or before *[DATE]*. *(within two years of certification of this ordinance)*
 2. **Application and Procedure.** An application for a certificate timely filed must include a site and floor plan, documentation of ownership, additional materials as required to establish the approximate date the accessory dwelling unit was built, and a fee, as established by City Council resolution. Upon receipt of the application, the Building Inspector will schedule an inspection.
 - a. If the accessory dwelling unit meets basic health and safety standards as identified in the then current Uniform Housing Code, then an Acceptance Certificate will be issued and the accessory dwelling unit address will be entered into the City's database indicating the accessory dwelling unit is legal.
 - b. If the required inspection determines the accessory dwelling unit does not meet health and safety standards identified in the then current Uniform Housing Code, and it is brought into compliance within a period of not more than 12 months after the date of inspection, then an Acceptance Certificate will be issued and the accessory dwelling unit address will be entered into the City's database indicating the accessory dwelling unit is legal.

- c. If the required inspection determines the accessory dwelling unit does not meet health and safety standards identified in the then current Uniform Housing Code, and it is not brought into compliance within a period of not more than 12 months after the date of inspection, then that unit shall be deemed illegal and shall be demolished within six months of notice from the City.
3. Notwithstanding the foregoing application, inspection and certification process, no person shall rent or occupy an accessory dwelling unit that fails to meet the standards required by the Uniform Housing Code.
4. An accessory dwelling unit, which receives an Acceptance Certificate, but does not meet site development standards, will be considered a legal nonconforming unit.

17.10.050 Adult Entertainment Businesses

Placeholder. Existing Chapter 17.70, Adult Entertainment Businesses will be incorporated into the final Zoning Code.

17.10.060 Animal Keeping

Note: Existing provisions for the keeping of livestock and other animals are carried forward. New provisions are included for the keeping of bees.

The keeping of animals, including dogs, cats, poultry, rabbits, and other fowl, livestock, and pygmy livestock are subject to the provisions of Title 7, Animals, of the Morro Bay Municipal Code. In addition to the provisions contained in Title 7, Animals, of the Morro Bay Municipal Code, keeping of animals is subject to the following standards:

A. Bees.

1. ***Number of Hives.*** In all districts except the Agriculture District, maximum of two hives per parcel unless otherwise approved with a Minor Use Permit. No limit in the Agriculture District.
2. ***Hive Placement Requirements.***
 - a. Hives shall be located at least five feet from all property lines.
 - b. Hive entrances shall face away from or parallel to the nearest property line(s).
 - c. Hives must either be screened so that the bees must fly over a six-foot barrier, which may be vegetative, before leaving the property, or be placed at least eight feet above the adjacent ground level.

3. **Hive Management Requirements.**
 - a. Hives shall be continually managed to provide adequate living space for their resident bees to prevent swarming.
 - b. Hives shall be requeened at least once every two years to prevent swarming.
 - c. A water source for bees shall be provided at all times on the property where the bees are kept to discourage bee visitation at swimming pools, hose bibs and other water sources on adjacent public or private property.
 - d. Hive maintenance materials or equipment must be stored in a sealed container or placed within a building or other bee-proof enclosure.
 4. **Nuisance.** Bees or hives shall be considered a public nuisance and subject to Section TBD, Enforcement, when any of the following occurs:
 - a. Colonies of bees exhibit defensive or objectionable behavior, or interfere with the normal use of neighboring properties.
 - b. Colonies of bees swarm.
 - c. Bees or hives do not conform to this Code.
 - d. Hives become abandoned by resident bees or by the owner.
- B. **Livestock.** The keeping of livestock is limited to lots one acre or larger in size in the RL or AG District.
1. **Livestock Density in the RL District.** The maximum allowed livestock density in the RL District is two cattle or horses or four sheep or goats per acre. Where there is a combination of cattle or horses and sheep or goats, one bovine animal or horse is the equivalent of two sheep or goats.
 2. **Livestock Density in the AG District.** The maximum allowed livestock density in the Agriculture District is four cattle or horses or eight sheep or goats per acre. Where there is a combination of cattle or horses and sheep or goats, one bovine animal or horse is the equivalent of two sheep or goats. Additional density may be permitted on a temporary basis, not to exceed a period of 45 days.
 3. **Exception.** One livestock may be kept for temporary education projects such as FFA, 4-H, and school projects, on a lot that does not otherwise permit the keeping of livestock.

17.10.070 Automobile/Vehicle Sales and Services

Note: This is a new section with standards applicable to automobile/vehicle sales and service establishments.

Automobile/Vehicle sales and service establishments shall be located, developed and operated in compliance with following standards.

A. Landscaping and Screening.

1. A masonry wall at least six feet in height shall be provided along all lot lines adjacent to a Residential District.
2. At least 10 percent of the site shall be landscaped. All landscaped areas shall be permanently maintained in compliance with Chapter TBD, Landscaping.
3. A landscaped planter with a minimum inside width of six feet and enclosed within a six-inch-high curb shall be provided along the front and street side property lines, except for vehicular circulation openings. A landscaping buffer with a minimum inside width of at least three feet shall be provided along all other property lines.
4. A 600-square-foot planter with a minimum dimension of 20 feet shall be provided at the corner of intersecting streets unless a building is located at the corner.
5. Additional screening and landscaping may be required where necessary to prevent visual impacts on adjacent properties.

B. Standards for Specific Automobile/Vehicle Sales and Leasing Activities. In addition to the other standards of this Section, the following provisions apply to identified automobile/vehicle sales and leasing activities.

1. **Automobile/Vehicle Sales and Leasing.** Automotive servicing or repair is permitted as an accessory use for automobile/vehicle sales and leasing establishments that offer maintenance and servicing of the type of vehicles sold on site.
2. **Automobile/Vehicle Service and Repair, Major and Minor.** Major and minor automobile/vehicle service and repair uses, as well as any other uses, such as auto dealerships or service stations, that perform auto servicing as an accessory activity, are subject to the following standards.
 - a. **Noise.** All body and fender work or similar noise-generating activity shall be conducted within an enclosed masonry or similar building with sound-attenuating construction to absorb noise. Air compressors and other service equipment shall be located inside a building.

- b. *Work Areas.* All work shall be conducted within an enclosed building except: pumping motor vehicle fluids, checking and supplementing various fluids, and mechanical inspection and adjustments not involving any disassembly.
 - c. *Vehicle Storage.* Vehicles being worked on or awaiting service or pick-up shall be stored within an enclosed building or in a parking lot on the property that is screened in compliance with Section TBD.N, Screening. Unattended vehicles may not be parked or stored on the sidewalk adjoining the property, in the street, or in any portion of the public right-of-way within the City.
 - d. *Litter.* The premises shall be kept in an orderly condition at all times. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside a building.
- 3. ***Automobile/Vehicle Washing.*** Automobile/vehicle washing facilities are subject to the following standards.
 - a. *Washing Facilities.* No building or structure shall be located within 30 feet of any public street or within 20 feet of any interior property line of a Residential District. Vehicle lanes for car wash openings shall be screened from public streets to a height of 40 inches. Screening devices shall consist of walls and/or berms with supplemental plant materials.
 - b. *Hours of Operation.* Automobile/vehicle washing facilities are limited to 7:00 a.m. to 10:00 p.m., seven days a week. When abutting a Residential District, the hours of operation shall be between 8:00 a.m. to 8:00 p.m., seven days a week.
- 4. ***Service Stations.*** Service stations and any other commercial use that includes fuel pumps for retail sales of gasoline are subject to the following standards.
 - a. *Pump Islands.* Pump islands shall be located a minimum of 20 feet from any property line to the nearest edge of the pump island. A canopy or roof structure over a pump island may encroach up to 10 feet within this distance.
 - b. *Work Areas.* All work shall be conducted within an enclosed building except: pumping motor vehicle fluids, checking and supplementing various fluids, and mechanical inspection and adjustments not involving any disassembly.
 - c. *Abandonment.* Any service station shall in the case of abandonment or non-operation of the primary use be dismantled and the site cleared within 12 months subsequent to the close of the last business day.

- C. **Required Findings.** The decision-making authority shall only approve a Use Permit for an automobile/vehicle sales and service facility if it finds that:
1. The project is designed so that form and scale are harmonious and consistent with the character of the specific site, the adjacent uses and structures, and the surrounding neighborhood.
 2. The site design, including the location and number of driveways, will promote safe and efficient on-site and off-site traffic circulation.
 3. Service bay openings are designed to minimize the visual intrusion on surrounding streets and properties.
 4. Lighting is designed to be low-profile, indirect or diffused and to avoid adverse impacts on surrounding uses.
 5. The washing facility will not have an adverse impact on water supply and quality.
- D. **Conditions of Approval.** Conditions of approval may include limitations on operational characteristics of the use; restrictions on outdoor storage and display, location of pump islands, canopies and service bay openings; and/or requirements for buffering, screening, lighting, planting areas, or other site elements, in order to avoid adverse impacts on adjacent lots or the surrounding area.

17.10.080 Day Care

Note: New limitations on the hours of operation and requirement for a pick-up and drop-off plan are incorporated.

Day care centers shall be located, developed and operated in compliance with the following standards:

- A. **License.** The operator shall secure and maintain a license from the State of California Department of Social Services.
- B. **Outdoor Space.** A minimum of 75 square feet of outdoor space for each child who is not an infant shall be provided unless waived by the Director provided the applicant can demonstrate that there is a public park, school or other public open areas in close proximity.
1. The outdoor space shall be either owned or leased by the applicant and cannot be shared with other property owners unless permission is granted by the other property owners.
 2. The outdoor space shall not be located in any required front or street side setback.

3. The outdoor space shall be screened with a periphery wall, constructed of wood or masonry, or landscaping screen and shall achieve 75 percent opacity. Chain metal fencing or barbed wire is prohibited.
- C. **Hours of Operation.** Hours of operation shall only be within the hours of 6:00 a.m. and 8:00 p.m., Monday through Friday. Additional hours may be allowed subject to approval of a Minor Use Permit.
- D. **Pick-up and Drop-off Plan.** A plan and schedule for the pick-up and drop-off of children or clients shall be submitted for approval by the Director. The plan shall demonstrate that adequate parking and loading are provided to minimize congestion and conflict points on travel aisles and public streets. The plan shall include an agreement for each parent or client to sign that includes, at a minimum:
 1. A scheduled time for pick-up and drop-off with allowances for emergencies; and
 2. Prohibitions of double-parking, blocking driveways of neighboring properties, or using driveways of neighboring properties to turn around.

17.10.090 Drive Through Facilities

Note: This is a new section with standards applicable to drive-through facilities.

Drive-in or drive-through facilities shall be located, developed and operated in compliance with the following standards:

- A. **Circulation Plan.** A pedestrian and vehicular circulation plan shall be submitted for approval by the review authority. Such plan shall indicate how drive-through, pedestrian, and vehicular circulation will be designed to allow safe, unimpeded movement of vehicles at street access points and within the travel aisles and parking space areas and provide for pedestrian safety. The plan shall also indicate how vehicles will circulate to and through the drive-through or use drive-up facilities in manner that will not impede traffic flow on any public right-of-way.
- B. **Drive Aisles.** Drive-through aisles shall be inwardly focused within the site and located away from adjoining streets and adjoining properties, wherever feasible. Drive aisles shall be developed in accordance with the following except where modified by the review authority.
 1. A minimum 15-foot interior radius at curves and a minimum 12-foot width is required.
 2. Each drive-in and drive-through entrance and exit shall be at least 100 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least 25 feet from the nearest curb cut on an adjacent property.

3. Each entrance to an aisle and the direction of flow shall be clearly designated by signs and/or pavement markings or raised curbs outside of the public right-of-way.
- C. **Landscaping.** Each drive-through aisle shall be screened with a combination of decorative walls and landscape to a minimum height of 20 inches to prevent headlight glare and direct visibility of vehicles from adjacent streets and parking lots.
- D. **Pedestrian Walkways.** Pedestrian walkways shall not intersect drive-through aisles, unless no alternative exists. In such cases, pedestrian walkways shall have clear visibility, emphasized by enhanced paving or markings.

17.10.100 Emergency Shelters

Note: Existing provisions for emergency shelters are carried forward. In cases where current provisions use 'appropriate' as a threshold, quantifiable and measurable standards are proposed.

Emergency shelters shall be located, developed, and operated in compliance with the following standards:

- A. **Applicability.** It is the purpose of this Section to facilitate and encourage the provision of emergency shelter for homeless persons and households by allowing permanent year-round emergency shelters without a Conditional Use Permit or other discretionary action in the Community Commercial (CC) District, subject only to the same development standards that apply to the other permitted uses in this District and standards of this Code unique to emergency shelters, as authorized by Government Code Section 65583(a)(4).
- B. **Location.** To avoid overconcentration of emergency shelter facilities, emergency shelters shall be located a minimum of 300 feet from any other emergency shelter, in accordance with Government Code Section 65583(a)(4)(A)(v).
- C. **Capacity.** The maximum number of beds or persons to be served nightly by an emergency shelter shall be 35.
- D. **Length of Stay.** The maximum length of stay by a homeless person in an emergency shelter shall be six months.
- E. **Waiting Areas.** A minimum of 10 square feet per bed or 100 square feet, whichever is greater, of waiting area shall be provided within the premises for clients and prospective clients to ensure that public sidewalks or private walkways are not used as queuing or waiting areas.
- F. **Lighting.** Exterior lighting shall be provided for the entire outdoor and parking area of the property.

- G. **Management.** On-site management shall be provided. The operator of the shelter shall submit a management and security plan for approval by the Director. The Plan shall address operational requirements pursuant to this Section and issues identified by the Director, including emergencies, transportation, client supervision, security, client services, staffing, good neighbor issues.
- H. **Security.** Security shall be provided during the hours that the emergency shelter is in operation.
- I. **Limitations.** No individual or household shall be denied emergency shelter because of an inability to pay.

17.10.110 Employee Housing

Note: Existing standards applicable to employee housing, consistent with state law, are carried forward.

- A. **Six or Fewer Employees.** Employee housing providing accommodations for six or fewer employees shall be deemed to be a single-unit structure with a residential land use, and shall be treated the same as a single unit dwelling of the same type in the same zoning district.
- B. **Districts Where Agriculture Uses Are Allowed.** The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located, and may consist of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing shall be considered to be an activity that in no way differs from an agricultural use.

17.10.120 Farmer's Markets

Note: This is a new section with standards applicable to farmer's markets located on private property.

Farmer's markets shall be located, developed, and operated in compliance with the following standards:

- A. **Management Plan.** A management plan shall be prepared and provided to the Director. The management plan shall include the following:
 - 1. Identification of a market manager or managers, who shall be present during all hours of operation.

2. A set of operating rules addressing the governance structure of the market; the method of assigning booths and registering vendors; hours of operation; maintenance; security; refuse collection; and parking.
- B. **Hours of Operation.** Market activities may be conducted between the hours of 7:00 a.m. and 10:00 p.m. with specific hours and duration to be approved by the City. Set-up of market operations cannot begin more than two hours prior to the operational hours of the market and take-down shall be completed within two hours of the close of the market.
- C. **Waste Disposal.** Adequate composting, recycling, and trash containers shall be provided during hours of operation, and shall be removed from site for appropriate disposal. The site shall be cleaned at the end of each day of operations, including the removal of all stalls and debris.

17.10.130 Home Occupations

Note: Current standards applicable to home occupations are carried forward. Provisions related to cottage food operations are incorporated, consistent with state law.

Home occupations shall be located, developed, and operated in compliance with the following standards:

- A. **Applicability.** This Section applies to home occupations in any residential unit in the City regardless of the zoning designation. It does not apply to family day care, which is regulated separately.
- B. **General Standards.** All home occupations shall be located and operated consistent with the following standards:
 1. **Residential Appearance.** The residential appearance of the unit within which the home occupation is conducted shall be maintained, and no exterior indication of a home occupation is permitted except signs in conformance with Section TBD, Signs.
 2. **Location.** All home occupation activities shall be conducted entirely within the residential unit, within a garage that is attached to the residential unit, or an enclosed accessory building. When conducted within a garage, the doors thereof shall be closed, and the area occupied shall not preclude the use of required parking spaces for parking.
 3. **Employees.** A maximum of one employee or independent contractors other than residents of the dwelling shall be permitted to work at the location of a home occupation except as otherwise allowed for cottage food operations.

4. **On-Site Client Contact.**
 - a. **Number.** The number of customers or clients shall be limited to one at any time except for personal instruction services (e.g., musical instruction or training, art lessons, academic tutoring) which may have up to three students at one time.
 - b. **Hours.** Hours for clients shall be limited to 8:00 a.m. to 8:00 p.m. weekdays and 10:00 a.m. to 5:00 p.m. on weekends and holidays.
5. **Direct Sales Prohibition.** Home occupations involving the display or sale of products or merchandise are not permitted from the site except by mail, telephone, internet, or other mode of electronic communication or except as otherwise allowed for cottage food operations.
6. **Hazardous Materials.** Activities conducted and equipment or materials used shall not change the fire safety or occupancy classifications of the premises, nor use utilities different from those normally provided for residential use. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit.
7. **Nuisances.** A home occupation shall be conducted such that no offensive or objectionable noise, dust, vibration, smell, smoke, heat, humidity, glare, refuse, radiation, electrical disturbance, interference with the transmission of communications, interference with radio or television reception, or other hazard or nuisance is perceptible at or beyond any lot line of the unit or structure within which the home occupation is conducted, or outside the dwelling unit if conducted in other than a single-unit detached residence.
8. **Traffic and Parking Generation.** Home occupations shall not generate a volume of pedestrian, automobile, or truck traffic that is inconsistent with the normal level of traffic in the vicinity or on the street on which the dwelling is located or which creates the need for additional parking spaces, or involve deliveries to or from the premises in excess of that which is customary for a dwelling unit.
9. **Commercial Vehicles.** No vehicle larger than a three-quarter ton truck may be used in connection with a home occupation.
- C. **Cottage Food Operations.** A cottage food operation is allowed as a home occupation and an accessory use to any legally established residential unit subject to the following standards:
 1. **Registration.** Cottage food operations shall be registered as “Class A” or “Class B” cottage food operations and shall meet the respective health and safety standards set forth in Section 114365 et seq. of the California Health and Safety Code.

2. **Sales.** Sales directly from a cottage food operation are limited to the sale of cottage food products. A cottage food operation shall not have more than \$50,000 in gross annual sales in each calendar year.
 3. **Operator and Employee Allowed.** Only the cottage food operator and members of his or her household living in the unit, as well as one full-time equivalent cottage food employee, may participate in a cottage food operation.
 4. **Equipment.** Cottage food operations may employ kitchen equipment as needed to produce products for which the operation has received registration, provided that equipment would not change the residential character of the unit, result in safety hazards, or create smoke or steam noticeable at the lot line of an adjoining residential property. Venting of kitchen equipment shall not be directed toward neighboring residential uses.
- D. **Prohibited Home Occupations.** The following specific businesses are not permitted as home occupations.
1. Vehicle sales and services;
 2. Animal care, sales, and services;
 3. Eating and drinking establishments;
 4. Hotels and motels;
 5. Hospitals and clinics;
 6. Personal services; and
 7. Retail sales.

17.10.140 Nonpermanent Vendors

Note: The provisions of this section apply to nonpermanent vendors on private property. Current provisions limit nonpermanent vendors to those that sell flowers and balloons unless authorized by the Planning Commission. The proposed regulations expand this definition to include all nonpermanent vendors that sell or prepare and serve food or other consumer products. Standards and limitations are proposed for the location and operation of nonpermanent vendors. Modifications to the standards of this section may be allowed through the Modification process.

Nonpermanent vendors are allowed in compliance with the following standards:

- A. **Location.** Nonpermanent vendors are limited to nonresidential districts.
- B. **Number.** Maximum one nonpermanent vendor per day per lot unless authorized through a Modification pursuant to Chapter TBD, Modifications.

- C. **Duration.** Maximum six hours per day per lot. No lot may have a nonpermanent vendor onsite for more than 90 days total in any 12-month period.
- D. **Parking Surface.** The vehicle shall only be stopped or parked on surface paved with concrete, asphalt, or other surface approved by the Director.
- E. **Required Parking.** No parking spaces are required for a nonpermanent vendor that meets all of the standards under this Section.
- F. **Displaced Parking.** Nonpermanent vendors may displace up to three required nonresidential parking spaces for a maximum of six hours per day per parking lot, provided that no more than 25 percent of the total number of parking spaces on site are displaced. Required parking spaces for an existing nonresidential use may be displaced if the existing nonresidential use is not open during the event.
- G. **Location.** Vehicles shall not be left unattended at any time, or be left onsite when inactive, or stored overnight.
- H. **Obstructions.** Location and operation including customers, seating, and equipment, shall not obstruct the right-of-way, sight distances, or otherwise create hazards for vehicle or pedestrian traffic. The location shall comply with applicable accessibility requirements and the Americans with Disabilities Act.
- I. **Nuisances.** Nonpermanent vendors shall be responsible for keeping the area clean of any litter or debris and shall provide trash receptacles for customer use on site. No vendor shall ring bells, play chimes, play an amplified musical system, or make any other notice to attract attention to its business while operating within City limits. The use of prohibited or unpermitted signs for nonpermanent vendors is not allowed.
- J. **Modifications.** Modifications to the standards of this Section may be approved pursuant to Chapter TBD, Modifications.

17.10.150 Off-shore Oil Development

Placeholder. Existing Section 17.30.060 applicable to off-shore oil development will be incorporated into the final Zoning Code.

17.10.160 Outdoor Dining and Seating

Note: Existing provisions for outdoor dining and seating are carried forward with additional specificity added for clarity on hours of operation, location, noise, and litter removal. To encourage the provision of outdoor eating areas, current standards requiring additional parking for outdoor eating areas greater than 125 square feet is revised to require additional parking for outdoor eating areas greater than 350 square feet. Outdoor dining areas up to 350 square feet are allowed as accessory to a legally established eating and drinking establishment. Outdoor dining areas more than 350 square feet but less than 1,000 square feet in size are allowed with Minor Use Permit approval, and larger areas require Conditional Use Permit approval.

Outdoor dining and seating areas shall be located, developed, and operated in compliance with the following standards:

- A. **Applicability.** The standards of this Section apply to outdoor dining and seating located on private property. Outdoor dining and seating located in the public right-of-way is subject to an encroachment permit issued by the Public Works Department.
- B. **Accessory Use.** Outdoor dining and seating shall be conducted as an accessory use to a legally established eating and drinking establishment that is located on the same lot or an adjacent lot.
- C. **Use Permit Required.** Outdoor dining and seating area occupying 350 square feet or less area is allowed as an accessory use to a legally established eating and drinking establishment that is located on the same lot or an adjacent lot. Outdoor dining and seating area occupying more than 350 square feet require use permit approval as follows:
 - 1. More than 350 square feet and less than 1,000 square feet: Minor Use Permit required.
 - 2. More than 1,000 square feet: Conditional Use Permit required.
- D. **Hours of Operation.** Hours of operation shall be limited to the hours of operation of the associated eating and drinking establishment.
- E. **Parking.** Where an outdoor dining and seating area occupies less than 350 square feet, additional parking spaces for the associated eating and drinking establishment are not required. Parking shall be provided according to the required ratio in Chapter TBD, Parking and Loading, for any outdoor dining and seating area exceeding 350 square feet.
- F. **Location.** Outdoor dining and seating areas may be located in required setback areas but shall not encroach into pedestrian pathways or required parking areas. Outdoor dining and seating areas may be allowed to encroach into a public right-of-way with an approved encroachment permit issued by the Public Works Director.

- G. **Noise.** Amplified sound (e.g., music, television, etc.) shall not be audible beyond the lot line.
- H. **Litter Removal.** Outdoor dining and seating areas shall remain clear of litter at all times.

17.10.170 Outdoor Display and Sales

Note: Existing provisions for outdoor display and sales are carried forward. Outdoor display of produce, up to 125 square feet, is proposed to be permitted rather than requiring Minor Use Permit approval. Up to 125 square feet of outdoor display area for produce and up to 600 square feet of outdoor area for live plant displays are permitted. A Conditional Use Permit is required for additional area or other products.

Outdoor display and sales shall be located, developed, and operated in compliance with the following standards:

- A. **Temporary Outdoor Display and Sales.** The temporary outdoor display and sale of merchandise shall comply with Section TBD, Temporary Uses, and Chapter TBD, Temporary Use Permits.
- B. **Produce and Nursery Displays.** The outdoor display of fresh produce or of live plants associated with an existing Retail Sales establishment on the same site is allowed, and no additional parking is required, subject to the following standards.
 - 1. The display area shall not exceed 125 square feet in size for produce displays or 600 square feet for live plant displays unless a larger area is authorized pursuant to Conditional Use Permit approval.
 - 2. The display shall not disrupt the normal function of the site or its circulation and shall not encroach upon parking spaces, driveways, pedestrian walkways, or required landscaped areas.
 - 3. All produce shall be removed or enclosed at the close of each business day.
- C. **Permanent or Ongoing Outdoor Display and Sales.** The permanent or ongoing outdoor display of merchandise, except for vehicle sales and leasing requires Conditional Use Permit approval and shall comply with the following standards:
 - 1. **Relationship to Main Use.** The outdoor display and sales area shall be directly related to a business occupying a primary structure on the subject parcel.
 - 2. **Allowable Merchandise.** Only merchandise sold at the business is permitted to be displayed outdoors.
 - 3. **Display Locations.** The displayed merchandise shall occupy a fixed, specifically approved and defined location and shall not disrupt the normal function of the

site or its circulation and shall not encroach upon parking spaces, driveways, pedestrian walkways, or required landscaped areas.

17.10.180 Personal Services

Note: Existing standards applicable to personal service establishments are carried forward with additional limits on hours of operation for all personal service establishments and location limitations for fortune, palm, and card readers.

Personal service establishments shall be located, developed, and operated in compliance with the following standards:

- A. **Hours of Operation.** Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m. unless otherwise specified in a Minor Use Permit.
- B. **Fortune, Palm, and Card Reader.** Fortune, palm, and card reader establishments shall be located at a minimum of 100 feet from any other such establishment or sensitive use unless approved with a Minor Use Permit.
- C. **Massage Establishments.** Massage establishments shall comply with the City of Morro Bay Municipal Code. Establishments, including sole proprietorships, which offer massage in exchange for compensation that do not comply with the City of Morro Bay Municipal Code are prohibited.
- D. **Tattoo or Body Modification Parlor.** The following standards regulate the operation of facilities that perform tattooing and body modification to provide for the health, safety and welfare of the public and ensure compliance with California Health and Safety Code Section 119300 et seq.
 - 1. **Location.** Tattoo and body modification parlors shall be located a minimum of 100 feet from any other such establishment or sensitive use unless approved with a Minor Use Permit.
 - 2. **Registration Required.** Any person who is engaged in the business of tattooing or body modification shall provide evidence of registration with the San Luis Obispo County Department of Health.

17.10.190 Self Storage

Note: This is a new section with standards applicable to self storage establishments.

Self Storage facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Business Activity.** All self storage facilities shall be limited to inactive items such as furniture and files. No retail, repair, or other commercial use shall be conducted out of the individual rental storage units.
- B. **No Hazardous Materials Storage.** No storage of hazardous materials is permitted.
- C. **Notice to Tenants.** As part of the rental process, the facility manager shall inform all tenants of conditions restricting storage of hazardous materials and limitation on the use of the storage units. These restrictions shall be included in rental contracts and posted at a conspicuous location within the front of each rental unit.
- D. **Open Storage.** Open storage, outside an enclosed building, shall be limited to vehicles and trailers and screened from public view by building façades or solid fences.
- E. **Exterior Wall Treatments and Design.** Exterior walls visible from a public street or Residential District shall be constructed of decorative block, concrete panel, stucco, or similar material. These walls shall include architectural relief through articulation, trim, change in color at the base, variations in height, the use of architectural “caps,” attractive posts, or similar measures. A gate(s) shall be decorative iron or similar material.
- F. **Screening.** Where screening walls are required or proposed, they shall be constructed of decorative block, concrete panel, stucco, or similar material. The walls shall include architectural relief through variations in height, the use of architectural “caps,” attractive posts, or similar measures. All gates shall be decorative iron or similar material.
- G. **Fencing.** A six-foot-high security fence shall be provided around the perimeter of the development at locations where the solid façades of the storage structures do not provide a perimeter barrier.

17.10.200 Recharging Stations

Note: This is a new section allowing recharging stations in parking and loading areas.

Recharging stations may be provided in any area designed for the parking or loading of vehicles.

17.10.210 Recycling Facilities

Note: This is a new section with standards applicable to recycling facilities.

Recycling facilities shall be located, developed, and operated in compliance with the following standards:

A. **Reverse Vending Machines.**

1. **Accessory Use.** Reverse vending machines may be installed as an accessory use to a permitted or conditionally permitted primary commercial or public/semi-public use on the same site.
2. **Location.** Machines shall be located within the same building as the permitted commercial or public/semi-public use or adjacent to the entrance of the commercial host use. Machines shall not be located within 50 feet of a Residential District or 1,000 feet of any business that sells alcohol. Machines shall not obstruct pedestrian or vehicular circulation.
3. **Identification.** Machines shall be clearly marked to identify the type of material to be deposited, operating instructions, the identity and phone number of the operator or responsible person to call if the machine is inoperative, and a notice stating that no material shall be left outside of the reverse vending machine.
4. **Signs.** The maximum sign area on a machine is four square feet, exclusive of operating instructions.
5. **Lighting.** Machines shall be illuminated to ensure comfortable and safe operation between dawn and dusk.
6. **Trash Receptacle.** Machines shall provide a 40-gallon garbage can for nonrecyclable materials located adjacent to the reverse vending machine.

B. **Recycling Collection Facilities.**

1. **Size.** Recycling collection facilities shall not exceed a building site footprint of 350 square feet or include more than three parking spaces (not including space periodically needed for the removal or exchange of materials or containers).
2. **Equipment.** No power-driven processing equipment, except for reverse vending machines, may be used.
3. **Location.** Facilities shall not be located within 50 feet of a Residential District or within 1,000 feet of any business that sells alcohol.
4. **Setback.** Facilities shall be set back at least 10 feet from any street lot line and not obstruct pedestrian or vehicular circulation.
5. **Containers.** Containers shall be constructed of durable waterproof and rustproof material and secured from unauthorized removal of material. Capacity sufficient to accommodate materials collected in the collection schedule.
6. **Identification.** Containers shall be clearly marked to identify the type of accepted material, hours of operation, the identity and phone number of the operator or responsible person to call if the machine is inoperative, and a notice stating that no material shall be left outside.

7. **Signs.** The maximum sign area shall be 20 percent of the area of the side of facility or container or 16 square feet, whichever is larger. In the case of a wheeled facility, the side is measured from the pavement to the top of the container. The Director may authorize increases in the number, size and nature of additional signs for necessary directional or identification purposes but not for outdoor advertising.
 8. **Parking.** Patrons and the attendant shall not reduce available parking spaces below the minimum number required for the main use unless a parking study shows available capacity during recycling facility operation.
 9. **Site Maintenance.** Sites shall be maintained clean, sanitary, and free of litter and any other undesirable materials.
- C. **Recycling Processing Facility.**
1. **Location.** Facilities shall not abut a Residential District.
 2. **Screening.** The facility shall be screened from public rights-of-way, by solid masonry walls or located within an enclosed structure.
 3. **Outdoor Storage.** Exterior storage of material shall be in sturdy containers or enclosures that are secured and maintained in good condition. Storage shall not be visible above the height of the required solid masonry walls.
 4. **Identification.** Facilities shall be clearly marked with the name and phone number of the facility operator and hours of operation.

17.10.220 Short-term Vacation Rentals

Note: Draft short-term vacation rental regulations require a 200-foot separation between short-term vacation rentals in residential districts. Parking shall be provided on-site and short-term vacation rentals are prohibited on properties that do not meet current parking requirements. Further, the number of tenancies per month are limited to four and the number of tenants shall not exceed the number that can be accommodated by the on-site parking or two persons per bedroom plus two additional persons. Other regulations related to the licensing and permitting of short-term vacation rentals are located in Chapter 5.47, Short-term Vacation Rental Permit, and Chapter 5.04, General Provisions, of the Morro Bay Municipal Code.

Short-term vacation rentals shall be located, developed, and operated in compliance with Chapter 5.47, Short-term Vacation Rental Permit, and Chapter 5.04, General Provisions, of the Morro Bay Municipal Code and the following standards.

- A. **Accessory Dwelling Unit Prohibition.** Short-term vacation rentals shall not be located within accessory dwelling units except as follows:

1. **Exemption.** Each legal conforming accessory dwelling unit for which the City has issued a valid business tax certificate prior to March 1, 2016, for use of that unit as a vacation rental, may continue to be used as a vacation rental, provided, that:
 - a. The business tax certificate has remained valid continuously from that date, and Transient Occupancy Tax has been paid in each of each year of operation.
 - b. Ownership of that accessory dwelling unit is not transferred in any way, by sale, foreclosure, inheritance or otherwise and
 - c. The habitable area of that accessory dwelling unit is not enlarged in any way.

If any or all of the conditions set forth in a, b, and c are not met, then the rental activity shall immediately cease and said accessory dwelling unit shall no longer be exempt from prohibition of use as a short-term vacation rental.

- B. **Location.** In Residential Districts, short-term vacation rentals shall be located a minimum of 200 feet from any other short-term vacation rental.
- C. **Parking.** The number of parking spaces required for the applicable Residential Housing Type pursuant to Table TBD, Required Number of Parking Spaces, shall be provided on-site.
 1. Short-term vacation rentals are prohibited on properties that do not provide the number of required parking spaces for the applicable Residential Housing Type pursuant to Table TBD, Required Number of Parking Spaces.
 2. Required parking shall be provided on-site. The allowance for off-site parking pursuant to Section TBD.B.1, Allowance for Off-Site Parking, shall not apply to short-term vacation rentals.
- D. **Number of Tenancies.** In Residential Districts, short-term vacation rentals are limited to four individual tenancies per calendar month. The first day of each tenancy determines the month assigned to that tenancy. No additional occupancy of the residence (with the exception of the property owner and private non-paying guests) shall occur.
- E. **Number of Tenants.** The number of tenants shall not exceed the number that can be accommodated by the provided onsite parking, and shall not exceed two persons per bedroom plus two additional persons.
- F. **No Transfer of Vacation Rental Upon Sale of Property.** A short-term vacation rental license shall not be transferred from a seller to a buyer of real property.
- G. **Existing Nonconforming Vacation Rentals.** Any short-term vacation rentals that are licensed and operating upon the effective date of this ordinance may continue to operate

so long as the vacation rental license remains in effect and in use, and Transient Occupancy Tax is paid.

17.10.230 Single Room Occupancy

Note: Existing provisions applicable to single room occupancy (SRO) units are carried forward.

Single-room occupancy (SRO) units shall be located, developed, and operated in compliance with the following standards.

- A. **Occupancy.** An SRO unit shall be occupied by a single person. Occupancy of SRO units may be restricted to seniors or be available to persons of all ages.
- B. **Facilities.** Units in an SRO housing development shall consist of a single room and may have a private or shared bathroom. A shared common kitchen and activity area may also be provided.
- C. **Management.** On-site management shall be provided.

17.10.240 Solar Energy Systems

Note: This is a new section with standards applicable to solar energy systems.

Solar energy systems shall be located, developed, and operated in compliance with the following standards:

- A. **Height.**
 - 1. **Ground-Mounted Solar Energy Systems.** The maximum height of a ground-mounted solar energy collector system is 25 feet or the maximum height allowed in the base or overlay district, whichever is less.
 - 2. **Roof-Mounted Solar Energy Systems.** Solar energy systems may extend up to five feet above the roof surface on which they are installed, even if this exceeds the maximum height limit in the district in which it is located.
- B. **Required Setback.** Solar energy systems less than six feet in height may be installed within a required side and rear setback, but no closer than three feet to any property line. All other solar energy systems shall meet the required setback of the base or overlay district.
- C. **Required Permit.** Roof-mounted solar energy systems and ground-mounted solar energy systems located over a parking area are allowed in all districts and no use permit is required. Ground-mounted solar energy systems that are not located over a parking area are allowed in all districts subject to Minor Use Permit approval.

17.10.250 Telecommunication Facilities

Note: Regulations contained in the current Zoning Ordinance Section 17.48.340, Satellite Dish Antennas, are carried forward. All other standards in this section are new. Stealth facilities in which the antenna and the support equipment are hidden from view in a structure or concealed as an architectural feature, as well as non-stealth facilities require Conditional Use Permit approval.

- A. **Applicability and Exemptions.** The requirements of this Section apply to all telecommunication facilities that transmit and/or receive electromagnetic signals, including but not limited to personal communications services (cellular and paging) and radio and television broadcast facilities. The requirements apply to telecommunication facilities that are the primary use of a property and those that are accessory facilities, except that the following accessory facilities are exempt:
1. Licensed amateur (ham) radio and citizen band operations.
 2. Hand-held, mobile, marine, and portable radio transmitters and/or receivers.
 3. Emergency services radio.
 4. Radio and television mobile broadcast facilities.
 5. Antennas and equipment cabinets or rooms completely located inside of permitted structures.
 6. A single ground- or building-mounted receive-only radio or television antenna not exceeding the maximum height permitted by this Code, including any mast, or a receive-only radio or television satellite dish antenna, subject to the following restrictions:
 - a. *Residential Districts.*
 - i. Satellite Dish One Meter or Less. A satellite dish that does not exceed one meter in diameter and is for the sole use of a resident occupying the same residential parcel is permitted anywhere on a lot in the Residential District so long as it is affixed to the interior side or rear of a structure, the rear half of the roof of the primary dwelling or garage, or is ground-mounted. Such an antenna may be mounted on a mast provided the overall height of the antenna and its supporting mast does not exceed a height of 12 feet above the roofline unless authorized with a Minor Use Permit.
 - (1) The Director may, without public notice or hearing, grant a waiver from the above standards if application of the standards:

- (a) Unreasonably delay or prevent use of a satellite antenna;
 - (b) Unreasonably increase the cost of the installation, maintenance or use of a satellite antenna; or
 - (c) Preclude a person from receiving or transmitting an acceptable quality signal from an antenna subject to the standards of this Section
 - ii. Satellite Dish Greater than One Meter. A satellite dish that is greater than one meter in diameter located in an R-3 or R-4 District if it:
 - (1) Is not visible from a street unless adequately screened by landscaping and/or materials that harmonize with the elements and characteristics of the property,
 - (2) Is not located in any front or street side yard,
 - (3) Does not exceed 14 feet in height, and
 - (4) Is set back from the property line a distance equal to the height of the antenna.
 - b. *Nonresidential Districts.*
 - i. Satellite Dish Two Meters or Less. A satellite dish that does not exceed two meters in diameter is permitted anywhere on a lot where a commercial or industrial use is allowed provided it is affixed to the interior side or rear of a structure or to the roof of a structure and is sited and screened to minimize visibility from a street. Such an antenna may be mounted on a mast provided the overall height of the antenna and its supporting mast does not exceed a height of 12 feet above the roofline unless authorized with a Minor Use Permit.
 - ii. Satellite Dish Greater than Two Meters. A satellite dish that is greater than two meters in diameter that is not located within a required front yard or street side yard and is screened from view from any public right-of-way and adjoining Residential District.
 - c. *Undergrounding Required.* All wires and/or cables necessary for operation of an antenna shall be placed underground or attached flush with the surface of the building or the structure of the antenna.
7. Any antenna or wireless communications facility that is exempt from local regulation pursuant to the rules and regulations of the Federal Communications

Commission (FCC) or a permit issued by the California Public Utilities Commission (CPUC). The owner or operator of such facility shall provide the Director with a copy of a current FCC or CPUC permit or a copy of applicable FCC regulations prior to its installation.

8. Minor modifications to existing wireless facilities, including replacement in-kind or with smaller or less visible equipment, that meet the standards set forth in this Section and will have little or no change in the visual appearance of the facility.
- B. **Permit Requirements.** At the sole discretion of the Director, technical information submitted as part of a project application may be referred to a technical professional retained by the City to provide independent peer review of information for consistency with the requirements of this Chapter. The applicant shall pay the reasonable actual cost and a reasonable administrative fee for hiring a technical professional to provide peer review.
1. **Stealth Facilities.** Stealth facilities in which the antenna and the support equipment are hidden from view in a structure or concealed as an architectural feature, are permitted in all districts subject to Conditional Use Permit approval.
 2. **Co-located Facilities.** Permitted by right when proposed to be co-located on a facility that was subject to a discretionary permit issued on or after January 1, 2007 and an environmental impact report was certified, or a negative declaration or mitigated negative declaration was adopted for the wireless telecommunication collocation facility in compliance with the California Environmental Quality Act and the collocation facility incorporates required mitigation measures specified in that environmental impact report, negative declaration, or mitigated negative declaration.
 3. **Non-stealth Facilities.** Permitted in all districts subject to Conditional Use Permit approval.
- C. **Standards.** Telecommunication facilities shall be located, developed, and operated in compliance with all of the following standards and with applicable standards of the zoning district in which they are located.
1. **Location and Siting.**
 - a. No new freestanding facility, including a tower, lattice tower, or monopole, shall be located within 1,000 feet of another freestanding facility, unless appropriate camouflage techniques have been used to minimize the visual impact of the facility to the extent feasible, and mounting on a building or co-location on an existing pole or tower is not feasible.
 - b. All wireless telecommunication facilities shall meet the building setback standards of the district which they are to be located.

- c. When feasible, providers of personal wireless services shall co-locate facilities in order to reduce adverse visual impacts. The Director may require co-location or multiple-user wireless telecommunication facilities based on a determination that it is feasible and consistent with the purposes and requirements of this Section.
 - d. When determined to be feasible and consistent with the purposes and requirements of this Section, the Director shall require the applicant to make unused space available for future co-location of other telecommunication facilities, including space for different operators providing similar, competing services.
- 2. **Support Structures.** Support structures for telecommunication facilities may be any of the following:
 - a. An existing nonresidential building.
 - b. An existing structure other than a building, including, but not limited to, light poles, electric utility poles, water towers, smokestacks, billboards, lattice towers, and flag poles. This term includes an electric utility pole erected to replace an existing electric utility pole, if the replacement pole will serve both electric and wireless communications functions, and if the replacement pole is substantially equivalent to the predecessor pole in placement, height, diameter and profile.
 - c. An alternative tower structure such as a clock tower, steeple, functioning security light pole, functioning recreational light pole, or any similar alternative-design support structure that conceals or camouflages the telecommunication facility. The term "functioning" as used herein means the light pole serves a useful and appropriate lighting function as well as a wireless communications function.
 - d. Existing publicly-owned and operated monopole or a lattice tower exceeding the maximum height limit.
 - e. A single pole (monopole) sunk into the ground and/or attached to a foundation. Any new monopole shall be constructed to allow for co-location of at least one other similar communications provider.
 - f. A monopole mounted on a trailer or a portable foundation if the use is for a temporary communications facility.
- 3. **Height Requirements.**
 - a. *Freestanding Antenna or Monopole.* A freestanding antenna or monopole shall not exceed the height limit of the district in which it is located.

- b. *Building-Mounted Facilities.* Building-mounted telecommunication facilities shall not exceed a height of 12 feet above the height limit of the district or 12 feet above the existing height of a legally established building or structure, whichever is lower, measured from the top of the facility to the point of attachment to the building.
 - c. *Facilities Mounted on Structures.* Telecommunication facilities mounted on an existing structure shall not exceed the height of the existing structure unless camouflaged as part of the structure design, except antennas may extend up to 12 feet above the height of an electric utility pole.
 - d. *Facilities Mounted on Light Poles.* A functioning security light pole or functioning recreational light pole shall have a height consistent with existing poles in the surrounding area or height usually allowed for such light poles.
4. ***Design and Screening.*** Telecommunication facility structures and equipment shall be located, designed and screened to blend with the existing natural or built surroundings, as well as any existing support structures, so as to reduce visual impacts to the extent feasible.
- a. *Stealth Facilities.* State of the art stealth design technology shall be utilized as appropriate to the site and type of facility. Where no stealth design technology is proposed for the site, a detailed analysis as to why stealth design technology is physically and technically infeasible for the project shall be submitted with the application.
 - b. *Other Facility Types.* If a stealth facility is not feasible, the order of preference for facility type is, based on their potential aesthetic impact: façade-mounted, roof-mounted, ground-mounted, and free-standing tower or monopole. A proposal for a new ground-mounted or free-standing tower shall include factual information to explain why other facility types are not feasible.
 - c. *Minimum Functional Height.* All free-standing antennas, monopoles, and lattice towers shall be designed to be the minimum functional height and width required to support the proposed antenna installation, unless it can be demonstrated that a higher antenna, monopole, or tower will facilitate co-location.
 - d. *Camouflage Design.* Telecommunication facilities that are mounted on buildings or structures shall be designed to match existing architectural features, incorporated in building design elements, camouflaged, or

otherwise screened to minimize their appearance in a manner that is compatible with the architectural design of the building or structure.

- e. *Equipment Cabinets.* Equipment cabinets shall be located within the building upon which antennae are placed, if technically feasible. Otherwise, equipment cabinets and buildings, and associated equipment such as air conditioning units and emergency generators, shall be screened from view by a wall or landscaping, as approved by the City. Any wall shall be architecturally compatible with the building or immediate surrounding area.
 - f. *Landscaping.* Landscaping shall be provided for and maintained to screen any ground structures or equipment visible from a public right-of-way.
 - g. *Lighting.* Artificial lighting of a telecommunication facility, including its components, is prohibited, unless required by the Federal Aviation Administration. A motion-sensor light may be used for security purposes if the beam is directed downwards, shielded from adjacent properties, and kept off except when personnel are present at night.
 - h. *Advertising.* No advertising shall be placed on telecommunication facilities, equipment cabinets, or associated structures.
5. ***Security Features.*** All facilities shall be designed to minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances.
- a. *Fencing.* Security fencing, if any, shall not exceed the fence height limit of the base district. Fencing shall be effectively screened from view through the use of landscaping. No chain link fences shall be visible from public view.
 - b. *Maintenance.* The permittee shall be responsible for maintaining the site and facilities free from graffiti.
6. ***Radio Frequency Standards, Interference, and Noise.***
- a. *Radio Frequency.* Telecommunication facilities shall comply with federal standards for radio frequency emissions and interference. Failure to meet federal standards may result in termination or modification of the permit.
 - b. *Interference.* Telecommunications facilities shall not interfere with public safety radio communications.
 - c. *Noise.* Telecommunication facilities and any related equipment, including backup generators and air conditioning units, shall not generate continuous noise in excess of 40 decibels (dBa) measured at the property line of any adjacent residential property, and shall not generate

continuous noise in excess of 50 dBa during the hours of 7:00 a.m. to 10:00 p.m. and 40 dBa during the hours of 10:00 p.m. to 7:00 a.m. measured at the property line of any nonresidential adjacent property. Backup generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:00 a.m. and 5:00 p.m.

7. **Co-location.** The applicant and owner of any site on which a telecommunication facility is located shall cooperate and exercise good faith in co-locating telecommunication facilities on the same support structures or site. Good faith shall include sharing technical information to evaluate the feasibility of co-location, and may include negotiations for erection of a replacement support structure to accommodate co-location. A competitive conflict to co-location or financial burden caused by sharing information normally will not be considered as an excuse to the duty of good faith.
 - a. All facilities shall make available unused space for co-location of other telecommunication facilities, including space for these entities providing similar, competing services. Co-location is not required if the host facility can demonstrate that the addition of the new service or facilities would impair existing service or cause the host to go offline for a significant period of time. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the City may require the applicant to obtain a third party technical study at applicant's expense. The City may review any information submitted by applicant and permittee(s) in determining whether good faith has been exercised.
 - b. All co-located and multiple-user telecommunication facilities shall be designed to promote facility and site sharing. Telecommunication towers and necessary appurtenances, including but not limited to parking areas, access roads, utilities and equipment buildings, shall be shared by site users whenever possible.
 - c. No co-location may be required where it can be shown that the shared use would or does result in significant interference in the broadcast or reception capabilities of the existing telecommunication facilities or failure of the existing facilities to meet federal standards for emissions.
 - d. Failure to comply with co-location requirements when feasible or cooperate in good faith as provided for in this Section is grounds for denial of a permit request or revocation of an existing permit.
8. **Fire Prevention.** All telecommunication facilities shall be designed and operated in a manner that will minimize the risk of igniting a fire or intensifying one that otherwise occurs.

- a. At least one-hour fire resistant interior surfaces shall be used in the construction of all buildings.
 - b. The exterior walls and roof covering of all above-ground equipment shelters and cabinets shall be constructed of materials rated as non-flammable in the Building Code.
 - c. Monitored automatic fire extinguishing systems shall be installed in all equipment buildings and enclosures.
 - d. Openings in all above-ground equipment shelters and cabinets shall be protected against penetration by fire and wind-blown embers to the extent feasible.
9. **Surety Bond.** As a condition of approval, an applicant for a building permit to erect or install a telecommunication facility shall be required to post a cash or surety bond in a form and amount acceptable to the City Attorney to cover removal costs of the facility in the event that its use is abandoned or the approval is otherwise terminated.

D. **Required Findings.**

1. **General Findings.** In approving a telecommunication facility, the decision-making authority shall make the following findings:
- a. The proposed use conforms with the specific purposes of this Section and any special standards applicable to the proposed facility;
 - b. The applicant has made good faith and reasonable efforts to locate the proposed facility on a support structure other than a new ground-mounted antenna, monopole, or lattice tower or to accomplish co-location;
 - c. The proposed site results in fewer or less severe environmental impacts than any feasible alternative site; and
 - d. The proposed facility will not be readily visible or it is not feasible to incorporate additional measures that would make the facility not readily visible.
2. **Additional Findings for Facilities Not Co-Located.** To approve a telecommunication facility that is not co-located with other existing or proposed facilities or a new ground-mounted antenna, monopole, or lattice tower the decision-making authority shall find that co-location or siting on an existing structure is not feasible because of technical, aesthetic, or legal consideration including that such siting:
- a. Would have more significant adverse effects on views or other environmental considerations;

- b. Is not permitted by the property-owner;
 - c. Would impair the quality of service to the existing facility; or
 - d. Would require existing facilities at the same location to go off-line for a significant period of time.
 - 3. ***Additional Findings for Setback Reductions.*** To approve a reduction in setback, the decision-making authority shall make one or more of the following findings:
 - a. The facility will be co-located onto or clustered with an existing, legally established telecommunication facility; and/or
 - b. The reduced setback enables further mitigation of adverse visual and other environmental impacts than would otherwise be possible.
 - 4. ***Additional Findings for Any Other Exception to Standards.*** The Planning Commission may waive or modify requirements of this Section upon finding that strict compliance would result in noncompliance with applicable federal or State law.
- E. **Vacation and Removal of Facilities.** The service provider shall notify the Director of the intent to vacate a site at least 30 days prior to the vacation. The operator of a telecommunications facility shall remove all unused or abandoned equipment, antennas, poles, or towers within 60 days of discontinuation of the use and the site shall be restored to its original, pre-construction condition.

17.10.260 Temporary Uses

Note: Current regulations and permit requirements for temporary uses are carried forward with specific allowances for garage and yard sales, non-profit fundraising, and short-term events in nonresidential districts. Temporary events that do not meet the standards for temporary uses that require a Temporary Use Permit may be allowed with Conditional Use Permit approval.

This Section establishes standards for certain uses that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the site where they occur. The provisions of this Section shall not apply to temporary uses conducted or operated as part of an approved Farmer's Market or other event occurring under a special permit issued by the City of Morro Bay.

- A. **Temporary Uses Not Requiring a Use Permit.** The following types of temporary uses may be conducted without a temporary use permit. Other permits, such as Building Permits, may be required.

1. **Garage and Yard Sales.** Sales of personal property conducted by a resident of the premises may be conducted in accordance with the following standards.
 - a. No more than two garage/yard sales shall be conducted on a site in any twelve-month period.
 - b. No single sale event shall be conducted for longer than three consecutive days.
 - c. The display of property for sale shall be located on the lot and not within the public right-of-way.
 2. **Non-Profit Fund Raising.** Fund raising sales for up to three days per event is permitted on a site by a non-profit organization, not to be conducted more frequently than three times per year per site.
 3. **Temporary Construction Office Trailers.** On-site temporary construction offices during the period of construction. Screening may be required by the Director.
- B. **Temporary Uses Requiring a Temporary Use Permit.** Other temporary uses may be permitted pursuant to Chapter TBD, Temporary Use Permits, subject to the following standards. Additional or more stringent requirements may be established through the Temporary Use Permit process in order to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the City as a whole.
1. **Sales Offices and Model Homes.** Model homes with sales offices and temporary information/sales offices in new residential developments are subject to the following requirements.
 - a. *Time Limits.*
 - i. Temporary Sales Office. A temporary information/sales trailer may be used during the construction of the model homes for a maximum period of six months or completion of the first phase of the development, whichever occurs first. One six-month extension may be approved by the Director.
 - ii. Model Homes. Model homes may be established and operated for a term period of one year or until completion of the sale of the lots or units, whichever comes first. One-year extensions may be approved by the Director until the sale of all lots/residences is completed.
 - b. *Location of Sales.* Real estate sales conducted from a temporary sales office are limited to sales of lots or units within the development.

- c. *Return to Residential Use.* Prior to the sale of any of the model homes as a residence, any portion used for commercial purposes shall be converted to its intended residential purpose.
2. ***Temporary Produce Stands in the Agriculture District.*** Temporary seasonal stalls or stands not greater than 1,000 square feet in area for the sale of produce, hay or feed, 50 percent of which is grown on-site or on sites which are leased or owned by the same tenant/owner within the Agriculture District. Said use shall provide adequate access and parking.
3. ***Seasonal Sales.*** The annual sales of holiday related items such as Christmas trees, pumpkins and similar items may be permitted in accordance with the following standards:
 - a. *Location.* Seasonal sales are limited to nonresidential districts.
 - b. *Time Period.* Seasonal sales associated with holidays are allowed up to a month preceding and one week following the holiday. Christmas tree sales are allowed from Thanksgiving Day through December 31st.
 - c. *Goods, Signs and Temporary Structures.* All items for sale, as well as signs and temporary structures, shall be removed within 10 days after the end of sales, and the appearance of the site shall be returned to its original state.
4. ***Temporary Refrigeration.*** Premises within nonresidential districts on or near the waterfront that are associated with the processing or wholesale sale of fish, may be used to place temporary refrigeration facilities, provided that:
 - a. *Length of Use.* The temporary refrigeration facilities will be allowed only for a period not exceeding two weeks within any six months;
 - b. *Use Conflicts.* The installation of the facilities is found by the Director not to conflict with the use of the premises or with the enjoyment of neighboring premises; and
 - c. *Power Source.* The temporary refrigeration facilities shall be operated by a power source from the electric public utility.
5. ***Special Events and Sales.*** Other short term special events may be permitted in accordance with the following standards:
 - a. *Location.* Events are limited to nonresidential districts.
 - b. *Duration.* Events shall not exceed seven consecutive days or more than 10 cumulative days in a year.
 - c. *Signs.* Outdoor uses may include the addition of one nonpermanent sign up to a maximum size of four square feet in area.

- d. *Time Limit.* When located adjacent to a Residential District, the hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.
- C. **Temporary Uses Requiring a Conditional Use Permit.** Other temporary events and special events, outdoor sales, and displays that do not meet the standards for temporary uses that require a Temporary Use Permit, may be allowed with the approval of a Conditional Use Permit.

17.10.270 Urban Agriculture

Note: This is a new section with standards applicable to urban agriculture uses.

Urban agriculture uses shall be located, developed, and operated in compliance with the following standards.

- A. **Community and Market Gardens.**
 - 1. **Management.** A manager shall be designated for each garden who shall serve as liaison between gardeners, property owner(s), and the City.
 - 2. **Hours of Operation.** Gardens shall only be tended between dawn and dusk unless additional hours are approved pursuant to a Minor Use Permit.
 - 3. **Buildings and Structures.** Accessory buildings, such as sheds, greenhouses, and hoopouses are allowed and shall comply with the property development standards of the district.
 - 4. **Equipment.** Use of mechanized farm equipment is prohibited except as provided below or approved pursuant to a Minor Use Permit.
 - a. Heavy equipment may be used initially to prepare the land for gardening.
 - b. Landscaping equipment designed for household use is permitted.
 - 5. **Operational Plan.** The applicant shall submit an operational plan that identifies roles and responsibilities, contact information, and operations.
 - 6. **Maintenance.**
 - a. The operator shall be responsible for the overall maintenance of the site and shall remove weeds, debris, etc. in a timely manner.
 - b. Soil amendments, composting, and waste material shall be managed and shall not attract nuisance flies or support growth of flies.
 - 7. **Composting.**
 - a. Compost and compost receptacles shall be located so as not to be visible from a public right-of-way.

- b. Compost and compost receptacles shall be set back a minimum of 20 feet from residential buildings.
 - c. In Residential Districts, composting is limited to the materials generated on-site and shall be used on-site.
- 8. **Utilities.** The land shall be served by a water supply sufficient to support the cultivation practices used on the site.
- 9. **Restrooms.** If proposed, restrooms shall be connected to public utilities. Portable restrooms are not permitted.
- B. **Private Gardens.**
 - 1. **Buildings and Structures.** Accessory buildings, such as sheds, greenhouses, and hoopouses are allowed and shall comply with the property development standards of the district.
 - 2. **Equipment.** Only household garden tools and equipment, applicators and products, may be used. This includes, but not limited to, soil preparation, cultivation, planting, application of chemicals, dust control, harvesting, etc. Pull behind equipment is prohibited.
 - 3. **Composting.** Composting is limited to the materials generated on-site and shall be used on-site.
- C. **Urban Agriculture Stands.** Urban agriculture stands are permitted on the site of an urban agriculture use subject to the following regulations:
 - 1. **Maximum Size.** Limited to 120 square feet unless a larger size is approved pursuant to a Minor Use Permit.
 - 2. **Removal.** Urban agriculture stands shall be dismantled and removed during non-operating hours.
 - 3. **Sales.** Product sales are limited to produce and value-added products grown and produced on-site.
 - 4. **Hours of Operation.** Operating hours for an urban agriculture stand are limited to 8:00 a.m. to 7:00 p.m.
 - 5. **Days of Operation.** In Residential Districts, urban agriculture stands may operate a maximum of three days per week.

Use Classifications

Note: Many uses in the existing code have been renamed to reflect standard terminology in contemporary land use. In circumstances where the City desires more fine-tuned regulation additional subcategories of standard uses have been included. These include types of retail sales such as convenience markets and building materials sales and services. Some entirely new categories of uses have been introduced to the classification system, including urban agriculture.

Chapter 17.40 Use Classifications

17.40.010 Residential Uses

Residential Housing Types

Single-Unit Dwelling, Detached. A dwelling unit that is designed for occupancy by one household with private yards on all sides. This classification includes individual manufactured housing units.

Single-Unit Dwelling, Attached. A dwelling unit that is designed for occupancy by one household located on a separate lot from any other unit (except an accessory dwelling unit, where permitted), and is attached through common walls to one or more dwellings on abutting lots. An attached single-unit dwelling is sometimes called a “townhouse” or a “condominium”.

Two-Unit Dwelling. A residential building containing two dwelling units, both of which are located on a single parcel (also referred to as a “duplex”) The dwelling units are attached and may be located on separate floors or side-by-side.

Multi-Unit Residential. Three or more attached or detached dwelling units on a single lot. Types of multi-unit residential include townhomes, multiple detached residential units, and apartment buildings.

Accessory Dwelling Unit. An attached or detached unit that is ancillary to the primary unit and has a kitchen, sleeping, and bathroom facilities located on a lot with one single-unit dwelling, where one of the units is owner occupied.

Caretaker Unit. A dwelling unit on the site of a commercial, industrial, public or semi-public use, occupied by employees and their immediate families employed for the purpose of on-site

management, maintenance, or upkeep. Business guests/employees on temporary assignment are allowed to reside in the unit.

Employee Housing. Has the same meaning as “employee housing” as set forth in Health & Safety Code §17008 for farmworkers.

Family Day Care. A home which regularly provides care, protection and supervision of twelve or fewer children (or otherwise provided by the state, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away and include the following:

Small. A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10.

Large. A facility that provides care for nine to 14 children, including children who reside at the home and are under the age of 10.

Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses, dormitories, and other types of organizational housing.

Mobilehome Park. A development designed and occupied by mobile homes including development with facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile homes through a subdivision, cooperative, condominium or other form of resident ownership.

Residential Care Facilities. A facility licensed by the state of California to provide living accommodations, 24-hour care for persons requiring personal services, supervision, protection, or assistance with daily tasks. Amenities may include shared living quarters, with or without a private bathroom or kitchen facilities. This use classification includes those both for and not-for-profit institutions, but excludes Supportive Housing and Transitional Housing.

Small. A facility that is licensed by the state of California to provide care for six or fewer persons.

Large. A facility that is licensed by the state of California to provide care for more than six persons.

Residential Facility, Assisted Living. A facility that provides a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, recreational, and social activities. These facilities may include medical services. Examples include assisted living facilities, retirement homes, and retirement communities. These facilities typically consist of individual units or apartments, with or without

kitchen facility, and common areas and facilities. The residents in these facilities require varying levels of assistance.

Single Room Occupancy. A residential facility where living accommodations are individual secure rooms, with or without separate kitchen or bathroom facilities for each room, are rented to one or two-person households for a weekly or monthly period of time. This use classification includes extended stay hotels intended for long-term occupancy (more than 30 days) but excludes Hotels and Motels, and Residential Care Facilities.

Supportive Housing. Dwelling units with no limit on length of stay, that are occupied by the target population as defined in subdivision (d) of Section 53260 of the California Health and Safety Code, and that are linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community.

Transitional housing. Buildings configured as rental housing developments, but operated under program requirements that mandate the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

17.40.020 Public/Semi Public Uses

Campgrounds and Recreational Vehicle Parks. Any area of land where two or more recreational vehicles or camping spaces are rented, or held out for rent, for overnight stay in tents, tarpaulins, or other camping facilities or in recreational vehicles for 30 days or less.

Cemetery. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

Colleges and Trade Schools. Institutions of higher education providing curricula of a general, religious, or professional nature, granting degrees and including junior colleges, business and computer schools, management training, technical and trade schools, however excluding personal instructional services such as music lessons.

Community Assembly. A facility for public or private meetings, including community centers, banquet rooms/centers, civic and private auditoriums, union halls, meeting halls, and other membership organizations. Included in this classification is the use of functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, classrooms and storage.

Cultural Institutions. An institution and/or associated facility engaged in activities to promote aesthetic and educational interest among the community that are open to the public on a regular

basis. This classification includes performing arts centers for performances and events; spaces for display or preservation of objects of interest in the arts or sciences; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens, all of which are public or private. This does not include schools or institutions of higher education providing curricula of a general nature.

Day Care Centers. Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care. No person or patients are permitted to remain overnight. This category includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. Medical assistance, counseling, and meals may be provided. No individual or household may be denied emergency shelter because of an inability to pay.

Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, along with the storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that require maintenance and repair services and storage facilities for related vehicles and equipment (see Public Utilities).

Harbor, Port, and Marina Facilities. Facilities that provide a range of services related to the use of boats and other watercraft and commercial and recreational fishing. Services may include, but are not limited to, boating moorings; boat haul out; sales, storage, construction, repair, and maintenance of boats, boat parts, and other marine-related items; marine fueling stations and washing facilities; seafood processing, boat and watercraft charter operations; offices; bait and tackle shops; and hardware sales.

Hospital and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs, as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

Hospitals. A facility providing medical, psychiatric, or surgical services for sick or injured persons, primarily on an inpatient basis, and including supplementary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors. The institutions are to be licensed by the state of California to provide surgical and medical services.

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic

services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale.

Skilled Nursing Facility. A State-licensed facility or a distinct part of a hospital that provides continuous skilled nursing care and supportive care to patients whose primary need requires the availability of skilled nursing care on an extended basis. The facility provides 24-hour inpatient care and, as a minimum, includes physician, nursing, dietary, pharmaceutical services and an activity program. Intermediate care programs that provide skilled nursing and supportive care for patients on a less-than-continuous basis are classified as skilled nursing facilities.

Instructional Services. Establishments that offer specialized programs in personal growth and development such as music, martial arts, vocal, fitness and dancing instruction. This use classification also includes tutoring facilities offering academic instruction to individuals or groups.

Park and Recreation Facilities. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, golf courses, and botanical gardens, as well as related food concessions or community centers within the facilities.

Parking Lots and Structures. Surface lots and structures offering parking when such use is not incidental to another on-site activity.

Public Safety Facilities. Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training and maintenance facilities.

Schools. Facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of California.

Social Service Facilities. Facilities providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less than 24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is distinguished from licensed day care centers (see Day Care Facility), clinics, and emergency shelters providing 24-hour care (see Emergency Shelter).

17.40.030 Commercial Uses

Adult Entertainment Businesses. *Placeholder. Definition of Adult Entertainment Businesses included in existing Chapter 17.70, Adult Entertainment Businesses, will be incorporated into the final Zoning Code.*

Animal Care, Sales, and Services. Retail sales and services related to the boarding, grooming, and care of household pets including:

Animal Daycare. Facilities providing non-medical care on a less than 24-hour basis for four or more dogs, cats, or other household pets not owned by the business owner or operator.

Animal Shelter and Boarding. Commercial, non-profit, or governmental facility for keeping, boarding, training, breeding or maintaining, generally overnight or in excess of 24 hours, four or more dogs, cats, or other household pets not owned by the business owner or operator. Typical accessory uses include veterinary and grooming services for boarded animals, but exclude pet stores, grooming, and veterinary services for non-boarded animals.

Grooming and Pet Stores. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This use classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

Veterinary Services. Veterinary services for small animals. This use classification allows 24-hour accommodation of animals receiving medical services but does not include kennels.

Agriculture. The raising of tree, vine, field, forage, and other plant crops, intended to provide food or fibers, as well as keeping, grazing, or feeding of animals for animal products, animal increase, or value increase and the harvesting, sorting, cleaning, packing and shipping of agricultural products produced on the premises preparatory to sale or shipment in their natural form including all activities or uses customarily incidental thereto, but not including retail sales, the commercial packing or processing of products not grown on the premises or any other use which is similarly objectionable because of odor, smoke, dust, fumes, vibration or danger to life or property. This classification does not include the following uses: hog raising, slaughter house, fertilizer works, commercial dairying, pasturage agriculture, commercial animal and poultry husbandry, or operations for the reduction of animal matter.

Artist Studio. Work space for an artist or artisan including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. This use may include incidental retail

sales of items produced on the premises and does not include uses that are generally industrial in nature (See Custom Manufacturing).

Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, personal watercraft, recreational vehicles, trucks, vans, trailers, scooters, and motorcycles including the following:

Automobile/Vehicle Rentals. Establishment providing for the rental of automobiles or vehicles.

Automobile/Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of automobiles, light trucks, boats, personal watercraft, motorcycles, scooters, and recreational vehicles, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.

Automobile/Vehicle Repair, Major. Repair of automobiles, trucks, boats, personal watercraft, motorcycles, scooters, and recreational vehicles, generally on an overnight basis that may include disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. This classification excludes vehicle dismantling or salvaging and tire retreading or recapping.

Automobile/Vehicle Service and Repair, Minor. The service and repair of automobiles, light trucks, boats, personal watercraft, motorcycles, scooters, and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and smog checks, tire sales and installation, auto radio/electronics installation, auto air conditioning/heater service, and quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight.

Large Vehicle and Equipment Sales, Service and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape gardening activities. Includes large vehicle operation training facilities.

Service Stations. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services. This classification includes “mini-marts” and/or conveniences stores that sell products, merchandise, or

services that are ancillary to the primary use related to the operation of motor vehicles where such sale is by means other than vending machines.

Towing and Impound. Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services (for automobile dismantling, see Salvage and Wrecking).

Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.

Banks and Financial Institutions. Financial institutions providing retail banking services. This classification includes only those institutions serving walk-in customers or clients, including banks, savings and loan institutions, check-cashing services, and credit unions.

Business Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photofinishing, model building, taxi or delivery services with two or fewer fleet vehicles on-site.

Commercial Entertainment and Recreation. Provision of participant or spectator entertainment to the general public. These classifications may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Cinema/Theaters. Any facility for the indoor display of films, motion pictures, or dramatic, musical, or live performances.

Indoor Sports and Recreation. Establishments providing predominantly participant sports, indoor amusement and entertainment services conducted within an enclosed building, including coin-operated electronic amusement centers. Typical uses include bowling alleys, billiard parlors, card rooms, health clubs, ice and roller skating rinks, indoor racquetball courts, athletic clubs, and physical fitness centers.

Outdoor Entertainment. Predominantly spectator uses, conducted in open or partially enclosed or screened facilities. Typical uses include amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, and drive-in theaters.

Outdoor Recreation. Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, golf courses, miniature golf courses, tennis clubs, outdoor batting cages, swimming pools, archery ranges, and riding stables.

Drive-Through Facility. A motor vehicle drive-through facility which is a commercial building or structure or portion thereof which is designed or used to provide goods or services to the

occupants of motor vehicles. It includes, but is not limited to, banks and other financial institutions, fast food establishments, and deposit/pick-up establishments, but does not include drive-in movies, service stations, or car-wash operations.

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Night Clubs/Lounges. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks. This use classification includes micro-breweries where alcoholic beverages are sold and consumed on site and any food service is subordinate to the sale of alcoholic beverages.

Food and Beverage Tasting. Businesses serving samples of food or beverages; typically an ancillary use associated with a production facility such as wine or beer making, or retail sales.

Restaurant. Establishments where food and beverages may be consumed on the premises, taken out, or delivered. This use classification includes restaurants, cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, limited-service pizza parlors, self-service restaurants, and snack bars with indoor or outdoor seating for customers. This use classification excludes catering services that do not sell food or beverages for on-site consumption.

Farmer's Markets. Temporary but recurring outdoor retail sales of food, plants, flowers, and products such as jellies, breads, and meats that are predominantly grown or produced by vendors who sell them.

Food Preparation. Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, retail bakeries, and small-scale specialty food production.

Funeral Parlors and Interment Services. An establishment primarily engaged in the provision of services, involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

Lodging. An establishment providing overnight accommodations to transient patrons for payment periods of 30 consecutive calendar days or less.

Hotels and Motels. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general

public. This use classification includes motor lodges, motels, extended-stay hotels, and tourist courts.

Short-term Vacation Rental. The rental of any structure or any portion of any structure for occupancy for dwelling, lodging, or sleeping purposes for 30 consecutive calendar days or less in duration, including detached single-family residences, condominiums, duplexes, twinplexes, townhomes, and multiple-family dwellings.

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This use classification excludes maintenance and repair of motor vehicles (see Automotive/Vehicle Sales and Services) and personal apparel (see General Personal Services).

Nonpermanent Vendor. A moveable structure, stand, cart, truck, or trailer that is used to sell or prepare and serve food or other consumer products.

Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This use classification includes wholesale and retail nurseries offering plants for sale.

Offices. Offices of firms, organizations, or public agencies providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations with retail banking services (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings, but excludes clinics or independent research laboratory facilities (see Research and Development) and hospitals.

Business and Professional. Offices of firms, organizations, or agencies providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal, and tax preparation offices.

Medical and Dental. Offices providing consultation, diagnosis, therapeutic, preventive, or corrective personal-treatment services by doctors and dentists; medical and dental laboratories that see patients; and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use if it supports the on-site patient services.

Personal Services.

Fortune, Palm, and Card Reader. An establishment providing any type of fortune telling, palm or card reading, psychic services, future telling, spirit communication, and/or any other related type of trade, donation, or compensation, retail or otherwise.

General Personal Services. An establishment providing non-medical services to individuals as a primary use, of personal convenience, as opposed to products that are sold to individual consumers, or from/by companies. Personal services include barber and beauty shops, massage establishments, shoe and luggage repair, fortune tellers, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, and similar services.

Tattoo or Body Modification Parlor. An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Retail Sales.

Building Materials Sales and Services. Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include Construction and Material Yards, hardware stores less than 10,000 square feet in floor area, or plant nurseries.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, liquor stores, and retail bakeries.

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

17.40.040 Industrial Uses

Construction and Material Yards. Storage of construction materials or equipment on a site other than a construction site.

Custom Manufacturing. Any establishment primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment and the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, candle-making shops, woodworking, and custom jewelry manufacturers.

Food and Beverage Manufacturing. Establishments engaged in the production, processing, packaging or manufacturing of food or beverage products for off-site consumption.

Limited/Small Scale. A small-scale food and beverage products manufacturing and distribution establishment located in facilities less than 5,000 square feet per lot. The use may include wholesale or retail sales. It is characterized by local or regional products, specialty or artisanal foods, in facilities less than 5,000 square feet. Examples include small coffee roasters, micro-breweries, micro-distilleries, wine manufacturing, and wholesale bakeries.

General/Large Scale. A large-scale food and beverage manufacturing located in a facility over 5,000 square feet per lot.

Industrial. Establishments engaged in any of the following types of activities taking place within enclosed buildings: manufacturing finished parts or products primarily from previously prepared materials; providing industrial services; or conducting industrial or scientific research, including product testing. This classification includes micro-breweries and wineries where retail sales are clearly incidental and no alcoholic beverages are consumed on site.

Oil and Gas Explorations and Development Offshore. Any commercial or industrial facility, including but not limited to business or personnel office, oil or gas storage facilities, pipe, drilling materials, or equipment repair or storage facilities, or any other aid or support, which operates directly or indirectly in support of any offshore oil or gas exploration, development, drilling, pumping or production.

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities.

Reverse Vending Machine. An automated mechanical device that accepts, sorts and processes recyclable materials and issues a cash refund or a redeemable credit slip.

Recycling Collection Facility. An incidental use that serves as a neighborhood drop off point for the temporary storage of recyclable or reusable materials but where the processing and sorting of such items is not conducted on-site.

Recycling Processing Facility. A facility that receives, sorts, stores and/or processes recyclable materials.

Research and Development. A facility for the scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This use classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities.

Salvage and Wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Warehousing and Storage. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant.

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including but not limited to automobiles, feed, and lumber. Also includes cold storage, freight moving and storage, and warehouses. This classification excludes the storage of hazardous chemical, mineral, and explosive materials.

Outdoor Storage. Storage of commercial goods in open lots.

Self Storage. Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials (see Building Materials Sales and Services).

17.40.050 Transportation, Communication, and Utility Uses

Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, aircraft storage buildings, public terminal building and parking, air freight terminal, baggage handling facility, aircraft hangar and public transportation and related facilities, including bus operations, servicing and storage. Also includes support activities such as fueling and maintenance, storage, airport operations and air traffic control, incidental retail sales, coffee shops and snack shops and airport administrative facilities, including airport offices, terminals, operations buildings, communications equipment, buildings and structures, control towers, lights, and other equipment and structures required by the United States Government and/or the State for the safety of aircraft operations.

Docks, Piers and other Coastal-Related Infrastructure. Facilities necessary or convenient for the promotion and accommodation of commerce and navigation, such as wharfs, docks, piers, slips, quays, launches, moorings, fuel docks, hoists and observation decks.

Freight/Trucking Terminals. Facilities for freight, courier, and postal services. This classification does not include local messenger and local delivery services (see Light Fleet-Based Services).

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses.

Public Works and Utilities. Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery facilities, solid waste treatment and disposal, water or wastewater treatment plants, corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services, storage facilities for vehicles and equipment, their associated offices, and similar facilities of public agencies or public utilities.

Telecommunication Facilities. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

Transportation Passenger Terminals. Facilities for passenger transportation operations, including rail stations, bus terminals, and scenic and sightseeing facilities, but does not include terminals serving airports or heliports.

17.40.060 Urban Agriculture Uses

Community Garden. Use of land for and limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity, by several individuals or households.

Market Garden. The primary use of a site for cultivation of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs for sale or donation of its produce to the public.

Private Garden. A private food-producing garden that is accessory to the primary use of the site.



AGENDA NO: C-2

MEETING DATE: June 5, 2018

Staff Report

TO: Planning Commission **DATE: May 30, 2018**

FROM: Rob Livick, PE/PLS – Public Works Director/City Engineer
Damaris Hanson, Environmental Program Manager

SUBJECT: Annual Water Report FY2017-18 and Recommendation for Allocation of Water Equivalency Units (WEU) for FY2018-19

RECOMMENDATION

Staff recommends the Planning Commission review the annual water report and allocation of the FY 2018/19 Water Equivalency Units and forward the following recommendations to City Council:

1. Allocate 50 Water Equivalency Units (WEUs) for residential development and 65 for commercial development for a total of 115 WEUs for FY2018/19

BACKGROUND

Pursuant to Morro Bay Municipal Code (MBMC) Section 13.20, the Annual Water Report has been prepared by the Public Works Department and is being forwarded to the Planning Commission for review and recommendation. A WEU is defined as a unit of measure for water use equal to the average amount of water used by a single-family residence over the period of one year. Starting in 1977 one WEU was equal to 10,780 cubic feet of water or 166 gallons per capita per day (GPCD) per year. In 2016 this was updated to 8,732 cubic feet of water or 90 GPCD due to the historical trend of lower water use compared to previous years. The intent of the WEU allocations are to regulate the addition of new water users to the City's water system and to ensure the demand for water shall not exceed available water supply.

In 1984 the citizens adopted Measure F (Codified as Ordinance 266 in MBMC as Chapter 13.20), a "Growth Management System". This measure set a maximum population of 12,200 by the year 2000. To accomplish the housing needs of this population growth, Measure F set a maximum number of housing limit of 70 new units per year with a maximum variation in the number of units in a year cannot exceed 10 percent or 77 WEUs for residential units. City Council took action on August 27, 2007 to reduce the number of allocated housing units to 50 new housing units. Ordinance No. 266 requires allocation mix of 60-percent SRF and 40-percent MFR. Since housing and population growth has not increased as projected, i.e. the City has yet to reach Measure F population of 12,200, new housing units can still be issued. The population growth estimates in the proposed General Plan predict reaching the Measure F established population in 2040.

Prepared By: DH

Dept Review: _____

DISCUSSION

Water Conservation

Statewide Conservation Requirements: In 2014, Governor Jerry Brown declared an emergency due to drought conditions. That declaration called for a voluntary 20-percent reduction in water consumption. In May 2015, the State imposed additional water conservation requirements. The statewide conservation goal was to reduce water production 25-percent over 2013 values. That 25-percent requirement was tiered based on existing water usage. The tiers ranged from a low of 8-percent to a high of 36-percent reduction. Morro Bay was required to reduce water production by 12-percent. On May 18, 2016, the State Water Board adopted a statewide water conservation approach that allowed urban water suppliers to replace their prior state-assigned percentage target reduction with a localized “stress test” approach based on a showing of whether the urban water supplier has at least three-years of water supply under extended drought conditions.

On April 7, 2017 Governor Jerry Brown lifted the drought emergency. The State Water Resources Control Board will continue to require reporting requirements and prohibitions on wasteful practices such as watering during or after rainfall, hosing off sidewalks and irrigating ornamental turf on public street medians. Governor Brown has stated “Conservation must remain a way of life”.

Local Conservation Requirements: Last June City Council revised the water conservation requirements to implement Mandatory Water Conservation Requirements a step down from Severely Restricted Water Supply Conditions. The main difference between these two requirements being mandatory requirement do not restrict the day in which you can water. In June 2016, Morro Bay completed the “stress test” and reduced our mandatory water conservation requirements from 12% to 0%. Over 83% of the State had 0% conservation after the stress test was completed. From 2014 to the present the City’s water conservation rate has continue to decrease.

Water Conservation compared to 2013	
Year	% reduction from 2013
2014	-8.0
2015	-13.5
2016	-21.3
2017	-19.1

Projected Water Supply FY18/19

In April, the California Department of Water Resources (DWR) informed the State Water Project (SWP) contractors the allocation for 2019 would be 35-percent of the contracted amount. This allocation in combination with the drought buffer is available to make up the difference between delivery requests and demand. Therefore, the City will be receiving 100-percent of the State Water Requested for 2019 (940 ac-ft). State Water allocation is

determined every year, therefore should another dry year occur or several dry years in a row the City's allocation could be reduced a 0-percent allocation. State Water is an interruptible source of water. If there is a line break/repair or an emergency Morro Bay could be without water from this source. State Water does "shut down" once a year for maintenance, typically in October and/or November and has typically been anywhere from 1-2 weeks to a month.

The City's other sources of water are constrained, by a variety of water quality, and permitting issues. To use the Chorro Valley wells requires stream flows in Chorro Creek must exceed 1.4 cubic feet per second (cfs) per the City's water rights license/permit; additionally, water pumped from these wells are high in nitrates and cannot be used without treatment or blending. The City would need to perform upgrades to the water system in order to treat this water from the Chorro Valley. The Morro Valley wells are also high in nitrates and are treated at the City's Water Treatment Plant (Brackish Water Reverse Osmosis (BWRO) to remove nitrates. There are also upgrades needed at the BWRO plant if this plant was to be used on a continuous basis.

Water Management Planning

The next update of the City's Water Management Plan will occur over the few months in the development of the OneWater Planning effort. The OneWater concept is to view all the City's water resources (Potable water, Waste water and Storm water) holistically so the community can understand the complete water resources picture. It is important that the City has a diverse water portfolio so that the City is not dependent on one water source. The plan will use this so called triple bottom line approach so all three aspects (social, environmental and financial) of water resources planning are addressed. The OneWater plan will also reevaluate and assess the WEU program.

Potable Water Production Data

As shown in Attachment 1, Water production from 1980-2017 no water was extracted from Chorro and Morro Basins for direct distribution into the water supply, 958 acre-feet were delivered from the State Water Project (SWP), and 36 acre-feet of treated Morro Basin well water from the BWRO treatment plant. Attachment 2 provides an historical record of water production and use from 1960 through 2017. Beginning in 1997, per capita water use has been re-calculated, based upon the amount of water delivered to customers (metered/sold) rather than gross production, to closely reflect actual community consumption practices. Both attachments 1 and 2 show a trend for the City water consumption to be decreasing over time while the City's population has slightly increased.

Summary of FY 2017-2018 activity:

The Council authorized 115 WEUs for FY 2017-2018. Thirty WEUs to be used for single-family dwellings and 20 for multiple-family dwellings with 65 allowed for commercial/Industrial uses. Those WEUs were allocated on a first-come, first-served basis. The tracking of the WEUs utilized for FY 2017-2018 indicates 37 of the 115 WEUs allocated were used as follows:

- 0 Commercial (Virg's Landing 0.59 WEUs and Sonic, 0.13 WEUs are possible before July 1st)
- 22 Single-Family, (2 more SFR possible before July 1st)
- 7.5 Multi-Family (15 one-bedroom townhomes, 0.5 WEU per unit)

The reason for an increase in SFR and MFR this fiscal year is due to two larger subdivisions that were approved several years prior, have recently recorded their subdivision map and are moving forward with building. This is not a comprehensive list of all building activity, but rather a list of those activities which required a WEU allocation.

Conclusion:

Staff recommends the Planning Commission recommend the City Council allocate 115 WEU for FY 2018-2019. Fifty WEUs, 30 for SFR and 20 for MFR. Also allocate 65 WEUs for Commercial/Industrial development for a total of 115 WEUs.

ATTACHMENTS

1. Table 1: Water Production by source
2. Table 2: Per Capita Water Use

TABLE 1					
WATER PRODUCTION PER SOURCE 1980 - 2015 (Acre Feet - AF)					
Year	Chorro Basin	Morro Basin	** R/O Plant	State Water	TOTAL (AF)
1980	1079	672	*	*	1751
1981	1143	584	*	*	1727
1982	1061	526	*	*	1587
1983	995	537	*	*	1532
1984	1097	572	*	*	1669
1985	1108	582	*	*	1690
1986	1059	552	*	*	1611
1987	1124	531	*	*	1655
1988	1120	528	*	*	1648
1989	1047	512	*	*	1559
1990	963	564	*	*	1527
1991	808	449	*	*	1257
1992	1049	270	*	*	1319
1993	994	397	*	*	1391
1994	954	460	*	*	1414
1995	986	420	*	*	1406
1996	1261	240	*	*	1501
1997	985	249	*	301	1535
1998	38	*	*	1288	1326
1999	34	*	*	1359	1393
2000	4	*	*	1396	1400
2001	11	*	*	1399	1410
2002	1	32	48	1373	1454
2003	1	28	13	1379	1421
2004	49	213	10	1205	1477
2005	204	150	0	1007	1361
2006	257	80	25	1009	1371
2007	276	35	19	1116	1446
2008	184	52	28	1175	1439
2009	235	80	64	1069	1448
2010	74	54	258	873	1259
2011	14	0.5	84	1144	1243
2012	0	3.9	70	1129	1203
2013	0	27	107	1137	1271
2014	0	0	41	1141	1183
2015	0	0	138	952	1088
2016	0	0	36	958	994
2017	0	0	106	925	1031

** R/O Plant Production numbers include both Morro Groundwater treated via Brackish Water Reverse Osmosis (BWRO) as well as Sea Water Reverse Osmosis (SWRO).

TABLE 2

TOTAL HISTORIC WATER PRODUCTION & PER CAPITA WATER USE
FOR THE CITY OF MORRO BAY

Year	Rainfall	City Population	Production in acre feet	Production in millions of gallons	Average daily production in millions of gallons	Average use in gallons per capita per day
1960	10.48	5,599	894	291	0.8	142
1961	8.6	*	842	274	0.75	*
1962	17.22	*	999	326	0.89	*
1963	18.52	*	840	274	0.75	*
1964	11.26	*	881	287	0.79	*
1965	16.08	6,400	1000	326	0.89	140
1966	11.24	6,500	1188	387	1.06	163
1967	20.09	6,600	1194	389	1.07	161
1968	9.64	6,750	1298	423	1.16	172
1969	28.74	6,900	1255	409	1.12	162
1970	9.84	7,109	1534	500	1.37	193
1971	14.2	7,450	1533	500	1.37	184
1972	7.41	7,517	1547	504	1.38	184
1973	27.51	7,725	1424	464	1.27	165
1974	22.35	7,942	1482	483	1.38	167
1975	14.43	8,165	1510	492	1.35	165
1976	11.38	8,394	1574	513	1.41	167
1977	8.35	8,525	1249	407	1.12	131
1978	29.68	8,625	1430	466	1.28	148
1979	17.06	9,150	1614	526	1.44	157
1980	20.99	9,064	1651	538	1.47	162
1981	13.11	9,206	1727	563	1.54	168
1982	20.01	9,297	1586	517	1.42	152
1983	35.01	9,435	1534	500	1.37	145
1984	10.08	9,599	1669	544	1.49	155
1985	10.02	9,747	1691	551	1.51	155
1986	17.17	9,881	1614	526	1.44	146
1987	12.29	9,819	1655	539	1.48	150
1988	15.01	9,975	1648	537	1.47	147
1989	10.88	10,133	1559	508	1.39	137
1990	8.78	9,664	1527	498	1.36	141
1991	16.01	9,806	1256	410	1.12	114
1992	19.63	9,736	1319	430	1.18	121
1993	24.21	9,979	1391	452	1.24	124
1994	11.05	10,071	1414	462	1.26	126
1995	40.01	9,518	1418	462	1.27	133
1996	15.47	9,687	1501	462	1.34	138
1997	18.56	9,696	1535	489	1.37	141
1998	18.01	9,845	1326	432	1.18	120
1999	13.11	9,871	1393	454	1.24	126
2000	19.63	10,410	1400	456	1.25	120
2001	16.04	10,486	1410	459	1.26	118
2002	9.36	10,510	1454	474	1.3	123
2003	13.75	10,485	1421	466	1.28	122
2004	9.48	10,522	1477	481	1.32	125
2005	30.19	10,270	1361	444	1.22	118
2006	18.9	10,491	1371	447	1.23	117
2007	7.24	10,436	1446	471	1.29	118
2008	13.34	10,548	1439	469	1.23	122
2009	12.25	10,555	1448	472	1.29	120
2010	17.26	10,608	1259	410	1.12	106
2011	12.99	10,234	1243	405	1.11	108
2012	10.16	10,327	1203	392	1.07	105
2013	4.05	10,370	1349	440	1.21	117
2014	12.62	10,234	1183	385	1.05	103
2015	8.55	10,544	1088	354	0.97	92
2016	18.79	10,284	994	324	0.88	86
2017	18.73	10,284	1031	336	0.92	89.5

a: [average] determined from metered water sold, not water produced