



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 18, 2019
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Vice-Chairperson Michael Lucas
Commissioner Jesse Barron

Chairperson Gerald Luhr

Commissioner Joseph Ingraffia
Commissioner Susan Stewart

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 City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Commission at this time.

Public comment is an opportunity for members of the public to provide input to the governing body. To increase the effectiveness of the Public Comment Period, the Commission respectfully requests the following guidelines and expectations be followed:

- When recognized by the Chair, please come forward to the podium to speak. Though not required, it is helpful if you state your name, city of residence and whether you represent a business or group. Unless otherwise established by the Chair, comments are to be limited to three minutes.
- All remarks should be addressed to Commission, as a whole, and not to any individual member thereof.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any 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 Planning Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Planning Commission meetings is welcome and your courtesy will be appreciated.
- The Commission in turn agrees to abide by its best practices of civility and civil discourse according to Resolution No. 07-19.

PRESENTATIONS

A. CONSENT CALENDAR

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

B. PUBLIC HEARINGS

B-1 Case No.: CUP19-02, CDP 19-010, PKG19-01

Site Location: 1141 Main Street, Morro Bay, CA

Proposal: An application was filed on January 31, 2019 for Coastal Development Permit, Conditional Use Permit and Parking Exception requesting approval to add a 2-story residence in the back of an existing 3,888 square foot commercial building located at 1141 Main Street. The proposal includes a two stories residence, totaling 1,800 sf in the back portion and a 2,652 s.f commercial business in the front portion of the building. The parking exception is required because the new residence will have 2 parking spaces in a new carport behind the building instead of a parking garage. The east portion of the property is in the C-1/S.4 zoning district and the west portion of the property is in the R-2 zoning district. The site is not within the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Section 15301, Class 1a&e.

Staff Recommendation: Conditionally Approve

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on July 2, 2019 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 805-772-6264 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.

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.



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 18, 2019

#	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	Wilson	1141 Main Street	1/31/19	CUP19-02	Proposed Change in use; partial commercial retail & partial apartment	Deemed incomplete 3/1/19. Project requires CUP and CDP with Parking Exception, need resubmittal for additional planning permits. Resubmitted March 28, 2019, under review. Project deemed complete 4-16-19 and is scheduled for Planning Commission June 18, 2019 (date requested by applicant)				nh
2	Reisner	1300 Clarabelle	4/22/19	CDP19-011	Admin CDP for new construction of SFR attached garage	Incomplete letter sent 4/26/19. Resubmittal 5/20/19 under review. Deemed complete. Noticing began 6/14, action will occur on or after 6/17.				wu
3	Garcia	532 Kings Ave	2/22/19	CDP19-005	New SFR, 2474 sf of living space, 528 sf garage and 190 sf decking with shared driveway	Submittal is under review. Planning deemed incomplete 3/15/19. Resubmittal received on May 15, 2019 and was deemed complete on May 23, 2019. Preparing for Administrative notification and decision. Public notice June 6 through June 16, 2019.				nh
4	Naran	2172 Main St	4/23/19	MUP19-03	Request for approval for short term rental for residential apartment in MCR/R-4 zone	Submittal is under review. On May 17, 2019 applicant modified application to include only 2172 Main, removed request for 2176 Main. Application is under review. Public noticing June 10 - 20, 2019.				nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
5	Morro Bay Recovery	2460 Main Street	5/28/19	MUP19-04	Change in use from hotel/motel to recovery center	Submittal is under review.				nh
6	Coghlan	3009 Beachcomber	6/4/19	CDP19-018	Interior repairs and upgrades, enclose breezeway and small addition to entryway, bathroom, add solar panels to roof	Under Review				nh
7	Moss Lane Ventures, LLC	839 Morro Bay Blvd	5/6/19	CUP19-04/CDP 19-013	Demo existing carwash, construct new 600 sf single sided drive up coffee shop.	Application received 5-6-19 and is under review. Submittal deemed incomplete, letter sent 5-30-19. Waiting for resubmittal		PN-Conditionally Approved 5/16/2019		nh

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8	Paige	2780 Greenwood	5/21/19	CDP19-015	Expansion of existing ADU, 208 sf addition	Submittal is under review. Incomplete letter sent 6-6-19, waiting for resubmittal				nh
9	Ranat	2598 Main	2/19/19	VAR 19-001	Variance request to allow approval of an as-built bathroom partially within the site yard setback.	Submittal is under review. Deemed incomplete 2/4/19. Applicant considering alternative to resolve issues. Resubmittal received April 25, 2019 and is under review. Additional information was requested, waiting for response. Planning deemed incomplete 5-30-19, waiting for resubmittal..		PN-Conditionally Approved 5/16/2019		nh
10	Ryan	1170 Marengo	2/26/2019 (LLA) and 5/13/19 (LTM)	LLA19-001/ LTM19-01	Lot line adjustment to reconfigure 3 5000 sf residential lots into 2 larger residential lots.	Submittal is under review. Project deemed incomplete 3-21-19. Requires resubmittal. April 18 project deemed incomplete. Resubmittal requires an application for a Lot Merger to be process together with the LLA. Lot Merger application received May 13, 2019 - both to be processed together. Resubmitted 6-7-19, under review.				nh
11	Eisemann	535 Atascadero Road	3/7/19	PAR19-01	Final Parcel map	Submittal is under review. Planning disapproved 3/14/19. Resubmittal disapproved on May 14, 2019. Resubmittal received, review comments provided 6-5-19				nh
12	Cleary	1282 and 1290 Embarcadero Road	5/23/19	CDP19-016	Admin CDP for removal of major vegetation.	Submittal is under review. Correction letter sent 6/10. Awaiting resubmittal.				
13	Najarian	1339 Berwick	11/30/18	CDP 18-014	Admin CDP for new construction of SFR and ADU with attached garage	Application deemed incomplete, comments sent to applicant on 12/27/18.				nh
14	Auerbach	3200 Beachcomber	3/29/19	CDP19-008	Regular CDP for drainage ditch bank stabilization project	Application deemed incomplete, comments sent to applicant on 4/25/19. Resubmittal received June 3, 2019, under review.				nh
15	Henry	411 Trinidad	7/5/18	CP0-584	CDP for construction of a new single-family residence on a vacant lot	Under Initial Review. Correction letter sent 7/16/18. Additional review and correspondence with owners on March 7, 2019. Waiting for resubmittal		PN- conditionally Approved 7/19/2018		nh
16	Fields	731 Butte	6/14/18	CP0-582/UP0-534	CDP and CUP for Multi-Family residences. A 1,500 sq. ft. manufactured residence, a 448 sq. ft. studio unit above a 441 sq. ft. garage with an attached 220 sq. ft. carport	Under Initial Review. Correction letter sent 7/11/18. Resubmitted 10/22/18. Correction Letter sent 11/14				nh
17	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. Incomplete letter sent 6/4/18. Resubmittal received 7/3/18. Additional comments sent to Applicant's Agent 8/3/18, and 8/22/18. Proposals received for environmental review. Reimbursement agreement sent to applicant for environmental review on 10/15/18. Resubmittal received 5-10-19 - comments returned 5-28-19		PN- Conditionally Approved 7/17/2018		cj
18	Wood	361 Main	4/6/18	AD0-134 / UP0-526	Conditional Use Permit and Parking Exception for 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. Applicant notified 1-4-19 that Project requires a CUP and CDP, needs new application, fees and resubmittal for processing. Project resubmitted 4-29-19, under review. Deemed incomplete May 23, 2019. Waiting for resubmittal		PN- Conditionally Approved 5/7/2019		nh

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19	T-Mobile	1478 Quintana	2/26/18	A00-056	Modification to UP0-052/CP0-073 for upgrade to existing wireless site	Under initial review. Correction Letter sent 3/30. Unauthorized work completed by owner. Spoke with the agent 11/5 about process moving forward. Spoke with agent again 2/7. Resubmittal 2/26. Correction letter sent 3/13. Awaiting resubmittal.		JW approved		wu
20	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. Project Inactive as of 10/2018		PN-Conditionally approved 5/11/17		nh
Projects Appealed to Planning Commission or PC Continued projects:										
21	Kenney	1130 Scott	9/7/18	CUP 18-06 and CDP 18-008 and PKG 18-01	Conditional Use and Coastal Development permits for 1416 sf commercial garage/shop with 2200 sf caretaker's unit. Parking exception for increased driveway width for small lots	Incomplete letter sent 10/23. Resubmittal received 1/23/19, under review. Disapproval letter sent 2/25/19. Resubmittal March 12, 2019. Deemed complete 3/28/19, however applicant is redesigning and will resubmit revised plans. April 16, 2019 applicant informally submitted a revised design, comment letter returned on April 25, 2019. Applicant decided to move forward with original design with 2 levels of residential over commercial. Scheduled for Planning Commission on June 4, 2019. PC continued item to date uncertain to allow applicant to redesign and resubmit.				nh
22	State Parks - Mike Walgren	11 State Park Road	8/20/18	CDP 18-004, CUP18-04	Coastal Development Permit & Conditional Use Permit to install modular building for office space, parking and landscape improvements at Morro Bay State Park	Submitted on 8-20-18. Deemed incomplete 9.10.18. Applicant to resubmit plans. Plans resubmitted with additional information on 10-26-18. Project deemed complete. Scheduled for PC on December 18, 2018. Continued to date uncertain by PC on 12/18/18. Applicant to provide additional information.		PN- Approved 9/4/2018		nh
23	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- 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		nh cj
Projects Appealed or Forwarded to City Council:										

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24	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										
25	Patel	233 Atascadero	6/13/18	CP0-581/UP0-533	CDP and CUP for New 83 room hotel on vacant 2 acre lot	Under Initial Review. Incomplete letter sent 7/13/18. Resubmitted 9/11/18. Comment letter sent 10/19/18. Environmental review required. Cj. Met with Applicant's Agents 11-8-18 to review flood plain and height requirements. Project currently overheight and does not meet parking requirements. Story poles erected on 1/3/19 and scheduled for Conceptual Review by PC to evaluate height, parking, and findings of significant public benefit as allowed under the Planned Development (PD) overlay zone. PC comments provided to Applicant after 1-15-19 meeting. Applicant considering project revisions. Environmental review in progress.				cj
26	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:										
27	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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28	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:										
29	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 2019. Public draft of combined General Plan/ LCP released May 2018 for review. Working with Coastal staff on CCC input.				
30	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.			
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										

wm

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31	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
Grants										
32	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
33	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
34	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	AJ Wright and Phil Davis	2996 Alder	9/28/18	B18-0033	New 3 story 3-unit apartment building, 2 story housing over ground level garage	Submitted 9-28-18. Not approved, comments sent on 10-11-18. Resubmitted March 6, 2019, under review. Planning disapproved submittal 3/19/19. Planning approved on 5/23/19	Bldg - Disapproved on 4/8/19			nh
2	Walsma	745 Alta	6/7/19	B19-0121	Replace windows, sliders, replace kitchen windows, w/larger windows, replace master bedroom window with slider for fire escape, install fire door from bedroom to garage, install	Disapproved 6/11/19.				wu
3	Guesno	220 Atascadero Rd.	11/26/18	B18-0085	Commercial Alteration- parking lot reconfig, kitchen remod, install non bearing walls, add 2 restrms.	Submitted 11-26-18. Planning disapproved submittal 12/14/18.	BLDG - Disapproved 12/27/18			nh
4	Carter	2035 Bayview Ave	4/30/19	B19-0082	Demolish a 920 sf SFR and 303 sf detached garage. This is a Demo/reconstruct that is being submitted seperately, new SFR plans to follow	Approved 5/9/19.		PN - Approved 5/1/2019		wu
5	Kudla	399 Beach	9/13/18	B18-0021	Commercial tenant improvement to Hungry Fisherman. Remodel, correct plumbing in bathroom and kitchen		Ready to issue			
6	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.	Approved 8-9-18. cj. Requested permit extension.	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	cj

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7	Thayer	458	Bernardo Ave	4/17/19	B19-0070	Demo 1072 sf SFR and 460 sf garage and construct new single story SFR & detached garage - 1295 sf living, 462 sf garage, and 280 sf covered porch. Also 214 sf detached ADU (See B19-0071 for ADU permit).	Approved by planning 4/18/19.	Bldg - Plancheck			wu
8	Thayer	458-A	Bernardo Ave	4/17/19	B19-0071	New detached 214 sf ADU at rear of property.	Approved by planning 4/18/19.	Plancheck			wu
9	Hobab	982-A	Carmel St.	3/22/19	B19-0049	409 sf attached ADU and 137 sf addition at rear of existing SFR. 112 sf second story deck at front of SFR, and new front door at entry.	No planning review before approval of CUP and Parking Exception - See CUP18-07 and PKG18-03.	Bldg - Disapproved 4/17/19			nh
10	Reisner	1300	Clarabelle	6/10/19	B19-0122	New SFR	Submittal under review.				wu
11	Lew	660	Elena	5/6/19	B19-0085	Demo existing non-conditioned laundry area and reconstruct as conditioned habitable area adding an additional 62 sf. Also, remodeling interior, and adding 54 sf to second level increasing existing	Disapproved 5/23/19. Awaiting resubmittal.	Plancheck			wu
12	Redican	725	Embarcadero	11/29/18	B18-0086	Remodel existing two story commercial building, creating a 10 room hotel on upper floor with lobby on lower floor (adding 837 sf). Also repair/extension of the existing Harborwalk	Corrections sent 1-3-19. Resubmittal under review. Corrections sent 5-28-19. cj.	Bldg - 3/27/19			cj
13	Branch	885	Embarcadero	3/12/19	B19-0043	Addendum #1 to B18-0043 - Minor framing alterations (interior), confirm slopes per ADA requirements, and install siding at west elevation (previously stone).	Plng approved - cj.	Bldg - Disapproved 4/16/19			cj
14	Fowler	1215	Embarcadero	12/27/18	B18-0113	Tenant Improvement to new retail/office space in commercial bldg. T.I. will be completed during construction of new building. Business is Oyster depuration/ wet storage facility with retail sales and food facility (oyster bar).	Plng disapproved 1-14-19 - cj	Bldg - Disapproved on 2/4/19 Fire - Apporved on 2/5/19	Approved by pn on 1/17/19		cj
15	Mathias	2515	Greenwood	2/16/18	B-31888	New SFR with ADU- 1384 sq. ft. living, 405 sq. ft. garage, 126 sf porch	Conditionally approved 2/27/18. Need COA attached to plan set	BLDG -Approved by co 1-2-19. mf	PN- Disapproved per memo dated 3/5/18		jg
16		2515	Greenwood	5/1/19	B19-0083	Demo 1232 sf SFR (Permit B00-0310391), and reconstruct new single story 1384 sf SFR with attached 405 sf garage, and 106 sf covered porch		Plancheck			
17		2525	Greenwood	5/1/19	B19-0084	Demo 433 sf second unit (Permit B00-0310391) and reconstruct new 737 sf detached Accessory Dwelling Unit (ADU) with 234 sf carport and 29 sf covered front porch.		Plancheck			

#	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
18	Krull	2575	Greenwood	4/25/19	B19-0076	Remove existing non-conforming 261 sf shed, convert existing attached two-car garage into an accessory dwelling unit (ADU).	Planning approved 5/2/19.	Bldg - Plancheck	PN-Disapproved 5/16/2019		wu
19	Hoefner	125	Hatteras	4/11/19	B19-0065	SF Addition - 316 sf addition to existing SFR, 194 sf addition to existing attached garage, reduce size of entry porch to 22 sf (from 91 sf). Replace deck boards with composite decking on existing rear deck.		Bldg - Disapproved on 4/17/19	PN-Disapproved 5/1/2019		nh
20	Scott	2940	Hemlock	8/28/18	B18-0006	New Single Family Residence-1626sq. Ft living, 462 sf garage +500 decking	Disapproved 9/18/18. Resubmittal received 12/21/18. Under review. Disapproved 1/14/19. Awaiting resubmittal. Minor amendment to CDP under review.	Approved by co 1-7-19.			wu
21	Scott	2940-A	Hemlock	8/29/18	B18-0008	235 sq. ft attached ADU	Disapproved 9/18/18. Resubmittal received 12/21/18. Under review. Disapproved 1/14/19. Awaiting resubmittal. Minor amendment to CDP under review.	Approved by co 1/17/2019			wu
22	Gelman	2784	Indigo Circle	5/15/18	B - 32002	New SFR 2110 sq. ft., 663 sq. ft. garage, 275 sq. ft. patio	Approved 6/6/18	Ready to issue			
23	Bariel	491	Jamaica	5/6/19	B19-0088	Reconstruct New two story SFR 1601 sf living, 447 sf attached garage, 216 sf 2nd story front deck	Approved 5/16/19				wu
24	Linker	594	Kings Ave.	4/16/19	B19-0068	New two story SFR - 2996 sf living, 491 sf attached garage, 304 sf deck at front and 85 sf deck at rear.	Planning approved	Bldg - Ready to issue			nh
25	Hilton -Limited Partnership	430-A	LA Jolla	1/24/19	B19-0013	Enclose interior stairs to create ADU. Add closet on upper level, new french doors, new exterior door and new kitchen on lower level.	Planning approval 2/4/19.	BLDG- Disapproved by co on 1/30/19.			wu
26	Richardson	441	LA Jolla	3/8/19	B19-0040	Kitchen, bathroom and laundry room remodel in existing dwelling.	Submittal under review. Approved 3/19/19	Bldg - Disapproved 3/15/19			nh
27	Vogal	948	Marina	9/5/18	B18-0014	Addition / construct new 400sf gargage demo & replaced existing driveway.	Correction letter sent 10/15. Resubmittal 5/20/19 under review.	Bldg - Disapproved 9/20/18			wu
28	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.	Ready to issue	Approved by jb on 10-23-17.		
29	Ellis	120	Main St.	5/14/19	B19-0097	SF Addition - add 126 sf master bath to the existing master bedroom, add 178 sf of new living room space, add 456 sf of covered patio space to the front and rear of SFR.	Submittal under review.				wu
30	Verma	316-A	Main St.	3/22/49	B19-0051	Construct 724 sf ADU (attached addition) creating new upper level above existing SFR. Add 121 sf bathroom on main level and install elevator in existing garage.	Conditionally approved 4/23/19.	Bldg - Disapproved 4/22/19	PN-Disapproved 5/3/2019		nh
31	Peter	890	Main St.	2/13/19	B19-0026	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Approved on 3/1/19 - sg	Bldg - Approved 2/27/19 Fire - Approved 2/26/19	Disapproved on 3/14/19		

#	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
32	Dillon	1387	Main St.	4/25/19	B19-0079	Interior repairs to the Seabird room, in the Pacific Wildlife Care Clinic Building. Remove & replace plywood subfloor, spray foam insulation under floor, waterproof coating over new floors, replace floor drains, electrical, replace radiant wall heaters.		Bldg - Plancheck			sg
33	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. Resubmittal received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj. Requested permit extension. Awaiting resubmittal.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
34	Birch	565	Mimosa	4/24/19	B19-0075	Installation of 13x27 foot Absolute Steel detached RV carport structure	Under review. Disapproved 5/2/19	Bldg - Plancheck			nh
35	Ryan	1170	Marengo Dr	5/14/19	B19-0096	Deck Demolition Approx. 275 sq ft	Planning approved 5/17/19	Plancheck			wu
36	Najarian	479	Nevis St.	3/22/19	B19-0050	New two story SFR, 1686 sf living, 507 sf garage, and 192 sf decking.	Disapproved 4/9. Resubmittal 5/16/19. Approved by planning 5/23/19.	Bldg - Disapproved 4/15/19			wu
37	Jerkovich	2584	Nutmeg	4/25/19	B19-0077	Installation of stairs and concrete planters at front of lot. (Partially in ROW, will require an encroachment permit).	Disapproved 5/9/19. Resubmittal 6/7/19 under review.		Bldg - Plancheck		wu
38	Erb	2630	Nutmeg	2/14/19	B19-0029	Demo 195 sf third story deck at front of home and rebuild with 80 sf extension to allow for deck beam and column support. Remove 152 sf deck on south side of home, misc. construction to repair water damage.	Dissapproved 3/6/19. Disapproved 4/9.	Bldg - Approved 3/27/19			wu
39	Freisen	196	Panay St.	3/15/19	B19-0045	Additional 1000 sf to SFR	Disapproved 4/3/19. Awaiting resubmittal.	Bldg - Disapproved 4/10/19			wu
40	Lewis	290	Piney Ln.	9/26/18	B32-151	Addendum - Adding stucco finish in lieu of ledgestone		Ready to issue			
41	Osborne	450	Piney Way	3/22/19	B-32176	Addendum to: B00-031-905 - Install elevator where approved plans only show the elevator shaft for a future elevator.	Planning approval 3/26	BLDG - Approved 3/13/19			wu
42	Colmer	541	Quinn Court	5/20/19	B19-0104	New Truss Vendor, no design changes		Plancheck			
43	Colmer	553	Quinn Court	5/20/19	B19-0105	New Truss Vendor, no design changes		Plancheck			
44	Colmer	545	Quinn Court	5/20/19	B19-0106	New Truss Vendor, no design changes		Plancheck			
45	Colmer	549	Quinn Court	5/20/19	B19-0107	New Truss Vendor, no design changes		Plancheck			

#	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
46	Colmer	549	Quinn Court	5/20/19	B19-0108	New Truss Vendor, no design changes		Plancheck			
47	Colmer	561	Quinn Court		B19-0087	Addendum to B18-0078 change approved foundation of new SFR to a post tension foundation and shift footprint of home.		Plancheck	PN-Approved 5/7/2019		
48	ABS-CA-O, LLC	730	Quintana Rd.	10/22/18	B18-0055	Remove & replace parking lot light poles and light fixtures on existing concrete bases. This permit includes 6 parcels in the Cypress Plaza, (600-780 Quintana Rd).		Ready to issue			
49	Erlendson	299-A	Sienna St.	1/22/19	B19-0005	Convert Garage to 435 sq. Ft. ADU	Planning approval 2/4/19	BLDG- Approve 4/15/19	PN-Approved 5/1/2019		nh
50	Coogan	175	Tahiti St.	3/21/19	B19-0048	Reconfigure existing floor plan & garage. Reduce 29 sf of garage and add to SFR.	Submittal under review. Approved 4/4.	Bldg -Disapproved 3/27/19			wu
51	Stanton	351	Trinidad	3/26/19	B19-0054	Repairs to existing 200 sf rooftop deck. Replace all dry-rot structural members, install new waterproof membrane,, new copper drip edge flashing, replace plaster, replace guardrail if needed.	Disapproved 4/11/19. Awaiting resubmittal.	Bldg - Approved 3/27/19			wu
52	Tilley	370	Fairview Ave	6/5/19	B19-0118	Addendum to b19-0069-Change helical anchors to footing blocks on foundation.	Planning approved.				
53	Deputy	459	Whidbey	5/13/19	B19-0095	Remodel kitchen & Bathrooms-minor plumbing and Electrical		Plancheck			
Planning Projects & Permits with Final Action:											
1	Carmichael	985 Shasta		5/16/19	CDP19-014 and CUP19-05	Coastal Developemtn and Conditional Use Permit for two bocce ball courts and one greenhouse on a vacant parcel adjacent to the Public Services building.	Scheduled for Planning Commission June 4, 2019				wu
2	Hobab	982 Carmel		9/19/18	CDP 18-010/MUP 18-04/PKG 18-03	Coastal Development, Minor Use, and Parking Exception for the construction of an Accessory Dwelling Unit	Incomplete letter sent 10/17. Resubmittal rcv'd 11/27. Application deemed incomplete 12-21-18. Applicant to resubmit on or before April 3, 2019. Resubmittal received 3-21-19, under review. Deemed Complete and scheduled for Planning Commission June 4, 2019. PC approved with additional conditions. Permit issued.				nh
3	Brebes	493 Oahu		1/16/19	CDP19-002	Admin. CDP for conversion of existing interior space to create a 561sf accessory dwelling unit.	Incomplete letter sent 2/1/19. Resubmittal 4/19/19. Set for noticing 5/17/19. Permit issued 6/3/19				wu



AGENDA NO: B-1

MEETING DATE: June 18, 2018

Staff Report

TO: Planning Commissioners

DATE: June 7, 2018

FROM: Nancy Hubbard, Contract Planner

SUBJECT: 1141 Main Street; Applicant: Steve and Linda Wilson; Conditional Use Permit (CUP-19-02), Coastal Development Permit (CDP 19-010) and Parking Exception (PKG19-01) request for approval of proposed remodel of an existing 4,183 s.f. commercial building to include a 2-story residence behind a large single-story commercial space located at 1141 Main Street, in the Downtown Morro Bay neighborhood. The east side of the site is in the C-1/S.4 Commercial Zoning District and the west half is in the R-2 Residential Zoning District. It is outside of the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 14-19** that includes Findings and Conditions of Approval for the above noted project, as depicted on site development plans received by the City on March 28, 2019.

PROJECT APN:

066-024-024



PROJECT SETTING:

The project, which is in the Central Morro Bay neighborhood and is designated as Planning Area 7 in the Local Coastal Plan, is located at 1141 Main Street. The site is between Morro Ave and Main Street, between Beach Ave on the south and Surf Street on the North. The existing commercial building was constructed in 1941 and was an original Quonset hut built by the US Navy. The land use designation is District Commercial, which encourages commercial uses that cater to the needs of residents from more than one neighborhood.



Formerly an Antique Store



PROJECT DESCRIPTION:

The site is a long narrow odd-shaped parcel that is 18,545 sq. ft. The site is relatively flat (5-foot slope from Main to Morro Ave) and borders public streets on two sides (Morro Ave and Main Street). The zoning is R-2 (Duplex Residential) on the west half and C-1/S.4 on the east half. The C-1/S.4 portion of the property is surrounded by C-1/S.4 zoned properties on the north, south and east. The R-2 portion of the property is surrounded by R-2 zoned properties on the west, south and north sides.

The applicants have proposed a conversion of the existing building to create a 2-story residential apartment in the back of the building (west side). They will add a 2 vehicle carport onto the west side of the existing building with a deck above the carport that will be accessible from the residence. The proposed residence is 1800 sf; 1,236 on the ground floor and 564 s.f. on a newly created 2nd floor within the existing building. The remaining 2,652 s.f. of the existing single-story commercial space will be used for a vintage auto business with retail of automobile memorabilia, light auto restoration work and sale of specialty autos and

motorcycles. The applicant is proposing to park some vehicles within the building and will equip the building with necessary exhaust ventilation and carbon monoxide monitors. The existing front doors for the commercial space will be modified to allow vehicle entry into the front of the building.

SITE DEVELOPMENT STANDARDS: The zoning, land use designation and parcel size are conducive for a conversion of an existing commercial business into a mixed residential/commercial use. The proposal is not changing the existing building footprint, or height, and the only addition to the exterior will be a carport to provide covered parking for the residential use required parking with a residential deck above the carport. Based on the ground floor space of the existing building the residential portion is 30% of the total existing space, more than meeting the intent of residential uses in a C-1/s.4 zone.

C-1/S.4 Development Standards (17.24.090)		
	Standards	Existing Buildings/ Proposed Carport
Front Setback	0 feet with an average of 2 feet	24-48 feet
Interior Side-yard Setback	0 feet	16+ feet, main building, 10+ feet for proposed carport
Rear Setback	0 feet, except 10 feet when adjacent to a residential district	72 feet (Morro Ave)
Height	30 Feet, or 25 Feet when within 20 feet of a residential district other than R-4	20.9 feet – No change in existing building height
Lot Coverage	Max. 90%	28%
Parking	2 residential, 9 commercial	2 residential, 9 commercial
R-2 Development Standards (17.24.050)		
	Standards	Existing Buildings/ Proposed carport
Front Setback	20 feet	24-48 feet
Interior Side-yard Setback	10 max/5 feet min	16+ feet, main building, 3'11" for existing shop building 10+ feet for proposed carport
Rear Setback	5 feet	72 feet (Morro Ave)
Height	25 Feet	20.9 feet
Lot Coverage	Max. 50%	28%
Parking	2 residential covered and enclosed	2 residential, covered

Parking:

The site is long and narrow – just under 37 feet wide at the narrowest point (the R-2 zoned portion at Morro Ave). The commercial use parking is estimated at 9 spaces, including 1 van accessible space and 2 compact spaces. The parking for commercial is based on 1 space per 300 sf of commercial area ($2652/300 = 8.84$), rounded up to 9 spaces. Compact spaces can make up 25% of the total parking, so 2 compact spaces are allowed. Because of the narrow lot and the placement of the existing building, most of the spaces are diagonal to work with the 12-foot wide drive isle. The drive isle will be one-way entering from Morro Ave and exiting at Main Street. The van accessible space and one compact space can also be accessed from Main Street, where the driveway width at the front of the building is 20 feet wide. The applicant has proposed 2 parking spaces for display cars in front of the building, just north of the van accessible space. These display cars and vehicles entering or exiting the building can only be done after business hours, or when the van accessible space is not occupied. The applicant is able to meet the required parking on the site.

A parking exception is required for the Residential parking requirement. ***The current design requires an exception for the 2 residential parking spaces provided in a carport, not an enclosed garage.***

Parking Exception Requirements and Findings: The current zoning parking standards require residential parking to be covered and enclosed (i.e. a garage). However, because the residential ground floor needs light, air and access from the west side of the building, a garage in that location would eliminate all windows on the west side of the existing building. The proposed carport is not visible from either public street. As such, staff finds that the granting of a parking exception will not be a grant of special privilege, but rather will provide the applicant will full enjoyment of this property.

CONCLUSION:

The project as designed, is consistent with the General Plan and Local Coastal Plan. The project is consistent with the Zoning Ordinance because residential as a secondary use to commercial use is principally allowed use in the District Commercial land use designation and the C-1/S.4 Zoning Ordinance (MBMC section 17.24.090).

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on June 7, 2019, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to share their concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1.a. & e. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Conditional Use Permit #CUP19-02, Coastal Development Permit #CDP19-010 and Parking Exception #PKG19-01 for the proposed modification of an existing commercial building to create a mixed use

residential and commercial with new carport parking at 1141 Main Street, as shown on plans date stamped March 28, 2019, by adopting Planning Commission **Resolution 14-19** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 14-19

Exhibit B – Plans

Exhibit C – Letter from applicants on business plan

Exhibit D – Newspaper article on the proposed development

RESOLUTION NO. PC 14-19

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION TO APPROVE CONDITIONAL USE PERMIT CUP19-02, COASTAL DEVELOPMENT PERMIT CDP19-010 AND PARKING EXCEPTION PKG19-01 FOR THE PROPOSED REMODEL OF AN EXISTING BUILDING AT 1141 MAIN STREET

WHEREAS, the Applicant applied for a Conditional Use Permit (CUP19-02), a Coastal Development Permit (CDP19-010) and a Parking Exception (PKG19-01) on January 31, 2019 for the remodel of an existing commercial building to include a 2-story residence in the back and larger single-story commercial in the front; and

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on June 18, 2019, for the purpose of considering the CUP, CDP and PKG for a proposed remodel of an existing building with commercial on the ground floor and 2 story residential in the back; and

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

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the appellant, 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)

Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1. a.& e. The exemption applies to interior alterations of existing buildings and small additions on to existing buildings. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit and Coastal Development Permit findings

1. The project is consistent with the General Plan and Local Coastal Program (LCP) that specifically identifies this area as District Commercial on the east half and moderate density residential on the west half. The proposed development meets the criterion for both land use designations.
2. The project follows the zoning code, which specifically limits the residential development in the C-1 zone to be secondary use to the primary use of commercial. The property is zoned C-1/S.4 on the east side and R-2 on the

west side. The majority of the building is proposed to be a commercial use, in compliance with the requirements of the C-1/S.4 zone.

Parking Exception Findings:

Pursuant to Section 17.44.050, the Planning Commission can grant a parking exception upon the following findings:

1. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity.
2. The proposed carport parking for residential will not be visible from either street and as such, the exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and no traffic safety problems will result from the proposed modification of parking standards
3. The exception is reasonably necessary for the applicant's full enjoyment of uses like those upon the adjoining real property

Section 2: Action. The Planning Commission does hereby approve Conditional Use Permit (CUP19-02), a Coastal Development Permit (CDP19-010) and a Parking Exception (PKG19-01) based on the above findings.

STANDARD CONDITIONS:

1. Permit: Conditional Use Permit (CUP-19-02), Coastal Development Permit (CDP 19-010) and Parking Exception (PKG19-01) request for approval of remodel of an existing 4,183 s.f. commercial building to include a 2-story residence and a large single-story commercial space located at 1141 Main Street, in the Central Morro Bay neighborhood. The east side of the site is in the C-1/S.4 Commercial Zoning District and the west half is in the R-2 Residential Zoning District. It is outside of the Coastal Commission Appeal Jurisdiction.
2. Inaugurate Within Two Year: 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 approval 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. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.

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. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with 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 Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

PLANNING DEPARTMENT CONDITIONS:

1. Display Car Parking: Parking of display cars inside and outside of the building cannot interfere with designated parking spaces, including the Van Accessible space or pedestrian access route at the front of the building. Display car parking outside of the building must be in the designated spaces and cannot be located within the public right of way area.
2. Automobiles inside the building: Operation of any automobile engines within the building is strictly prohibited unless applicant includes appropriate ventilation and monitoring equipment in the building permit submittal satisfactory to all City departmental review criterion.
3. Landscaping: The landscape and irrigation plan shall be designed in accordance with the State Department of Water Resources Model Efficient Landscape Ordinance as applicable and shall be submitted with the building permit plan set for approval by the Community Development Director.

4. Wet bars: Pursuant to Section 17.48.325, wet bars are prohibited in residential units, except in bathrooms, kitchens, garages or rooms clearly used only for laundry purposes, unless a deed restriction is recorded to run with the property restricting the wet bar in prohibited rooms from being used as a second residential unit. A deed restriction will be required as part of the building permit submittal for the wet bar in the upstairs bedroom prior to issuance of a building permit.

BUILDING DEPARTMENT CONDITIONS:

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. 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.
2. 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.
3. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
4. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
5. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

6. 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. Alternatively, submit a completed City of Morro Bay soils report waiver request.
7. **BUILDING PERMIT APPLICATION.** To apply for building permits, submit three (3) sets of construction plans to the Building Division.
8. 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. Maximum Height of the building allowed and proposed.
 - e. Floor area of the building(s).
 - f. Vicinity map.
 - g. Minimum building set back per zoning designation or conditional use approval.

All construction will conform to the 2016 California Building Code (CBC), 2016 California Residential Code (CRC), 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 California Green Code (CGBC), 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.)

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. **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 Official 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.

3. A licensed surveyor or engineer shall verify pad elevations, setbacks, prior to foundation inspection, and/or building height prior to framing inspection when determined necessary by the Planning Division.

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

1. Prior to building division final approval all required inspections from the other various divisions 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.
2. Title 24 form(s) 2F-6R (Certificate of installation) for building, mechanical, electrical and plumbing systems.

PUBLIC WORKS DEPARTMENT CONDITIONS:

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/mainmanual Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. All proposed projects must complete the "SFR Performance Requirement Determination Form" to prove compliance.
2. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6, sidewalk, curb and gutter. An encroachment permit is required for any work within the Right of Way.
3. 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 plan approval. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans.
4. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering

the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

5. Water Meter: Indicate and label new and existing water meters on plans.
6. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is required to be an approved domestic water backflow prevention device.
7. Grading and Drainage: Indicate on plans the existing and any updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
8. 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.

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. 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. 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.

FIRE DEPARTMENT CONDITIONS:

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)**. Applicant shall submit sprinkler plans to Morro Bay Community Development Department for review
3. Every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly onto a public way and shall be operable from the inside to provide a full, clear opening without tools. Minimum width of opening: 20 in. Minimum height of opening: 24 inches. The window sill must not be higher than 44 feet from the ground floor. The net clear operable area shall not be less than 5.7 square feet. (CBC 1029)
4. 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

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 18th day of June 2019 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Gerald Luhr

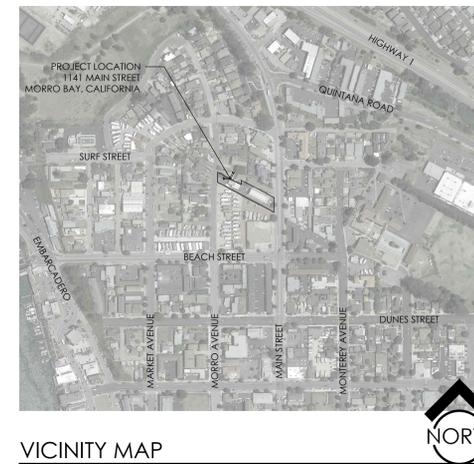
ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 18th day of June 2019.

WILSON BUILDING APARTMENT

1141 MAIN STREET
MORRO BAY, CALIFORNIA



VICINITY MAP

- 1 EXISTING AC CURB
- 2 EXISTING CONCRETE CURB AND GUTTER
- 3 EXISTING DRIVEWAY ENTRANCE
- 4 EXISTING STREET TREE
- 5 EXISTING WATER METER
- 6 EXISTING UTILITY POLE
- 7 EXISTING ELECTRICAL METER
- 8 EXISTING FIRE HYDRANT
- 9 EXISTING SEWER MANHOLE
- 10 EXISTING FENCE
- 11 EXISTING GATE
- 12 EXISTING AC PAVING PARKING LOT
- 13 EXISTING AC PAVING DRIVEWAY
- 14 EXISTING CONCRETE WALKWAY
- 15 EXISTING BRICK PATIO
- 16 NEW PORCH ROOF ABOVE TO REPLACE EXISTING
- 17 EXISTING PORTABLE CARPORT TO BE REMOVED
- 18 EXISTING SHIPPING CONTAINER
- 19 EXISTING EDGE OF PAVEMENT TO BE EXTENDED
- 20 EXISTING CONCRETE CURB TO BE REMOVED
- 21 EXISTING LANDSCAPING
- 22 PROPOSED CONCRETE CURB
- 23 PROPOSED PARKING
- 24 PROPOSED VAN ACCESSIBLE PARKING SPACE
- 25 PROPOSED VINTAGE VEHICLE DISPLAY AREA
- 26 NEW CORRUGATED METAL GATES
- 27 REPLACE EXISTING CONCRETE PAVING
- 28 NEW CURB, GUTTER, AND SIDEWALK AS PER CITY OF MORRO BAY PUBLIC WORKS STANDARDS
- 29 NEW 24'-0" WIDE DRIVEWAY ENTRANCE AS PER CITY OF MORRO BAY PUBLIC WORKS STANDARDS
- 30 3'-0" WIDE LANDSCAPE STRIP AND FRONTAGE IMPROVEMENTS
- 31 NEW 3'-0" HIGH RETAINING WALL
- 32 NEW SLIDING/ROLLING GATE TO REPLACE EXISTING GATE

PROJECT:
WILSON BUILDING APARTMENT
1141 MAIN STREET
MORRO BAY
CALIFORNIA 93442

OWNER:
STEVE & LINDA WILSON
800 PIEDRA ROAD
SANGER
CALIFORNIA 93657

SCHEMATIC DESIGN

No.	Revision	Date	By
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2			
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REFERENCE NOTES

- 1
- 2
- 3

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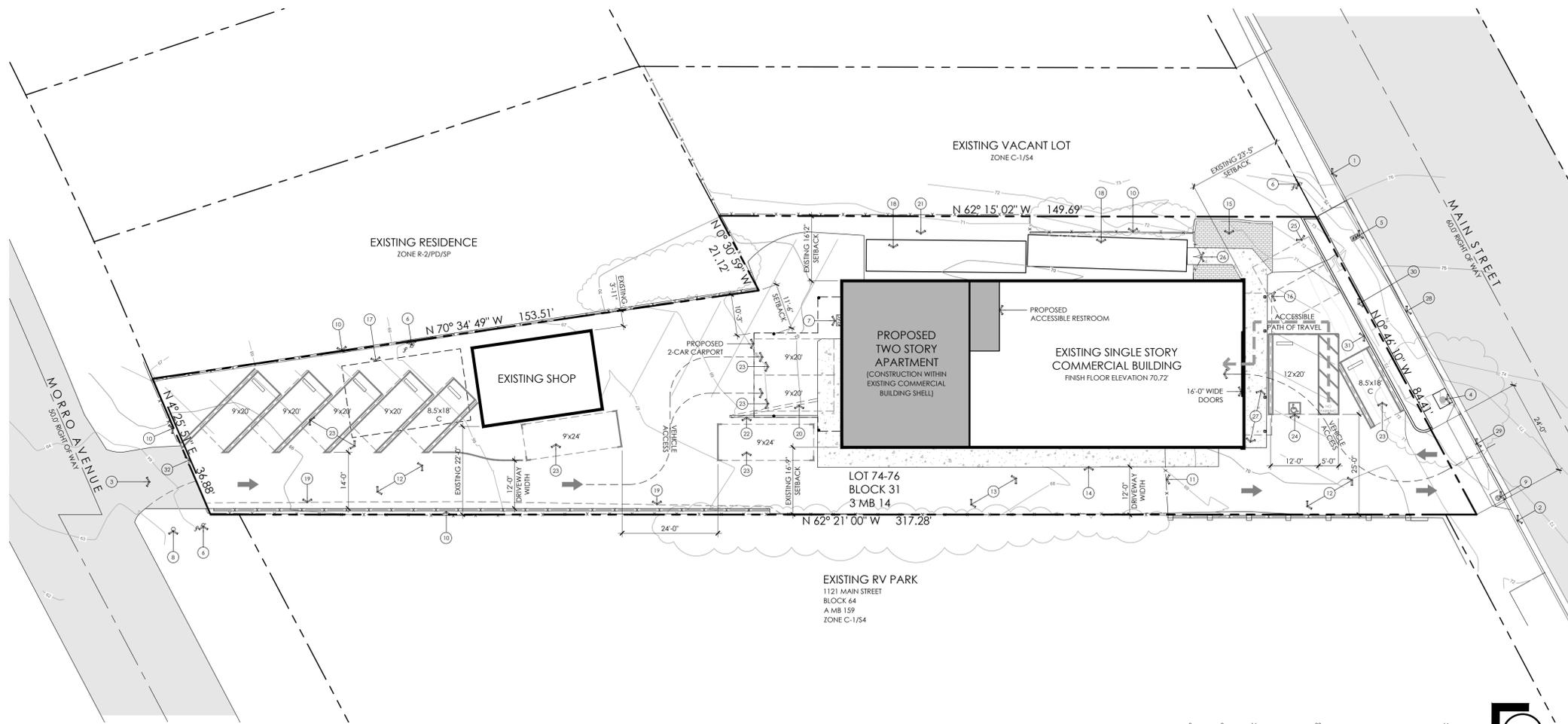
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1196-01
DATE: JANUARY 31, 2019
SHEET TITLE:

PROJECT DATA AND SITE PLAN

SHEET NUMBER:

T1.0



SITE PLAN

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

LAND USE DATA	
PLANNING DEPARTMENT	CITY OF MORRO BAY
APN	066-024-024
LEGAL DESCRIPTION	LOT 74-76 BLOCK 31 3 MB 14
SITE AREA	+/- 18,545 SQUARE FEET
ZONE	C-1 CENTRAL BUSINESS / S.4 DESIGN CRITERIA
LOT COVERAGE (EXISTING TO REMAIN)	
EXISTING BUILDING	4,183 SQUARE FEET (FOOTPRINT)
EXISTING SHOP BUILDING	596 SQUARE FEET
EXISTING TOTAL LOT COVERAGE	4,779 SQUARE FEET (25.6% OF LOT)
BUILDING DATA	
BUILDING AREA (EXISTING COMMERCIAL USE)	3,888 SQUARE FEET (HABITABLE USE AREA)

PROJECT DATA

PROJECT AREA	
PROPOSED COMMERCIAL USE AREA (TOTAL)	2,652 SQUARE FEET
PROPOSED APARTMENT LOWER FLOOR	1,236 SQUARE FEET
UPPER FLOOR	564 SQUARE FEET
TOTAL LIVING AREA	1,800 SQUARE FEET
TOTAL ALLOWABLE LIVING AREA	LESS THAN 50% OF TOTAL BUILDING AREA (3,888) = 1,944 SQUARE FEET ALLOWED
PROPOSED CARPORT (2-CAR)	400 SQUARE FEET
PROPOSED DECK	495 SQUARE FEET
OCCUPANCY	B, R-3
CONSTRUCTION TYPE	V-B
PARKING CALCULATION	
PROPOSED APARTMENT	2 SPACES REQUIRED
PROPOSED COMMERCIAL	9 SPACES REQUIRED (1/300 = 2,652 SQUARE FEET / 300 SQUARE FEET = 9 SPACES)

PROJECT DESCRIPTION

- PROPOSED 1,800 SQUARE FOOT TWO-STORY APARTMENT IN EXISTING BUILDING. NEW 400 SQUARE FOOT TWO-CAR CARPORT AND 495 SQUARE FOOT DECK
- 2,652 SQUARE FOOT COMMERCIAL RETAIL USE IS TO BE USED FOR SALES OF VINTAGE AUTOMOBILES, TRUCKS, MOTORCYCLES, AND AUTO MEMORABILIA. SOME LIGHT VEHICLE RESTORATION
- PROVIDE ACCESSIBLE PARKING SPACE AND RE-STRIPE PARKING AREAS TO MEET CITY OF MORRO BAY PARKING STANDARDS
- PROVIDE ACCESSIBLE RESTROOM IN COMMERCIAL RETAIL AREA
- RENOVATION OF MAIN STREET FRONTAGE ELEVATION

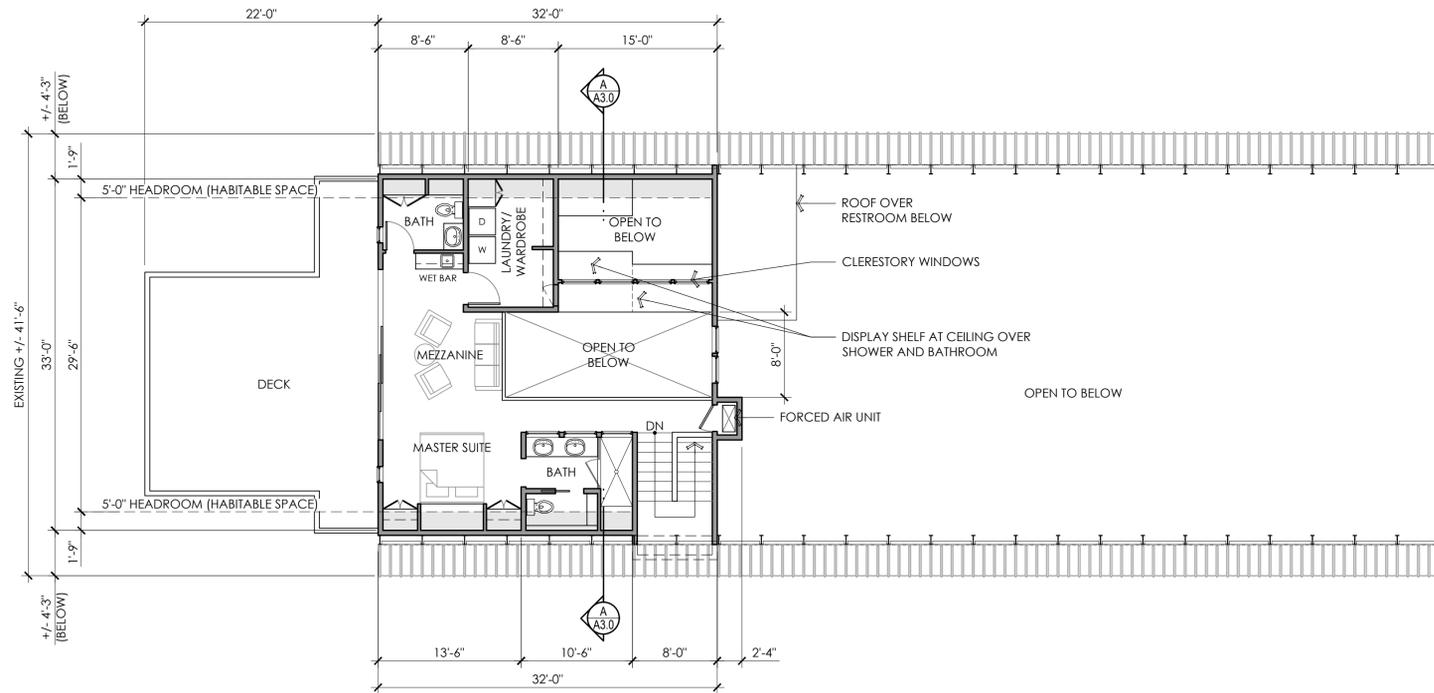
AN AUTOMATIC FIRE SPRINKLER SYSTEM, IN ACCORDANCE WITH NFPA 13-D, CALIFORNIA FIRE CODE (SECTION 903), CALIFORNIA RESIDENTIAL CODE (SECTION R313), AND MORRO BAY MUNICIPAL CODE (SECTION 14.08.09) IS REQUIRED.

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODES AND THE REGULATIONS AND ORDINANCES OF THE CITY OF MORRO BAY TITLE 17 - ZONING ORDINANCE.

APPLICABLE CODES

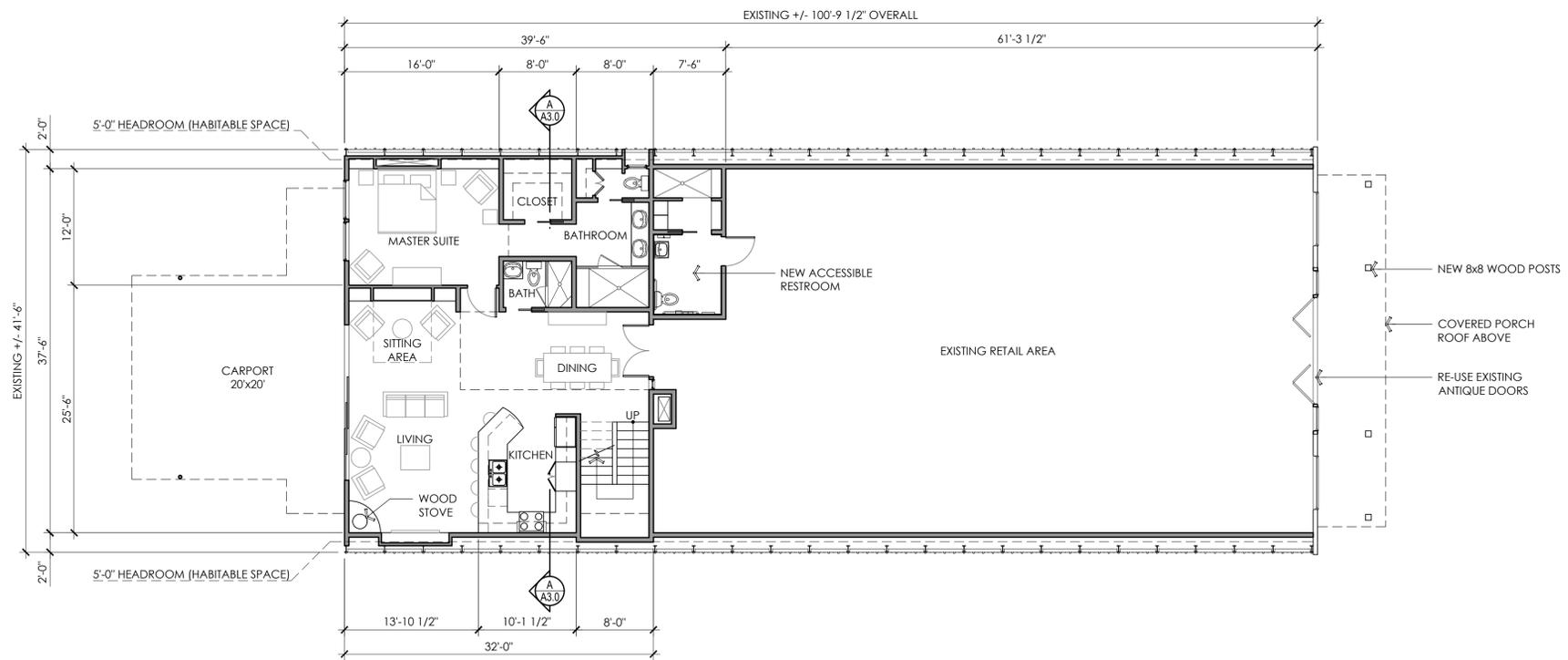
PROJECT:
**WILSON BUILDING
APARTMENT**
1141 MAIN STREET
MORRO BAY
CALIFORNIA 93442

OWNER:
**STEVE & LINDA
WILSON**
800 PIEDRA ROAD
SANGER
CALIFORNIA 93657



PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



**SCHEMATIC
DESIGN**

No.	Revision	Date	By
1	PLANNING INFORMATION RESPONSE	3.29.19	ELP



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PROJECT NUMBER: 1196-01

DATE: JANUARY 31, 2019

SHEET TITLE:

**PROPOSED
FLOOR PLANS**

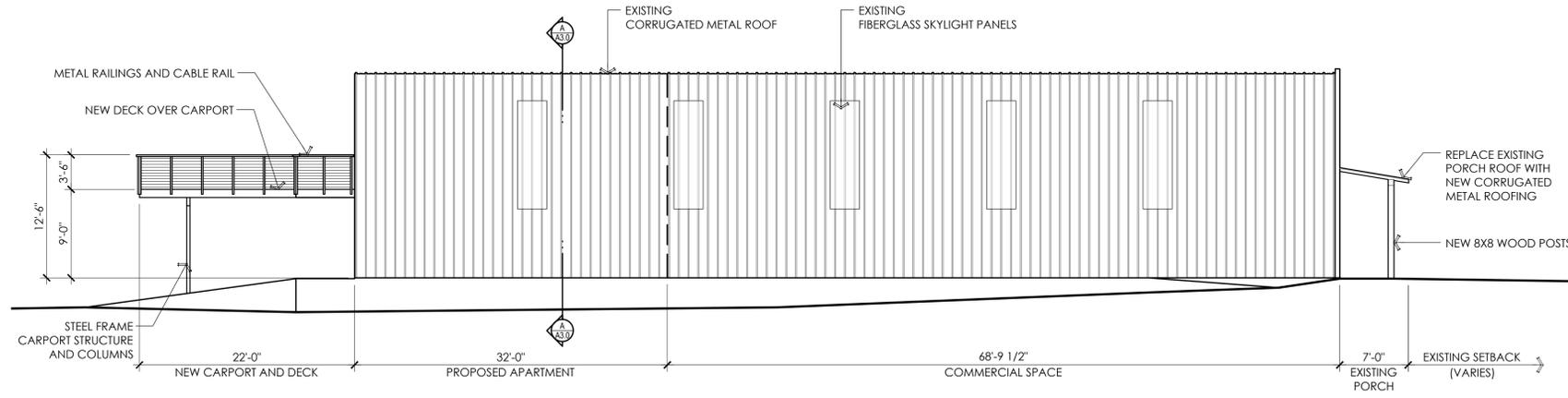
SHEET NUMBER:

A1.0



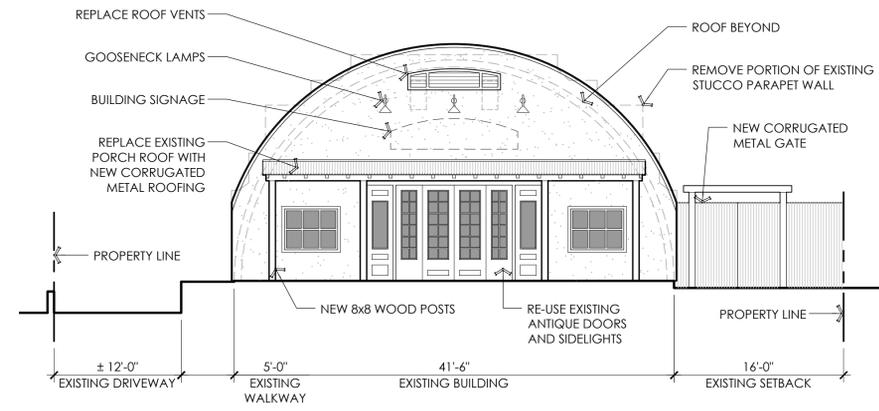
PROJECT:
**WILSON BUILDING
APARTMENT**
1141 MAIN STREET
MORRO BAY
CALIFORNIA 93442

OWNER:
**STEVE & LINDA
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800 PIEDRA ROAD
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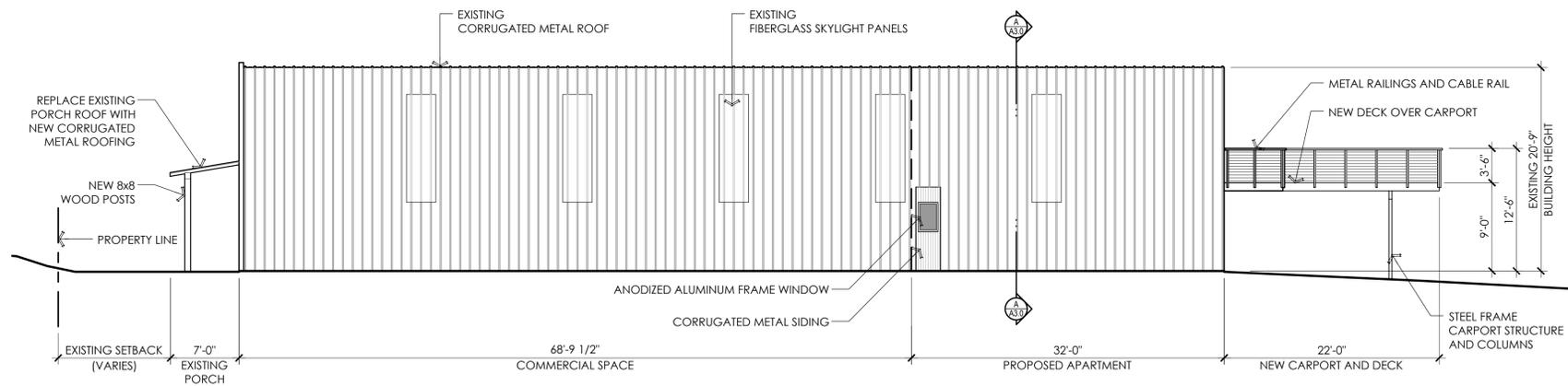
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



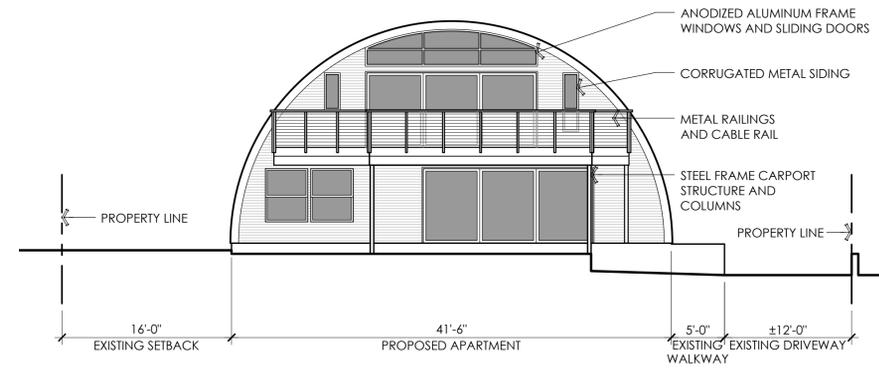
EAST ELEVATION (1141 MAIN STREET)

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

**SCHEMATIC
DESIGN**

PLANNING INFORMATION RESPONSE	3.29.19	ELP
No.	Revision	Date By



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PROJECT NUMBER: 1196-01

DATE: JANUARY 31, 2019

SHEET TITLE:

**PROPOSED
ELEVATIONS**

SHEET NUMBER:

A2.0

PROJECT:
**WILSON BUILDING
APARTMENT**
1141 MAIN STREET
MORRO BAY
CALIFORNIA 93442

OWNER:
**STEVE & LINDA
WILSON**
800 PIEDRA ROAD
SANGER
CALIFORNIA 93657

**SCHEMATIC
DESIGN**

▲	PLANNING INFORMATION RESPONSE	3.29.19	ELP
No.	Revision	Date	By



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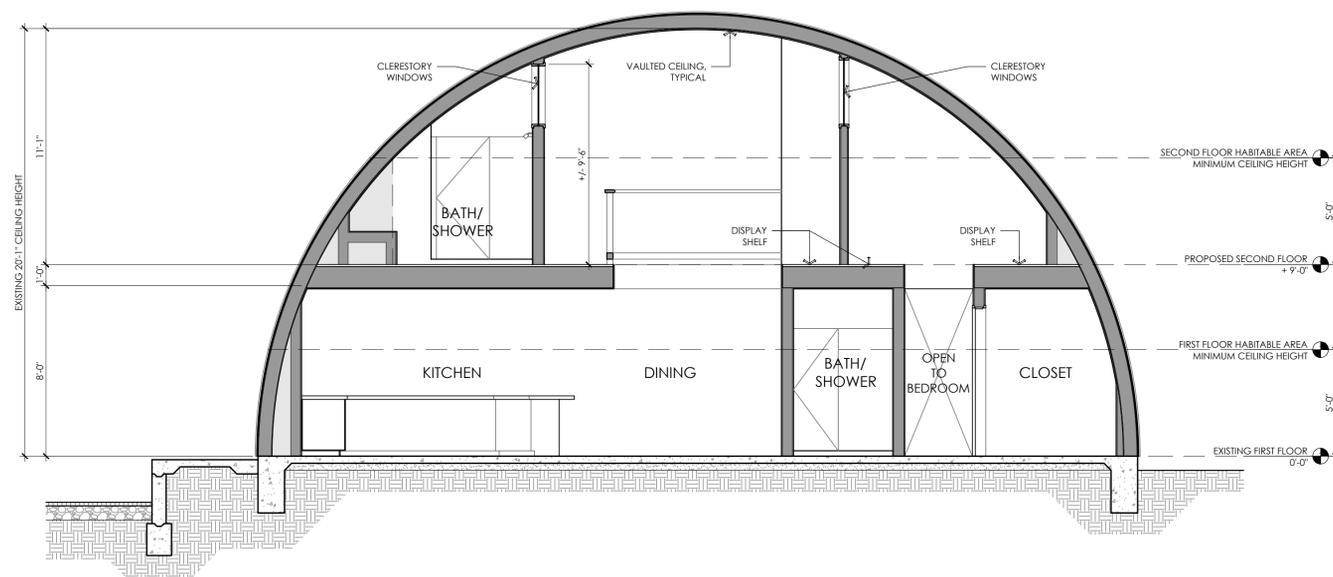
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PROJECT NUMBER: 1196-01
DATE: JANUARY 31, 2019
SHEET TITLE:

**PROPOSED
SECTION**

SHEET NUMBER:

A3.0



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



EXHIBIT C

Dear Ms. Hubbard,

May 27, 2019

Vintage cars and walks on the beach are our passions. As a couple for over 50 years, we have long mused about combining these two passions. The opportunity has finally presented itself in the most unlikely of shapes...a Quonset hut. Some version of The Daily Driver has existed in our minds for decades, but after falling love with Morro Bay we are certain here is where we want to make this business a reality.

Vintage cars have long been a symbol of American nostalgia. They evoke powerful memories of family, one's high school or college days, and recall a simpler, classic era. Our vision is to offer cars that still have life. Are they perfect? No. Are they priceless collector pieces only accessible to the wealthy? No. Cars that are "look but don't touch?" Never. The Daily Driver price point would be \$10,000.00 - \$30,000.00.

While enjoying the most recent Cruisin' Morro Bay car show, we noted participating cars that fit the above criteria, some were even for sale. What better welcome party for tourists entering our city for this event (or any event hosted in Morro Bay) than a cheerful 1970 lime green & white VW bus or a steadfast 1955 fire-engine red Ford pick-up? Folks will be encouraged to stop at the Quonset hut, look around, and snap a photo or two with their kids. Some of those folks will return for a vehicle or a piece of automobile memorabilia.

The transition from antique furniture to antique automobiles seems a natural fit for the Quonset hut as both are works of art masquerading as everyday items. As such, each offers a break from the mundane - a bright spark of inspiration lives in their graceful curves and unique backstories. We aspire to share this feeling with the residents and visitors of Morro Bay.

The Daily Drive excites us. We hope to see our vision come to fruition in Morro Bay.

It is our hope that our enthusiasm is shared.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Linda Wilson' and the signature on the right is 'Steve Wilson'. Both are written in a cursive, flowing style.

Linda and Steve Wilson

Your Community
Your News

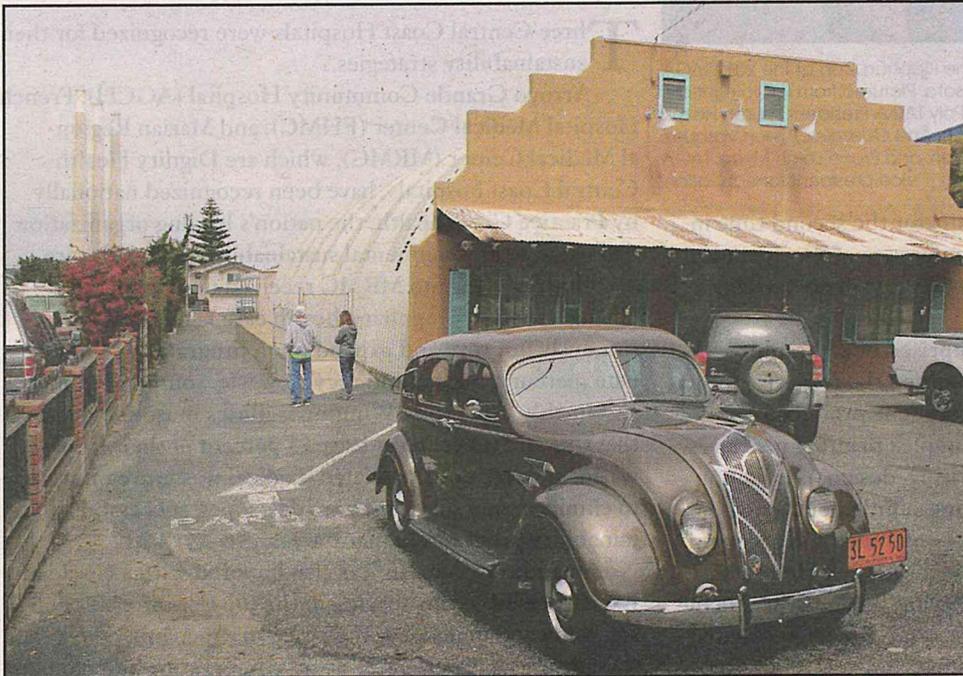
ESTERO B

Vol #1 - Issue #8

CAYUCOS • LOS OSO

New Life for Old Quonset Hut

By Neil Farrell



It started life as a part of the old Morro Bay Navy training base during World War II. It was moved up the hill into town sometime after the war and for the past nearly 40 years it's been an antique furniture store.

But the distinctive Quonset hut at 1141 Main St., could see a rebirth soon, if the City approves plans to turn it into a classic car showroom, along with a new home for the new owners.

Steve and Linda Wilson of Sanger are the new owners of the hut and for some time have been working on a project the City would approve. They go before the planning commission in June with their plans. Jonathan McAlpin of Omni Design in San Luis Obispo is the Wilson's architect and agent.

The plans are to build an 1,800 square foot, 2-story apartment inside the building. They would also like to add a 400 s.f. 2-car, carport to the back of the building with a deck on top accessed through the apartment's second story.

The property is 18,545 square feet with the half-moon shaped Quonset hut covering 4,183 s.f., according to the plans on file with the City. The building is 101-feet long and 20-feet tall at the apex of the curved roof, and minus all the antiques that used fill the inside, it seems cavernous.

The 2-story apartment would be 1,236 s.f. on the bottom floor and just 546 s.f. on the upper floor. The apartment would take up the back 32 feet of the building.

The project would also put in sidewalk across the front on Main Street leaving

Quonset Hut Continued on page 7

Quonset Hut From page 1
just a narrow vacant lot next door without a sidewalk.

They also propose to re-stripe the existing parking lot and add several parking spaces in the rear, accessible from Morro Avenue at the back of the property. The lot spans the block from Main to Morro.

A small, existing workshop would remain, and a carport would be removed. They would put in a handicap parking space out front and build handicapped accessible restrooms inside the showroom, too.

And the façade at the front of the Quonset hut will also be redone with a new overhang, wider front doors, paint and more.

Steve Wilson, who is retired from the produce business, told Estero Bay News that the whole thing started when wife Linda, who is also in produce, said she'd really like to have a place on the Coast.

"I started thinking 'What would I do on the Coast?'" Steve said. They were seriously considering getting an RV so they could travel. One Sunday they were in town to see about spaces at the Cypress RV Park next door and had parked at the antique store, which was closed. He noticed a big "For Sale" sign.

"I sent her [Linda] next door to the RV park and I called the number." A woman answered and agreed to show them the building that day. With such a vast interior space, Steve said he thought about a classic car showroom for the space. "I could find plenty to do with cars," he said, describing himself a "shade-tree mechanic" sort who has always loved to tinker with cars.

But they're not looking to show and sell cars that cost a fortune and never get driven. That's not what he's about. "I want to sell cars that bring back memories of

when people were young," he explained. He wants to sell not-too expensive cars that get driven.

He added that with many classic cars it's "Hands off" but, "I want a place where people can come in and let their kid sit in the car seat."

Linda added, "And take pictures in the car."

Several people have contacted them with their ideas for the Quonset hut. Steve noted one person wanted to put in a theater, another was with Little League and thought the peewees could play inside. A micro-brewing company contacted them too. Steve said he writes down their contact information and tells them "If we fail at what we do, we'll let you know."

The building is still in pretty good shape. "If the Army Corps of Engineers built it," Steve said, "it was probably built pretty well."

It's one of a handful of Quonset huts scattered around town — remnants of the old military training base — that were moved up into town or otherwise repurposed after the war and the closure of the base.

It's zoned commercial (C-1) so the City, which is facing a looming budget shortfall, has insisted that a sales-tax-generating use go in.

The Wilsons are proposing sales of vintage automobiles, trucks, motorcycles and automotive memorabilia, with "some light vehicle restoration."

The Planning Commission is slated to hear the project at its Tuesday, June 18 meeting.

The Wilsons said if they get approval for their plans, they hope to get to work soon and if they are done by the end of the year, "That would be perfect."