



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, August 20, 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.

- A-2** Approval of minutes from the Planning Commission meeting of June 4, 2019.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of June 18, 2019.
Staff Recommendation: Approve minutes as submitted.
- A-4** Approval of minutes from the Planning Commission meeting of July 16, 2019.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

- B-1 Case No.:** CDP 19-018
Site Location: 3009 Beachcomber Drive, Morro Bay, CA
Proposal: Application for a Coastal Development Permit (CDP19-018) to request approval for four small additions totaling 375 square feet to an existing 2,404 square foot home with an 841 square foot existing garage. The site is located at 3009 Beachcomber Drive and is in the R-1/S.2A Zoning district and is located within the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301, Class 1.e.(1).
Staff Recommendation: Conditionally Approve
Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211

- B-2 Case No.:** Continuance of CUP18-06, CDP 18-008, PKG18-01
Site Location: 1130 Scott Street, Morro Bay, CA
Proposal: On June 4, 2019, Planning Commission continued this item asking for revisions in the plans. The applicant submitted revisions on June 20, 2019 requesting approval for approval of the revised plans: a two-story new building with a 1282 square foot caretaker residence on the 2nd floor and a 1406 square foot commercial space with open parking spaces on the ground floor level. The project requires a parking exception related not providing covered and enclosed residential parking spaces and is requesting approval for in-lieu fees for 3 parking spaces not provided on site. The property is in the C-2/PD/SP zoning district and is not within the appeals jurisdiction of the California Coastal.
CEQA Determination: Categorically Exempt, Section 15303, Class 3e.
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 September 3, 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 August 20, 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	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. Resubmitted June 20, 2019, under review. Scheduled for Planning Commission continuance on August 20, 2019.				nh
2	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. Deemed incomplete 6-25-19. Resubmittal under review. Deemed incomplete. Resubmitted July 9, 2019. Scheduled for Planning commission hearing August 20, 2019		PN-Conditionally Approved 6/19/2019		nh
3	Wood	361 Main	4/6/18	AD0-134 / UPO-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. Resubmitted July 9, 2019, under review. Deemed complete July 26, 2019, scheduled for PC hearing September 17, 2019		PN- Conditionally Approved 5/7/2019		nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
4	Morro Bay Recovery	2460 Main Street	5/28/19	MUP19-04	Change in use from hotel/motel to recovery center	Submittal is under review. Deemed incomplete 6-25-19.		PN-Disapproved 6/21/2019		nh
5	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. Resubmitted 6-13-19. Deemed incomplete 6-27-19		PN-Conditionally Approved 5/16/2019		nh
6	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. Final maps and certificates submitted for City Engineer review and approval 7-2-19. Revisions required, waiting for final documents for signature.				nh

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7	Guesno	210 Atascadero Road	7/30/19	MAJ19-03	Amend existing CUP/CDP to change from vintage auto display to batting cages, adding arcade gaming area near café and merchandise areas	Submittal is under review.				nh
8	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
9	Cleary	1282 and 1290 Embarcadero Road	5/23/19	CDP19-016	CDP for removal of major vegetation.	Submittal is under review. Correction letter sent 6/10. Awaiting resubmittal.				wu
10	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
11	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
12	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
13	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
4	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
18	Castro	1105 Las Tunas	6/14/19	CDP19-021	New 474 sf ADU above existing attached garage, 150 storage room on ground level adjacent to garage	Deemed incomplete 6/24/19. Awaiting resubmittal.				wu
19	Owen	545 Fresno	6/25/19	CDP19-023	Demo/reconstruct	Deemed incomplete 6/25/19. Resubmittal 8/13/2019 under review.				wu
20	Sinclair	484 Piney	7/8/19	CDP19-025	New single story SFR - 1656 sf living, 739 sf attached garage and 98 sf covered porch	Deemed incomplete 7/17/19. Awaiting resubmittal.				wu
21	Zive	1309 Berwick	7/3/19	CDP19-024	New SFR - 2871 sf living, 628 sf attached garage, and 189 sf deck.	Deemed incomplete 7/17/19. Awaiting resubmittal.				wu

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22	Ferrin	2770 Elm Ave	7/12/19	MIN19-010	Convert existing carport to tandem garage 264 sf, new roof deck 265 sf, new stairs 45 sf.	Deemed complete. Noticing to begin when Staff time allows.				wu
23	Setting	2784 Indigo Circle	7/22/19	MIN19-011	Minor modification to UP0-507 & CP0-559. New SFR to be flipped in opposite direction.	Deemed complete. Noticing to begin when Staff time allows.				wu
24	Boyko	2670 Laurel Ave	7/26/19	CDP19-027	New SFR - 2135 sf living, 505 sf garage, 160 sf lower balcony and 160 sf upper balcony	Submittal under review				wu
25	Friesen	196 Panay St	7/23/19	LTM19-03	Addition to existing SFR requiring abandonment of existing easement.	Requires Conditional Use Permit. Awaiting CUP Submittal.				wu
26	Nolan	2991 Juniper	8/2/19	CDP19-029	Convert existing downstairs space into an accessory dwelling unit.	Submittal under review				wu
27	Erb	2630 Nutmeg Ave	7/30/19	VAR19-002	Add posts to complete deck repair	Submittal under review				wu
28	Morgan	101 Fig St.	4/12/17	UP0-476	Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project. Project Inactive as of 10/2018		PN-Conditionally approved 5/11/17		nh

Projects Appealed to Planning Commission or PC Continued projects:

29	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
30	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		cj

Projects Appealed or Forwarded to City Council:

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#	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
31	City of Morro Bay	LCP Text Amendment	6/4/19	MIN19-006	Clarification of density transfer allowed from CRR zoned land within the Cloisters Subdivision.	Public noticed on June 19, 2019. Planning Commission forwarded their recommendation for approval to City Council on July 16, 2019. City Council hearing August 13, 2019.				nh
32	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										
33	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
34	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:										

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35	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		
36	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 finaled. 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:										
37	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.				
38	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.			

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Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
39	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										
40	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
41	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj
42	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. Requires minor mod to planning approval for design change at garage level.	Bldg - Disapproved on 6/4/19	PN-Disapproved 5/16/2019		nh
2	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
3	Zive	1309 Berwick Dr.	7/3/19	B19-0139	New SFR, 2871 sf living, 628 sf attached garage, & 189 sf deck		Bldg - Disapproved 7/29/19			wu
4	Jones	1362 Berwick Dr.	8/5/19	B19-0169	Interior remodel, remove existing roo over existing garage and replace with 352 sf deck.	Submittal under review.	Bldg - Plancheck			wu
5	Reisner	1300 Clarabelle	6/10/19	B19-0122	New SFR	Conditionally approved 7/1/19	Bldg - Approved 8/12/19			wu
6	Kurz	2720 Elm Ave.	7/18/19	B19-0154	New Accessory Dwelling Unit (ADU), 370 sf detached ADU with upper floor loft.	Approved 7/30/19	Bldg - Disapproved 8/12/19			wu

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7	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 3-19-19 - cj.	Bldg - Approved 8/12/19			cj
8	Van Beurden	945	Embarcadero	8/1/19	B19-0163	Remodel existing area of restaurant into dining space, add outside public seating (at west side of site), add 71 sf trash enclosure to building footprint, modify wharf area to create accessible Harborwalk, repair pilings and gunny sack batter wall.		Bldg - Plancheck			
9	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 - Approved 8/6/19	PN-Disapproved 5/16/2019		wu
10	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 - pending upcoming sale of property			
11	Patel	2790	Indigo Circle	7/31/19	B19-0164	New SFR in the Cloisters - 2424 sf living, 420 sf garage, and 82 sf entry.	Submittal under review.	Bldg - Plancheck			wu
12	Psenner	150	Kern Ave.	8/6/19	B19-0170	Residential upgrades & remodel of kitchen & master shower.	Submittal under review.	Bldg - Approved 8/12/19			wu
13	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
14	Hilton -Limited Partnership	430-A	LaJolla	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- Approved 7/10/19			wu
15	Richardson	441	LaJolla	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
16	Borello	100	Main St.	6/19/19	B19-0128	SFR addition & remodel, remove single car garage & 363 sf of residence, new 2 car garage w/SFR above. Interior remodel.	Disapproved 7/1/19.	Bldg - Disapproved 7/17/19			wu
17	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.	Disapproved 6/7/19. Awaiting resubmittal.	Bldg - Disapproved 5/24/19			wu
18	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		sg
19	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 - Approved 6/7/19	PN- Approved 5/24/2019		sg

#	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
20	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
21	Ryan	1170	Marengo Dr	5/14/19	B19-0096	Deck Demolition Approx. 275 sq ft	Planning approved 5/17/19	Ready to issue			nh
22	Leage	918-A	Mesa St	6/14/19	B19-0124	Convert existing 398 sf non-conforming garage to ADU & add 139 sf addition increasing ADU size to 537 sf	Disapproved 7/30/19 pending Fire review.	Bldg - Disapproved 7/1/19			wu
23	Elster	530	Morro Ave	7/9/19	B19-0142	New SFR (three levels), 2613 sf living, 734 sf attached garage, 639 sf basement & bath, 846 sf of open decks, and 318 sf covered decking. The lower level will be recessed into the existing grade to contain garage, parking areas, and basement storage spaces. See B19-0143 for attached ADU with garage.	Disapproved 7/22/19	Bldg - Disapproved 8/5/19			wu
24	Elster	530-A	Morro Ave	7/9/19	B19-0143	New 636 sf attached Accessory Dwelling Unit (ADU) with 258 sf garage. See B19-0142 for SFR permit.	Disapproved 7/22/19	Bldg - Disapproved 8/5/19			wu
25	Krupa	845	Morro Ave	7/23/19	B19-0157	Barrier removal, remodel & 147 sf office addition. New accessible parking, remove steps & improve path of travel. Barrier removal & remodel guest room bath, remodel lobby & office addition.		Bldg - Plancheck			
26	Fletcher	435	Napa Ave	6/27/19	B19-0137	Accessibility remodel, 740 sq ft addition to existing residence; addition of 460 sq ft	Approved 7/25/19	Bldg - Disapproved 7/22/19			wu
27	Strong	955	Napa Ave	7/12/19	B19-0148	Construct lower level 360 sf enclosed patio (12' x 30') at rear of existing SFR.	Disapproved 7/22/19. Resubmittal 8/5/19 under review.	Bldg - Approved 8/6/19			wu
28	Jerkovich	2584	Nutmeg Ave	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. Disapproved 7/22/19.	Bldg - Approved 7/2/19	PN- Disapproved 6/14/2019		wu
29	Loe	2605	Nutmeg Ave	7/19/19	B19-0155	Build stairs from 1st floor deck to grade; install pavers @ rear parking area	Disapproved 7/30/19	Bldg - Disapproved 7/23/19			wu
30	Erb	2630	Nutmeg Ave	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. Variance application under review.	Bldg - Approved 3/27/19			wu
31	Alexander	493-A	Oahu St	8/2/19	B19-0167	Convert existing 561 sf, of living space info into adv.	Submittal under review.	Bldg - Approved 8/12/19			wu

#	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	Freisen	196	Panay St.	3/15/19	B19-0045	Additional 1000 sf to SFR	Disapproved 4/3/19. Requires CUP and Lot Merger. Awaiting resubmittal.	Bldg - Disapproved 4/10/19			wu
33	Tillberg	330	Piney Way	7/29/19	B19-0159	Replace approx 35' of failing retaining wall (accross front of lot) with new 4' high (at grade) retaining wall.	Approved 7/30/19	Bldg - Approved 7/30/19			wu
34	Alpine Colony Enterprises, Inc	490 & 470	Quintana Rd.	6/24/19	B19-0129	T.I. - Demo existing 10,419 sf interior space (formerly Cooke Crock) to create 2 new units (490 & 470 Quintana Rd)	Conditionally approved 7/2/19	Bldg - Disapproved 7/22/19			wu
35	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).	Approved 10/30/18	Ready to issue			cg
36	Giannini	750	Radcliff Ave	7/22/19	B19-0156	Remove three existing panel antennas, three radios and replace with three radio integrated antennas and associated cabling. Install equipment expansions to the top of existing cabinets (approx 1'-2') with associated electrical wiring.		Bldg - Disapproved 7/22/19			cg
37	Erlendson	299-A	Sienna St.	1/22/19	B19-0005	Convert Garage to 435 sq. Ft. ADU	Planning approval 2/4/19	Ready to issue	PN-Approved 5/1/2019		nh
38	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
39	Davis	1149	West Ave	7/8/19	B19-0145	Construct lower level 360 sf enclosed patio (12' x 30') at rear of existing SFR.	Disapproved, proposed enclosed patio extended into the 25 foot bluff setback.	Bldg - Approved 7/10/19			nh
Planning Projects & Permits with Final Action:											
1	Sayers	994 Balboa		5/28/2019	CDP19-017	Demolition, additions, and construction of an ADU to an existing SFR	Incomplete letter sent 6/10/19. Resubmittal 6/25/19. Deemed complete, noticing began 7/3/19.				wu
2	Paige	2780 Greenwood		5/21/19	CDP19-015/ LTM19-05	Expansion of existing ADU, 208 sf addition/ Lot Merger to combine small lot with larger lot, resolved non-conforming setback	Submittal is under review. Incomplete letter sent 6-6-19, waiting for resubmittal . Resubmitted 6-24-19,, deemed incomplete. Resubmitted on July 19, 2019, Deemed complete, public notice fro 8/1-8/10/19. Permit to be issued 8/13/19. LTM deemed complete 8/13/19				nh
3	Ranat	2598 Main		2/19/19	VAR 19-001	Variance request to allow approval of an as-built bathroom parcially 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. Resubmitted and under review. Deemed complete 8/6/19, public notice permit from 8/15 to 8/26/19		PN-Conditionally Approved 5/16/2019		nh

#	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	Zion	175 Hatteras	6/13/19	CDP19-019	Remodel existing residence, along with an addition to update family residence.	Deemed complete. Noticing began 7/24. Admin action date is 8/6.				WU
5	Applegate	1050 Las Tunas	6/13/19	CDP19-020	Constructing 500 sf detached garage on lot with non-conforming SFR	Deemed complete. Noticing began 7/24. Admin action date is 8/6.				WU

<https://youtu.be/R7UfpPPtMuY?t=3m28s>

Rob Livick, Public Works Director, answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=16m50s>

MOTION: Commissioner Barron moved the Planning Commission forward the following recommendation to the City Council to allocate fifty (50) water equivalency units (WEU's) for residential development, and sixty-five (65) for commercial development for a total of one hundred fifteen (115 WEU's) for Fiscal Year (FY) 201-/20. Commissioner Stewart seconded, and the motion passes 5-0.

<https://youtu.be/R7UfpPPtMuY?t=17m6s>

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.: CDP19-014 and CUP19-05

Site Location: 985 Shasta, Morro Bay, CA

Proposal: Request for a Coastal Development Permit (CDP19-014) and Conditional Use Permit (CUP19-05) as Special Use Permit approval to construct two 60'x12' bocce ball courts and one 15'x16' greenhouse for public recreation and community garden purposes on a vacant 3,872 sf lot adjacent to the Community Development Department. The property is zoned R-4 (Multiple Residential-Hotel-Professional) and is located outside the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3c.

Staff Recommendation: Conditionally approve.

Staff Contact: Willow Urquidi, Assistant Planner, (805) 772-6270

<https://youtu.be/R7UfpPPtMuY?t=20m15s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Graham presented the staff report.

The Commissioners presented their questions to staff.

Kirk Carmichael, Recreations Division Manager, answered the Commissioners questions.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=33m27s>

Sean Green, Morro Bay, brought up his concerns with having the bocce ball court put in. Green stated the inconsistencies with the use requirement and

noted if it was anyone besides the City doing this, it would've been rejected by the Planning Commission. Green is not in favor of this project and recommended a "welcome" sign be placed at the corner if the bocce ball court is approved.

Betty Winholtz, Morro Bay, agreed with Green's concerns. Winholtz thinks the property should be used for a higher and better use. Winholtz stated her concerns if the bocce ball court was approved.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=38m36s>

Discussion and comments between the Commissioners.

Chairperson Luhr opened the Public Comment period for staff.

<https://youtu.be/R7UfpPPtMuY?t=40m24s>

Carmichael answered questions from the Commissioners.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=40m42s>

Discussion between the Commissioners.

Chairperson Luhr opened the Public Comment period for the applicant.

<https://youtu.be/R7UfpPPtMuY?t=1h51m46s>

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=1h53m18s>

MOTION: Commissioner Ingraffia moved to approve Coastal Development Permit CDP19-014 and Conditional Use Permit CUP19-05, with the amendments as discussed regarding signage and the project is a temporary development. Signage should state it's open to the public and information on regarding equipment rental. Commissioner Stewart seconded, and the motion passes 5 0.

<https://youtu.be/R7UfpPPtMuY?t=47m2s>

B-2 Case No.: CUP18-06, CDP 18-008, PKG18-01

Site Location: 1130 Scott Street, Morro Bay, CA

Proposal: Request for Coastal Development Permit, Conditional Use Permit and Parking Exception to approve a three-story new building with a 2200 square foot caretaker residence on the 2nd and 3rd floors with a 925 square foot commercial space with covered and open parking spaces on the ground floor level. The project requires a parking exception related to parking adjacent to the back of sidewalk and providing only one covered and enclosed residential parking space and a request for tandem parking. The property is in the C-2/PD/SP zoning district and is not within the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Section 15303, Class 3e.

Staff Recommendation: Deny.

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

<https://youtu.be/R7UfpPPtMuY?t=49m37s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS

Commission Barron met with the architect and owner last night and spoke with a few of the neighbors.

Nancy Hubbard stated she handed public comment documents to the Commissioners and made copies available to the public. Hubbard noted there was an error in the staff report. Hubbard stated the cover subject line states the zoning as C-1/PD/SP, and should be C-2/PD/SP.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=1h7m25s>

Emily Baranek, Jade Architect, agent for the owner, presented her report to the Commissioners.

Green, stated he owns a lot on Scott Street. Green spoke about the issues regarding building on the lots in this area and spoke of primary versus secondary units.

Winholtz stated the issue of primary versus secondary come up in 2006 and noted not all security units should be residential. Winholtz stated the Commission needs to keep it as it is zoned or change the zoning for the area.

The Commission presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=1h25m22s>

Discussion between the Commissioners.

MOTION: Commissioner Ingraffia proposed Conditional Use Permit CUP18-06, Coastal Development Permit CDP18-008 and Parking Exemption PKG18-01, that the Commission deny the project. Vice Chairperson Lucas seconded.

Graham suggested the Commission discuss other options for the applicant before a decision is made on the motion.

Discussion between the Commissioners.

Chairperson Luhr opened the Public Comment period for the applicant.

<https://youtu.be/R7UfpPPtMuY?t=1h51m44s>

Chairperson Luhr offered options for the applicant.

Baranek stated the applicant would like to continue and will have options which will meet the owners needs and provide the Commission with what they are requesting.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/R7UfpPPtMuY?t=1h53m18s>

Commissioner Ingraffia withdrew the motion and Vice-Chairperson Lucas withdrew his second.

MOTION: Commission Barron moved to continue the project to a date uncertain to allow the applicant to apply the direction the Commission has given tonight. Vice Chairperson seconded.

The Commissioners comment on the motion. The motion passes 5-0.

- B-3 Case No.:** CUP18-07, CDP18-010, PKG18-03
Site Location: 982 Carmel, Morro Bay, CA
Proposal: Request for a Conditional Use Permit (CUP 18-07), Coastal Development Permit (CDP18-010) and Parking Exception (PKG18-03) to approve a proposed new ADU containing 409 square foot attached to an existing 1063sf residential dwelling. The project also includes a new 112 sf deck and some exterior changes to windows and doors on the front of the home. The application is also requesting after-the-fact approval for a 137-sf addition to the existing home and an 80-sf detached bathroom that will become part of the new ADU, both built without planning approval or building permits. The site is zoned R-1 and is not within the Coastal Commission Appeals Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301, Class 1e.
Staff Recommendation: Conditionally approve.
Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211
<https://youtu.be/R7UfpPPtMuY?t=1h56m46s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Barron communicated with the applicant.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/R7UfpPPtMuY?t=2h7m47s>

Misa Kashefi, part owner of project, presented his report for the project.

Winholtz spoke about her concerns regarding the project. Winholtz questioned the Commission at what point does the City fine an applicant

when people violate permit procedures. Winholtz feels it's important the City fine people for violations to get the word out to the public.

Tim Wilcox, Morro Bay spoke about parking and other issues with the project. Wilcox noted the was speaking for other neighbors.

Kim Beck, Morro Bay, spoke about the illegal work the applicant was doing and hoped the Commission would add conditions to the project.

Jayna Beck, Morro Bay, spoke about show she and her husband watched what was going on from their backyard. Beck hopes the applicant will soften the exterior to blend in with the neighborhood.

Laurel Barton, Morro Bay, would like to see various height in the landscaping.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=2h36m23s>

Discussion between the Commissioners.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=3h4m17s>

Misa answered the Commissioners questions regarding how they would like to proceed.

Kim Beck commented on how the applicant was careless by adding to the shed structure.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/R7UfpPPtMuY?t=3h13m34s>

Discussion between the Commissioners and staff.

MOTION: Vice-Chairperson Lucas moved to approve Conditional Use Permit CUP18-07, Coastal Development CDP18-010 and Parking Exception PKG18-03 approving the Accessory Dwelling Unit (ADU) deck 137 sq. ft. addition and exterior improvements at 982 Carmel Street, with added modifications. Commissioner Stewart seconded, and the motion passes 5-0.

<https://youtu.be/R7UfpPPtMuY?t=3h22m57s>

Conditions added by Planning Commission:

1. ***A detailed landscape plan showing location, size, quantity and species of plants and proposed hardscape will be required as part of the building permit submittal and will require approval***

by the Community Development Director. Added by Planning Commission June 4, 2019.

2. **ADU roofline: The building permit submittal shall include a modified roof structure, from the pitched roof proposed to a mono pitched roof structure. Detail shall be provided showing an improved connection to the roof of the existing home. Added by Planning Commission June 4, 2019.**
3. **Porch Cover over Front Door: The new location of the front door shall include a roof overhang and a landing that are a minimum of 4 feet deep. Posts or supporting structure shall not be located within the front yard setback. Added by Planning Commission June 4, 2019.**

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/R7UfpPPtMuY?t=3h25m19s>

Commissioner Stewart read concerns from the Krause's she received. The letter consists of the relaxed code the City has for RV's, boats and trailer parking.

Chairperson Luhr spoke of his concerns about unpermitted work in the city.

Commissioner Stewart staff what the process was to obtain a sidewalk sign for the Farmer's Market. She suggested the sign be placed at the bottom of Centennial Stairs.

Commissioner Barron notified the Commission there was a WRFCAC meeting he was unable to attend but received information & updated the Commissioners on what was discussed at the meeting. Barron asked staff to agendize a discussion for the WRFCAC report at the next Planning Commission meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 9:41 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 18, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: <u> A-3 </u>
DATE: <u> AUGUST 20, 2019 </u>
ACTION: <u> DRAFT </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 18, 2019
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Jesse Barron Joe Ingraffia Susan Stewart	Chairperson Commissioner Commissioner Commissioner
ABSENT:	Michael Lucas	Vice-Chairperson
STAFF:	Scot Graham Nancy Hubbard	Community Development Director Contract Planner

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

PUBLIC COMMENT PERIOD
<https://youtu.be/CITi51w4Sn0?t=1m45s>

Clark Taylor, Commercial business, asked the Commission if he would be able to open a brewery or fish processing facility with the new General Plan zoning.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/CITi51w4Sn0?t=2m28s>

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/CITi51w4Sn0?t=6m>

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

Chairperson Luhr opened the Public Comment period and seeing none, closed the Public Comment period.
<https://youtu.be/CITi51w4Sn0?t=6m54s>

MOTION: Commissioner Barron moved to accept the Consent Calendar. Commissioner Stewart seconded, and motion passes 4-0.

<https://youtu.be/CITi51w4Sn0?t=7m10s>

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.: 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 sf 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

<https://youtu.be/CITi51w4Sn0?t=7m34s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS -
Commissioner Stewart met with the architect, owners & Hubbard at the site.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/CITi51w4Sn0?t=23m30s>

Jonathan Macalpin, architect/agent for Steve and Linda Wilson presented his report for his project.

Taylor stated he appreciated the applicant's project. Taylor also questioned what the zoning would be when the General Plan is approved.

John, Morro Bay, stated he like the project but stated his concerns about the parking.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/CITi51w4Sn0?t=33m25s>

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period for the applicant.

<https://youtu.be/CITi51w4Sn0?t=34m4s>

Chairperson Luhr closed the Public Comment period for the applicant.

<https://youtu.be/CITi51w4Sn0?t=46m43s>

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period for the applicant.

<https://youtu.be/CITi51w4Sn0?t=1h15m32s>

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period for the applicant.

<https://youtu.be/CITi51w4Sn0?t=1h16m31s>

MOTION: Commissioner Barron moved the Planning Commission formally approve Resolution 14-19, Conditional Use Permit CUP19-02, Coastal Development Permit CDP19-010 and Parking Exception PKG19-01, with the added conditions listed below. Commissioner Stewart seconded, and the motion passes 4-0.

<https://youtu.be/CITi51w4Sn0?t=1h16m43s>

Conditions added:

5. **Cargo Containers:** *Cargo containers located on the site shall be removed or completely enclosed from view. If an enclosure is proposed, the design must meet the criteria of the Community Development Director, as well as all building code requirements. Condition added by Planning Commission June 18, 2019.*
6. **Signage:** *An application for exterior signage for the business portion of the building shall be submitted prior to issuance of a building permit. The signage must be installed prior to final Planning Department inspection of the building permit. Condition added by Planning Commission June 18, 2019.*
7. **Commercial Business:** *The commercial portion of the building shall be open for business a minimum of 20 hours per week (on the average). If the business is inactive for more than 12 months, the Conditional Use Permit is subject to revocation. Condition added by Planning Commission June 18, 2019.*

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/CITi51w4Sn0?t=1h19m45s>

Commissioner Ingraffia spoke about the historical significance in buildings located in Morro Bay. Ingraffia suggested maybe creating a historical district in Morro Bay.

Commissioner Stewart commented on historical districts also. Stewart also asked staff about the cannabis applications.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/CITi51w4Sn0?t=1h26m3s>

Graham will place the WRFCAC information on the agenda on a later date.

G. ADJOURNMENT

The meeting adjourned at 6:27 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on July 2, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: <u> A-4 </u>
DATE: <u> AUGUST 20, 2019 </u>
ACTION: <u> DRAFT </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 16, 2019
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Jesse Barron Joe Ingraffia	Chairperson Vice-Chairperson Commissioner Commissioner
ABSENT:	Susan Stewart	Commissioner
STAFF:	Scot Graham Nancy Hubbard	Community Development Director Contract Planner

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

PUBLIC COMMENT PERIOD
<https://youtu.be/JJA4A-EmQ?t=2m6s>

Betty Winholtz, Morro Bay, spoke about the Frye's house; she noticed it was elevated and does not remember the Planning Commission approving it. Winholtz didn't know if it was appropriate to register a complaint or ask the question at this meaning.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/JJA4A-EmQ?t=3m43s>

Commissioner and staff discussed the questions Winholtz addressed.

Graham stated he would investigate the issue Winholtz brought up.

PRESENTATIONS - NONE

A. CONSENT CALENDAR

Vice-Chairperson Lucas asked staff about a lot merger project on the Project Tracking Log.

Chairperson Luhr recused himself due to owning a property near the lot merger.

The Commissioners pulled Item A2 for discussion.

<https://youtu.be/JJA4A-EmQ?t=8m>

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

A-3 Approval of minutes from the Planning Commission meeting of May 21, 2019.

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Barron moved to approve the Consent Calendar agenda Items A-1 and A-3. Vice-Chairperson Lucas seconded, and motion passes 4-0.

<https://youtu.be/JJA4A-EmQ?t=8m9s>

A-2 Approval of minutes from the Planning Commission meeting of May 7, 2019.

Staff Recommendation: Approve minutes as submitted.

Commissioners discuss Item A-2.

MOTION: Commissioner Barron moved to continue item A-2. Commissioner Ingraffia seconded, and motion passes 4-0.

<https://youtu.be/JJA4A-EmQ?t=9m5s>

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.: CDP 19-008

Site Location: 3200 Beachcomber Drive, Morro Bay, CA

Proposal: An application was filed on March 29, 2019 for approval of a bank stabilization project along the westerly bank of an unnamed drainage ditch. The property is located in the R-1/S.2A zoning district. The site is within the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Section 15304.

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/JJA4A-EmQ?t=9m25s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Chairperson Luhr spoke to a neighbor who was in favor of the project.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/JJA4A-EmQ?t=24m5s>

Daniel Sotelo, Project Civil Engineer for the applicant stated he is available to answer any questions.

Betty Winholtz, Morro Bay, stated she appreciated the project was being brought back to the Commission as a major modification permit instead of a minor modification permit. Winholtz noted she was in favor of the project.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/JJA4A-EmQ?t=30m53s>

Discussion between Commissioners.

MOTION: Commissioner Ingraffia moved to approve Resolution PC 17-19, Coastal Development CDP19-008 with added conditions listed below. Commissioner Barron seconded.

<https://youtu.be/JJA4A-EmQ?t=53m41s>

Chairperson Luhr continued the discussion on the motion and brought up the signage near the drainage ditch. Luhr suggested it would be approved by the Community Development Director.

Commissioner Ingraffia approved Chairperson Luhr's condition for signage. Barron seconded and the motion passes 4-0

Bold, italic section added to the following conditions by the Planning Commission:

5. Facility Design: Bank Stabilization shall be constructed as shown on plans approved by the Planning Commission and on the plans submitted for a Building Permit there shall be an analysis by a licensed civil engineer addressing any changes to the flow direction or rate of the storm water in the drainage ditch, any effects on the water flow location related to the existing drainage ditch easement and especially considering the impact of and to the retaining wall recently constructed on the north and east bank of the proposed project area. ***Additionally, the engineering study should address any impact the proposed bank stabilization project will have on sediment transport.*** Such plans and engineering analysis shall be to the satisfaction of the Community Development Manager Manager.
7. Landscaping: Plans shall include a landscape restoration plan for any disturbed area ***including plantings at or near the top of the Gabion baskets of a native species that will grow to fill-in on and over the disturbed areas.*** If any trees are being removed an arborist report is required to assess the condition of the tree (s) proposed for removal and to determine the species, quantity, size and placement mitigation for the tree removed.

Condition added by the Planning Commission:

10. ***Any signage proposed by Applicant shall be approved by the Community Development Director.***

B-2 Case No.: MIN19-06 (Text Amendment)

Site Location: Cloisters Subdivision Tract 1996; Mixed Use Area G-2

Applicant/Project Sponsor: City of Morro Bay

Request: The City of Morro Bay is proposing a Local Coastal Program amendment modifying the Coastal Land Use Plan (LUP) to provide for the following change:

- Modify the language in Chapter II. LAND USE PLAN MAP AND GENERAL LAND USE POLICIES; D. SPECIFIC LAND USE POLICIES; 1.b. Coastal Resource Residential to clarify that the Density Credit derived from the overall land area designated as Coastal Resource (Limited Density) Residential on the Land Use Plan Map allows up to 125 residential dwelling units.

CEQA Determination: The proposed changes are exempt from environmental review pursuant to Section 15061(b)(3)

Staff Recommendation: Recommend adoption of Resolution No. 15-19, recommending approval of the Local Coastal Program Amendment to the City Council

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

<https://youtu.be/JJA4A-EmQ?t=56m>

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/JJA4A-EmQ?t=1h12m24s>

Dawn Beattie, Cloisters, presented her concerns with the modification and would like the Commission to deny the request and have it re-written to increase the Cloisters density by four (4) homes, not five (5).

Steven Stephens, Design Committee for Cloisters, stated his concerns regarding the change in density to the Cloisters. Stephens believes four lots would suffice.

Melanie Williams-Mahan, Cloisters Design Committee stated her concerns regarding the lot. Williams-Mahan noted the Committee hasn't heard from the developer or the City and stated the Committee couldn't make decisions for the neighborhood if they were not provided with any information.

Kerrigan Mahan, Cloisters/Citizen of Morro Bay concurred with everything that was stated by the other neighbors. Mahan also stated his concerns with the parking issues and the dangers of the corner of the lot.

Roger Ewing, Morro Bay, stated placing five (5) 2-Story homes would destroy the scenic view along Highway 1 in the north and south direction. Ewing noted we should appreciate the beauty of Morro Bay and keep it as it is.

Ms. Davis, Cloisters, stated she and most of the neighbors feel four (4) homes is appropriate and noted it would be appropriate if it had a real street and not a driveway/parking. Davis strongly suggested the setback rules for garages and driveway be enforced.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/JJA4A-EmQ?t=1h30m13s>

The Commissioners presented their questions to staff.

MOTION: Commissioner Barron moved to adopt PC Resolution 15-19 recommending the City Council adopt the amendment to the Coastal Land Use Plan (LUP) as indicated. Vice-Chair Lucas seconded, and the motion passes 4-0.

<https://youtu.be/JJA4A-EmQ?t=1h46m3s>

B-3 Case No.: #MIN19-009

Site Location: 27.6-acre portion of a 396.3-acre parcel (APN 073-101-017), located north of the South Bay Boulevard/State Route 1 interchange in unincorporated San Luis Obispo County

Applicant/Project Sponsor: City of Morro Bay

Request: The City of Morro Bay is proposing to prezone the 27.6-acre portion of parcel APN 073-101-017 as a Public Facility zone district in anticipation of a new Water Reclamation Facility to be built at this location. The current zoning in the County is Agriculture. Prezoning is required to process an application for annexation of the site with the San Luis Obispo Local Agency Formation Commission (LAFCO). Once annexed, the Planning Commission will initiate proceedings for permanent zoning within 90 days after the effective date of annexation, unless action has been taken to establish permanent zoning simultaneously with annexation.

CEQA Determination: The impacts of the new Water Reclamation Facility, which will be facilitated by the proposed Public Facility zoning, were considered in a Final EIR for that project, certified in June 2018. No additional CEQA review is required for the prezoning action.

Staff Recommendation: Recommend approval and forward this recommendation to the City Council for approval of the prezoning of the site.

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

<https://youtu.be/JJA4A-EmQ?t=1h48m1s>

Graham presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/JJA4A-EmQ?t=1h58m28s>

Betty Winholtz, Morro Bay, stated her concerns regarding the annexation. Winholtz noted this is the only public hearing regarding this project. Winholtz opposes the project.

Steve Stephens, Morro Bay, expressed his concerns about the process and limited input from the public. Stephens also noted his concerns about the road access to the plant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/JJA4A-EmQ?t=2h1m56s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Barron moved the Planning Commission forward a favorable recommendation to the City Council for approval by the option of motion putting the following action and adopt PC Resolution 18-19 for the project as described in the staff

report and depicted in Exhibit B. Vice-Chairperson Lucas seconded, and the motion passes 4-0.

<https://youtu.be/JJA4A-EmQ?t=2h11m22s>

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/JJA4A-EmQ?t=2h12m17s>

Commissioner Barron updated the Commission on the upcoming Water Reclamation Facility Citizen Advisory Committee meeting on August 6th at 3 p.m.

Chairperson Luhr asked staff for an update on Plan Morro Bay and Design Guidelines.

Vice-Chairperson Lucas stated he read somewhere the Coastal Commission had rejected not being able to use the secondary dwelling unit as a vacation rental.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 8:25 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 6, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: August 20, 2019

Staff Report

TO: Planning Commissioners **DATE:** August 12, 2019

FROM: Nancy Hubbard, Contract Planner

SUBJECT: Application for a Coastal Development Permit (CDP19-018) for approval of four small additions totaling 375 square feet to an existing 2,404 square foot home with an 841 square foot garage. Project also includes updates and structural repairs to the exterior façade, new windows, a patio cover, solar panels and external gas fireplace. The site is located at 3009 Beachcomber Drive and is in the R-1/S.2A Zoning district within the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

APPROVE THE PROJECT by approving Planning Commission **Resolution 19-19** that includes Findings and conditions of approval for the project, as depicted on site development plans submitted to the City on July 9, 2019.

LEGAL DESCRIPTION/APN:

ATASCADERO BEACH TRACK
065-233-039

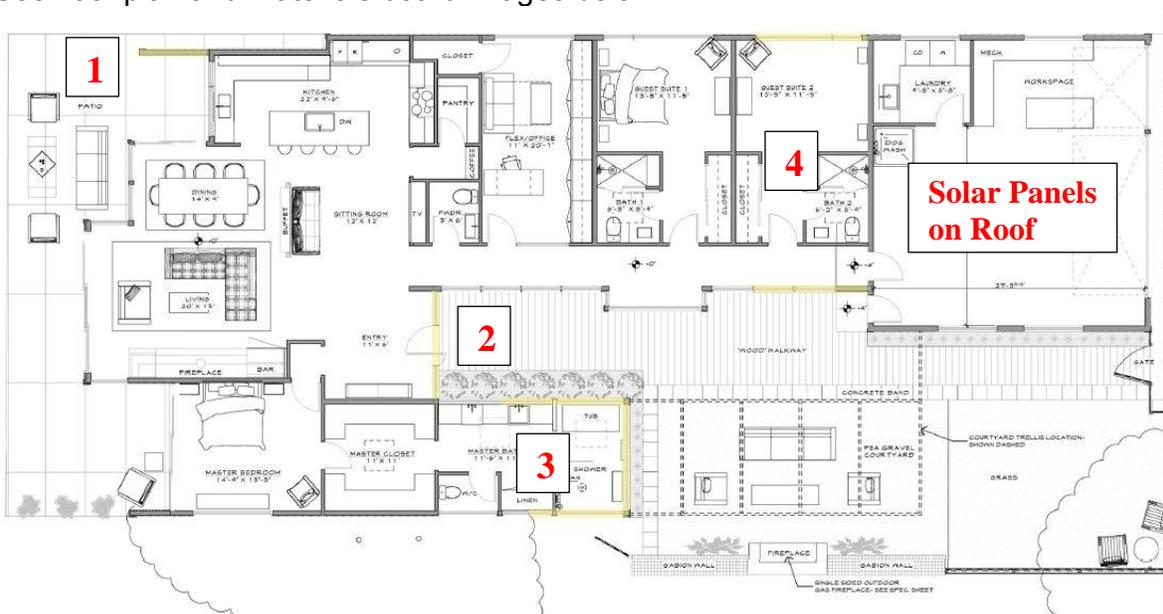
PROJECT DESCRIPTION:

The Applicant is requesting approval of a Coastal Development Permit for the addition of four small spaces totaling 375 square feet, plus make necessary repairs (structural, windows, exterior, electrical upgrades, etc.) to an architecturally significant, but aging 1971 home designed by James Maul as his personal residence. A coastal development permit is required because the property is in the Coastal Appeals Jurisdiction and the additions are greater than 10% of the existing home square footage. The upgrades include new windows/doors, a new exterior façade, new roof, outdoor fireplace, new patio shade cover and new solar panels. The applicants have designed the project to be a successful balance between preservation of the original character of the home and a necessary update to current standards that can increase the efficiency,



function and life of the home.

The four small additions, plus one small exterior wall extension are as follows: (1) an extension of the northwest side wall (about 7 lineal feet) to increase privacy from north, (2) a slight extension of the main entryway (approximately 30 sf), (3) a new master bathroom on the south side of the entry courtyard (approximately 138 square feet) and (4) enclosing the existing breezeway between the home and garage to create a guest bedroom space (approximately 207 square feet) for a total new conditioned area of 375 square feet. The project also includes replacing the exterior siding, roofing, doors and windows, adding solar panels on the garage roof, an outdoor fireplace and a new open louver type patio cover on the south-side along the entry courtyard. Additionally, the front yard fencing will be moved/reconstructed to meet the front yard setback requirements. See floor plan and materials board images below.



MATERIALS BOARD:

Below are some of the materials to be used. See Exhibit B Plans for more images of similar materials to those proposed for this exterior upgrade.



BLACK ALUMINUM FRAME
WINDOWS & DOORS



WEATHERED, NATURAL
CEDAR SIDING



SIMILAR OPEN TRELLIS DESIGN



DARK GRAY STANDING SEAM
METAL ROOF



FLAT ORIENTATION SOLAR
ARRAY @ GARAGE ROOF

PROJECT ANALYSIS:

Background

The existing home was designed by James Maul as his private residence in 1971. The applicant engaged a firm to provide a historic building assessment of the home, which concluded that the existing structure is not listed on the National Register of Historic Places or either California registries. The applicants would like to update and modernize the home to be more functional and sustainable but also recognize that James Maul designed structures have a historic significance in Morro Bay and would like to preserve as much of the exterior design features and character as possible. The style of home might be considered ‘Sea Ranch Style’ which was inspired by simple forms and natural, rustic materials associated with old barns along the California Coast. The design also was characterized through its integration into native landscapes with an emphasis on the environment and sustainability.

	R-1/S.2A Standards	Proposed Project
Front Setback	15 feet	20 feet
Side-Yard Setback	5 feet	5 feet
Rear Setback	5 feet	8 feet
Height (from ANG)	14 feet, or up to 17 feet if 4/12 peaked roof design	Additions are all at or below 10 feet, 6 inches (existing home has a height up to 17 feet)

DEVELOPMENT STANDARDS/DESIGN GUIDELINES:

The proposed project meets the setback and height standards. There is a small section

of the garage that is less than 5 feet from the property line. The area of the addition adjacent the nonconforming garage section will be constructed to meet the 5-foot side setback.

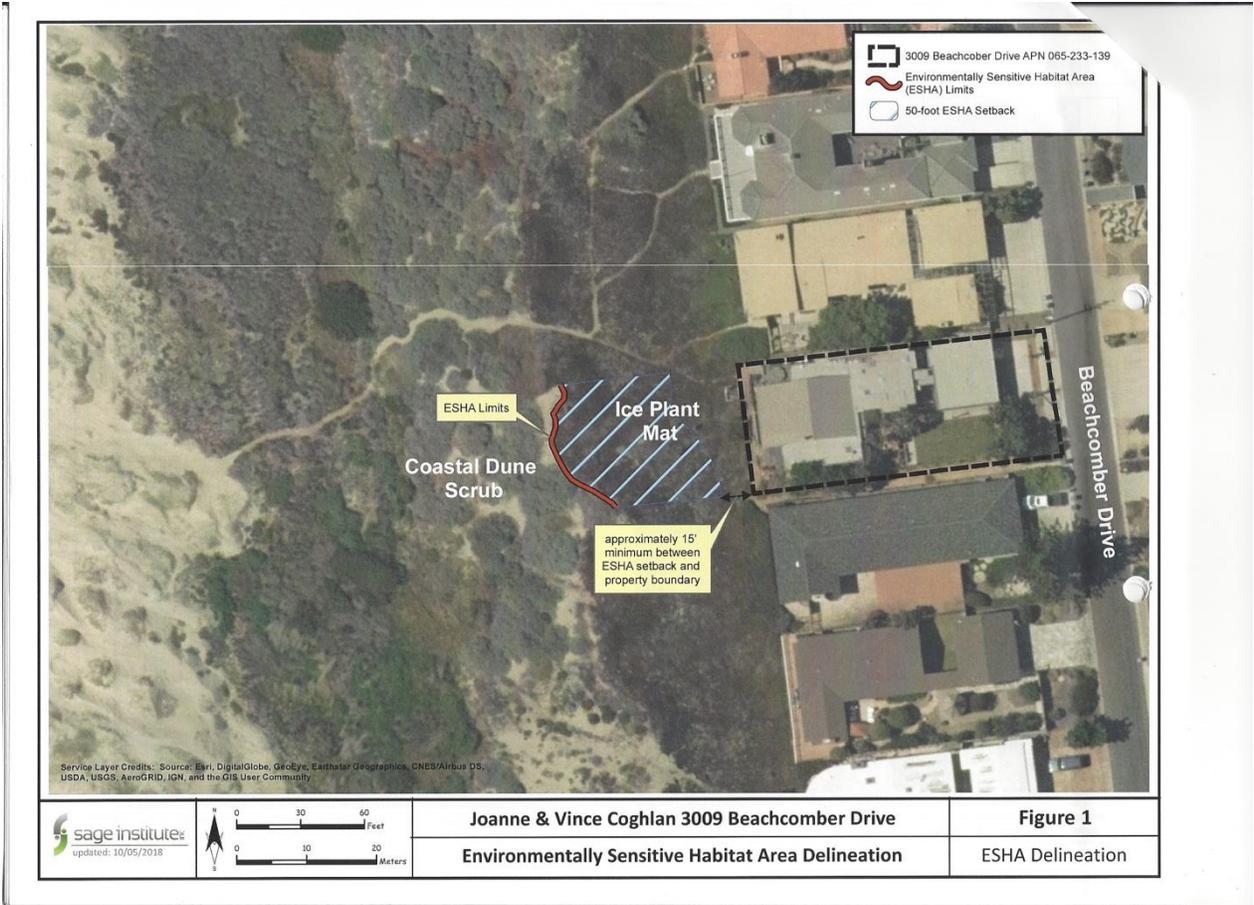
PROJECT ZONING/LAND USE DESIGNATION:

The project site is zoned R-1 with a S.2 A overlay and is in the North Morro Bay planning area. The R-1 zoning designation has the purpose of stabilizing and maintaining the residential character of these areas. The S.2A overlay allows lesser setbacks and lot coverage and imposes a single-story height restriction (up to 17-foot heights allowed for 4/12 or steeper peaked roofs or other architectural features). The existing home meets the development criterion of the zone and overlay. The proposed exterior upgrades and new additions will also be in compliance with the development standards.



The Coastal Land Use Plan identifies this area as Planning Area 1 – North Morro Bay, classified as moderate density residential allowing 4-7 units per acre. This neighborhood has larger lots than residential lots east of Highway 1. The subject lot is 8100 square feet and is immediately adjacent to Open Space on the west, specifically the coastal dunes. The applicants obtained an Environmentally Sensitive Habitat Area Delineation report prepared by Sage Institute in October 2018. The principal ecologist determined the limits of the ESHA and the 50-foot buffer area, which is 15 feet away from the subject property’s westerly property line. There is a coastal access 8-foot-wide alley along the

southerly property line of the home that will not be affected by the proposed improvements. See ESH determination in the photo below.



Adjacent Zoning/Land Use

North:	R-1/S.2A Single Family Residential	South:	R-1/S.2A Single Family Residential
East:	R-1/S.2A Single Family Residential	West:	Open Area – protected ESH (Dunes) and beach

Site Characteristics

Site Area	8100 square feet
Existing Use	Existing single-family home (circa 1971)
Terrain	Primarily Flat
Vegetation/Wildlife	Typical residential vegetation, adjacent to Dunes
Archaeological Resources	N/A
Access	Beachcomber Drive

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Planning Area 1, Mixed Use "F", Residential Moderate Density
Base Zone District	R-1
Zoning Overlay District	none
Special Treatment Area	S.2A
Combining District	n/a
Specific Plan Area	North Morro Bay
Coastal Zone	Within the Coastal Commission Appeal Jurisdiction

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on August 9, 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 voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301, Class 1a, for interior or exterior alternations and additions to existing structures provided that additions will not result in an increase of more than 50% of the existing floor area and not result in an intensity of use. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project. See also ESHA determination discussion above in "Project Zoning and Land Use Designation".

CONCLUSION:

The project as proposed is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval.

RECOMMENDATION:

Staff recommends the Planning Commission conditionally approve Coastal Development Permit #CDP19-018 for the proposal for the project at 3009 Beachcomber Drive, as shown on plans submitted to the City on July 9, 2019, by adopting Planning Commission **Resolution 19-19** which includes the findings and conditions of approval of the project.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 19--19
- Exhibit B – Graphics/Plans

RESOLUTION NO. PC 19-19

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
APPROVING COASTAL DEVELOPMENT PERMIT (CP019-018)
FOR EXTERIOR UPGRADES AND FOUR SMALL ADDITIONS TO AN EXISTING
HOME LOCATED AT 3009 BEACHCOMBERS
WITHIN 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 Veteran’s Hall, 209 Surf Street, Morro Bay, California, on August 20, 2019, for the purpose of considering Coastal Development Permit CP019-018 for exterior upgrades and four small additions to an existing residential property located at 3009 Beachcomber Drive, within the Coastal Commission appeal jurisdiction; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1a, for interior or exterior alternations and additions to existing structure provided that additions will not result in an increase of more than 50% of the existing floor area. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Coastal Development Finding

1. The Planning Commission finds that the project is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for additions and exterior updates for an existing single-family home.
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 moderate density residential development; has size and scale similar to nearby structures.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP019-018 for property located at 3009 Beachcomber Drive subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated August 12, 2019, for the project at 3009 Beachcomber Drive depicted on plans dated July 9, 2019, as part of Coastal Development Permit CP019-018, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development and all installed structures and improvements 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 Manager (the "Manager"), 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 applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to

comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
7. Fencing in front setback: The fencing in the front setback shall be shortened or moved to meet the MBMC requirements under Section 17.48.100. This includes the trellis structure in the public right of way in front of the home (determined not

to be an original feature pursuant to the Historic Building Assessment Determination).

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morrobay.ca.us/EZmanual. Projects with more than 2,500sf 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. (See attached form).
2. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit plan approval. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans.
3. 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.
4. Retaining wall: Low height brick and concrete retaining wall at frontage of Beachcomber Drive is located within the City right-of-way. Remove or apply for a "Special Encroachment Permit". To apply for a Special Encroachment Permit, submit fee payment and an 8.5"x11" size exhibit. Exhibit shall show the plan layout of the frontage and retaining wall. Label and dimension retaining wall, right-of-way width and street.

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.

BUILDING DEPARTMENT CONDITIONS:

A. 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.

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. Carbon monoxide alarms in new dwellings and sleeping areas. 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 the UL 2034 and be installed and maintained in accordance with MFPA 720 and the manufacturer's instructions (CRC R315.2)

Recommended, but not required: Automatic fire sprinklers in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20th day of August 2019 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Gerald Luhr

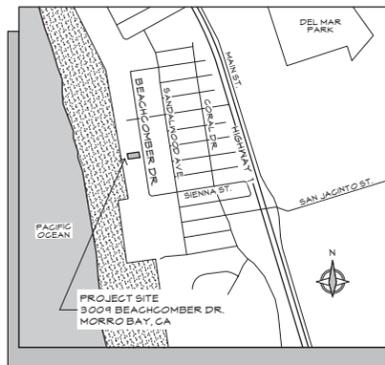
ATTEST

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 20th day of August 2019.



VICINITY MAP



PROJECT DIRECTORY

OWNER:
VINCE & JOANNE COGHLAN
3009 BEACHCOMBER DR.
MORRO BAY, CA 93442

PHONE: (805) 801-6096
EMAIL: joannecoghlant1@gmail.com

HISTORIC REFERENCE:
CULTURAL RESOURCE SERVICES

7800 SANTA CRUZ RD.
ATASCADERO, CA 93442
CONTACT: REBECCA ANASTASIO

PHONE: (805) 674-1379
EMAIL: anastasiocrs@gmail.com

COASTAL CONSULTANT:
CATHY NOVAK CONSULTING

1341 CLARABELLE DRIVE
MORRO BAY, CA 93442
CONTACT: CATHY NOVAK

PHONE: (805) 772-9499
EMAIL: NovakConsulting@charter.net

ARCHITECT:
ISAMAN DESIGN, INC.
2420 BROAD STREET
SAN LUIS OBISPO, CA 93401
CONTACT: BILL ISAMAN

PHONE: (805) 544-5672
FAX: (805) 544-5642
EMAIL: bill@isamandesign.com

SURVEYOR:
MBS LAND SURVEYS
3559 S. HIGUERA ST.
SAN LUIS OBISPO, CA 93401
CONTACT: MIKE STANTON

PHONE: (805) 594-1960
EMAIL: mike@mbslandsurveys.com

PROJECT DATA

APN: 065-233-039
PROJECT DESCRIPTION:
THE PROPOSED PROJECT INCLUDES REPAIR OF STRUCTURAL AND AESTHETIC FAILURES TO THE HOUSE LOCATED AT 3009 BEACHCOMBER DR. IN MORRO BAY, CALIFORNIA. THE OVERALL PROJECT INTENT IS TO MAINTAIN AND CELEBRATE THE ARCHITECTURE AND SPIRIT OF THE HOME AS ORIGINALLY DESIGNED BY THE ARCHITECT, JAMES MAUL. THE SCOPE OF WORK WILL INCLUDE UPDATES FOR CODE COMPLIANCE AS WELL AS REPLACING MATERIAL FAILURES. ALL MODIFICATIONS TAKE INTO CONSIDERATION THE HISTORIC REPORT GENERATED BY REBECCA ANASTASIO OF CULTURAL RESOURCE SERVICES. (SUPPLEMENTAL DOCUMENT)

SITE STATISTICS:
PROJECT ADDRESS: 3009 BEACHCOMBER DR.
MORRO BAY, CA 93442

PLANNING AREA: MORRO BAY
(COASTAL ZONE)

ZONING: R-1
S.2A

LOT AREA: 8,100 SF

FRONT SETBACK: 15'-0"
REAR SETBACK: 5'-0"
SIDE YARD SETBACK: 5'-0"
HEIGHT LIMIT: 14' FLAT
17' PEAKED

BUILDABLE AREA (AREA WITHIN SETBACKS): 5,752 SF
ALLOWABLE LOT COVERAGE (50%): 4,050 SF

PROPOSED DESIGN STATISTICS:
LOT COVERAGE (SF): 3,620 SF
LOT COVERAGE (50% ALLOW): 44.7% PROPOSED

PROPOSED HEIGHT: 10'-6" FLAT
PEAK TO REMAIN

BUILDING STATISTICS:
EXISTING MAIN LEVEL (CONDITIONED): 2,404 SF
PROPOSED MAIN LEVEL (CONDITIONED): 2,779 SF

PROPOSED NEW SF: 375 SF
TOTAL CONDITIONED: 2,779 SF

EXISTING GARAGE SF: 841 SF
PROPOSED UNCONDITIONED 2-CAR GARAGE/SHOP: 841 SF

PROPOSED NEW GARAGE SF: 0 SF

OCCUPANCY GROUP: R-1
CONSTRUCTION TYPE: TYPE V-B
NUMBER OF STORIES: 1
FIRE SPRINKLERS REQ'D: YES

SITE BUILDING CALCULATIONS:
LOT SIZE: 8,100 SF.

ALLOWABLE LOT COVERAGE = 50% OF LOT SIZE
8,100 (50) = 4,050 SF > 3,620 SF PROPOSED

HEIGHT LIMIT: 14' FOR FLAT ROOFS
17' FOR PEAKED ROOFS SLOPE 4:12 OR GREATER

SHEET INDEX

T 1.0	TITLE SHEET
A 1.0	EXISTING DECAY & FAILURES
A 2.0	EXISTING & PROPOSED FOOTPRINT
A 3.0	EAST & WEST ELEVATION COMPARISONS
A 4.0	SOUTH ELEVATION COMPARISON
A 5.0	NORTH ELEVATION COMPARISON
A 6.0	STREET VIEW PHOTO
A 7.0	PROPOSED SITE PLAN
A 8.0	EXISTING SURVEY
A 9.0	FLOOR PLAN
A 10.0	PROPOSED ELEVATIONS
A 11.0	COLOR & MATERIALS BOARD
A 12.0	BEACH SIDE PERSPECTIVE
A 13.0	ENTRY COURTYARD PERSPECTIVE

COGHLAN RESIDENCE
3009 BEACHCOMBER DR.

Isaman design, Inc.

ARCHITECT
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San Luis Obispo, CA 93401
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www.isamandesign.com



EXHIBIT B

Grounds & Drainage



Example of the surface fungus and fungus damage to the deck framing.

Grounds & Drainage



Example of the moisture damage at the deck built in bench.

Roof



Patching around the skylights indicates past leakage problems.

Roof



Example of the cracked domes at the skylights.

Existing Decay & Failures

Roof skylight domes cracked and show evidence of leakage

Site built windows and flat roofs leak

Much of the exterior wood work (exterior trim, finishes, fencing, site-built lighting, decorative elements) is extremely weathered, some to the point of failure.

Rust damage at chimney flashing & flue

Drywood termite infestation/damage at the wood shingles. Weather and water damage caused shingle cupping and curling.

Moisture damage to multiple window and door sills and jambs.

Fungus damage at fascia board supports

Deck at ocean side shows severe water/fungus damage to boards and supports.

Grounds & Drainage



Example of the moisture damage to the deck planks.

Exterior



Example of the fungus damage at the supports for the fascia boards.

Roof



Rust damage to the chimney above the roof.

Roof



Rust damage at the chimney flashing.

Exterior



Example of the curling/cupping and damaged wood shingles at the exterior of the home.

Exterior



Drywood termite infestation/damage at the wood shingles on the SE wall of the office.

Exterior



Moisture damage at the base of the jamb at the garage door,

Exterior



Moisture damage at the base of the jamb at the garage door.

Exterior



Evidence of termite infestation at the post between the windows in the living room.

Exterior



Rust damage to the metal flashing above the fascia board at the front entry area.

Exterior



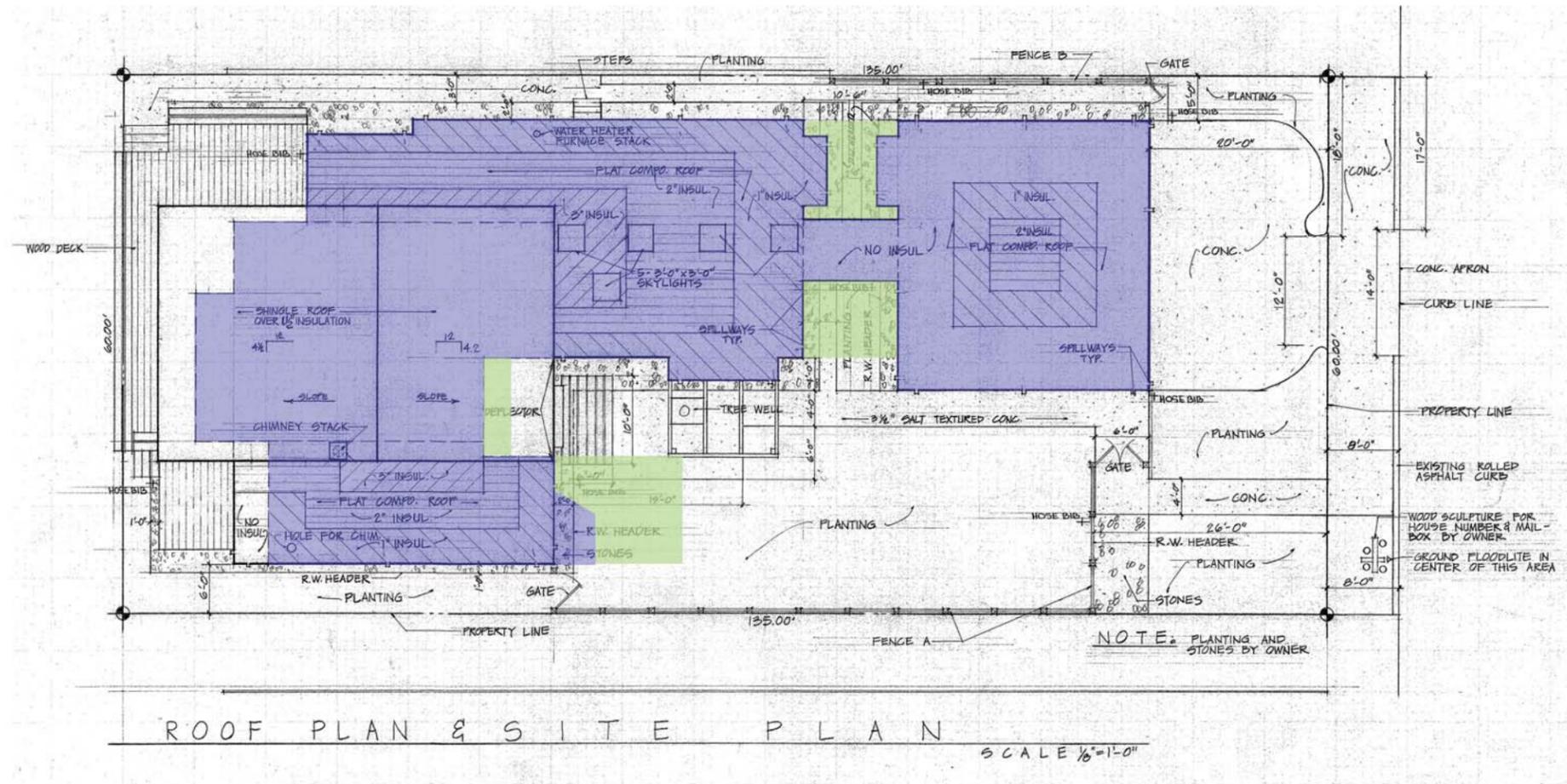
Evidence of periodic leaks at the windows.

Exterior



Evidence of periodic leaks at the windows.





- existing footprint
- proposed additional square footage

PROJECT STATISTICS:

EXISTING CONDITIONED SF:	2,404 SF
PROPOSED CONDITIONED SF:	2,779 SF
ADDITIONAL SF:	375 SF
2-CAR GARAGE (UNCONDITIONED) :	841 SF

ROOF PLAN & SITE PLAN

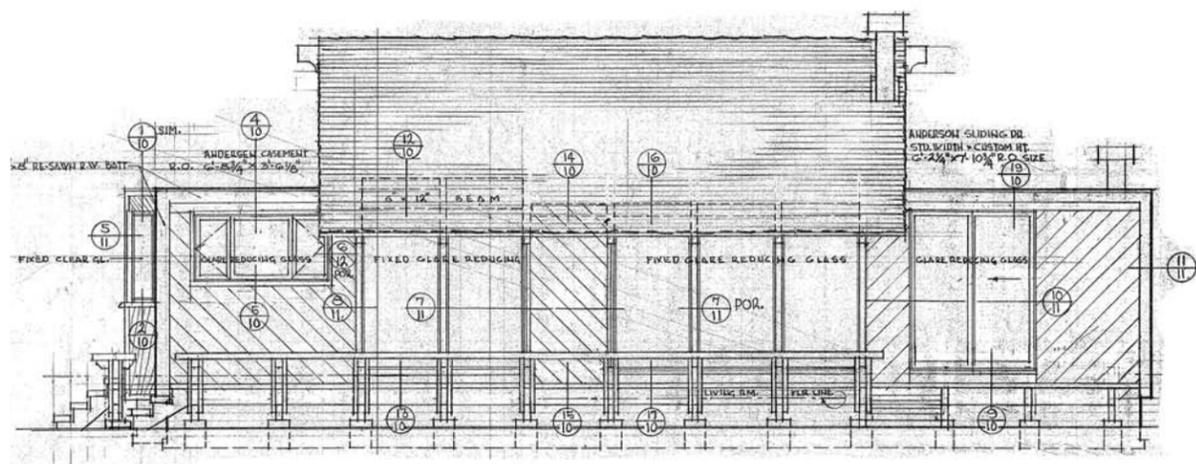
SCALE 1/8"=1'-0"

COGHLAN RESIDENCE
 3009 BEACHCOMBER DR.

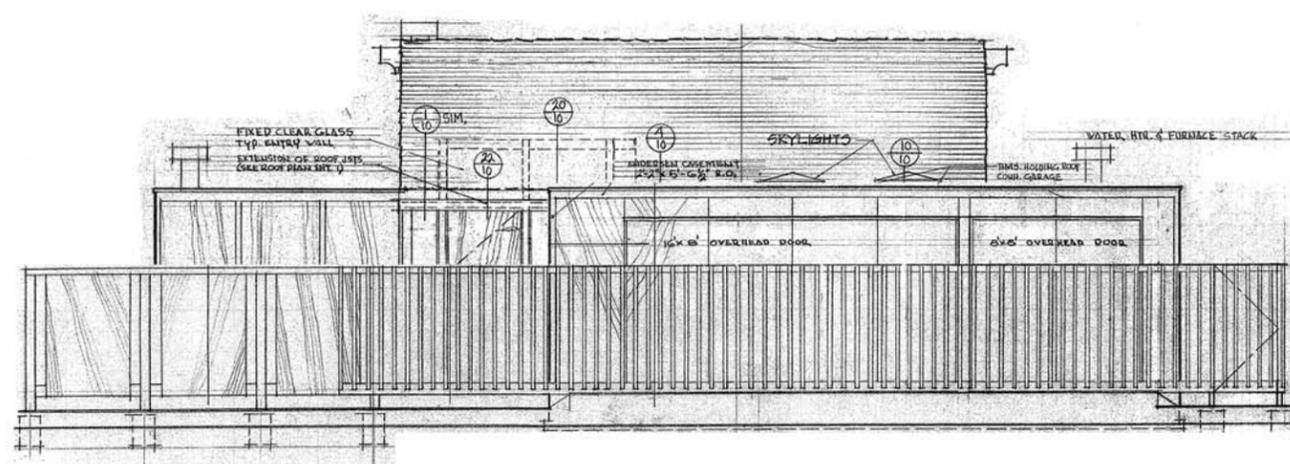
A 2.0 EXISTING & PROPOSED FOOTPRINT

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original west elevation



original east elevation

Master bath addition was completed in 1998. Alteration was made to original massing as shown in original construction documents. This addition extends 4 feet towards the street in the same plane as the southern bathroom wall, is 6 feet long across the eastern face of the building, and then angles back at 60 degrees to meet the original bathroom exterior wall.

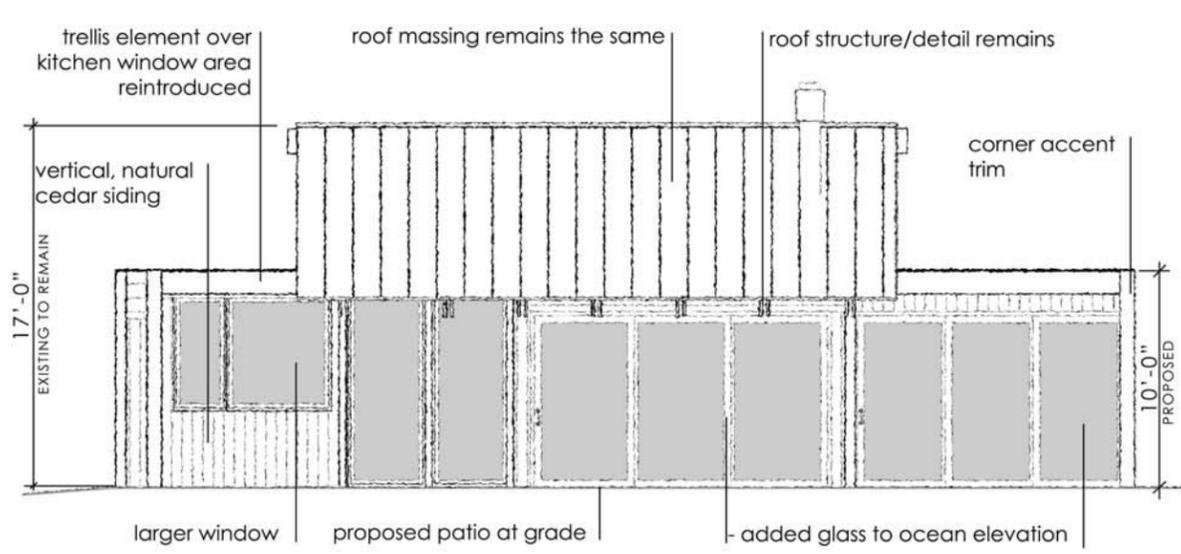
There was an existing trellis in the courtyard at the pop-out that no longer exists. The proposed design will reintroduce a shade trellis in a similar architectural style of support posts with a slatted upper shade surface

The front (street side) fencing appears to be repairable and restorable and adds to the architectural character of the house. The project proposes to repair these fences. Fencing in the side yards is less important and may be replaced with a compatible fence (i.e wood fencing as opposed to vinyl or metal)

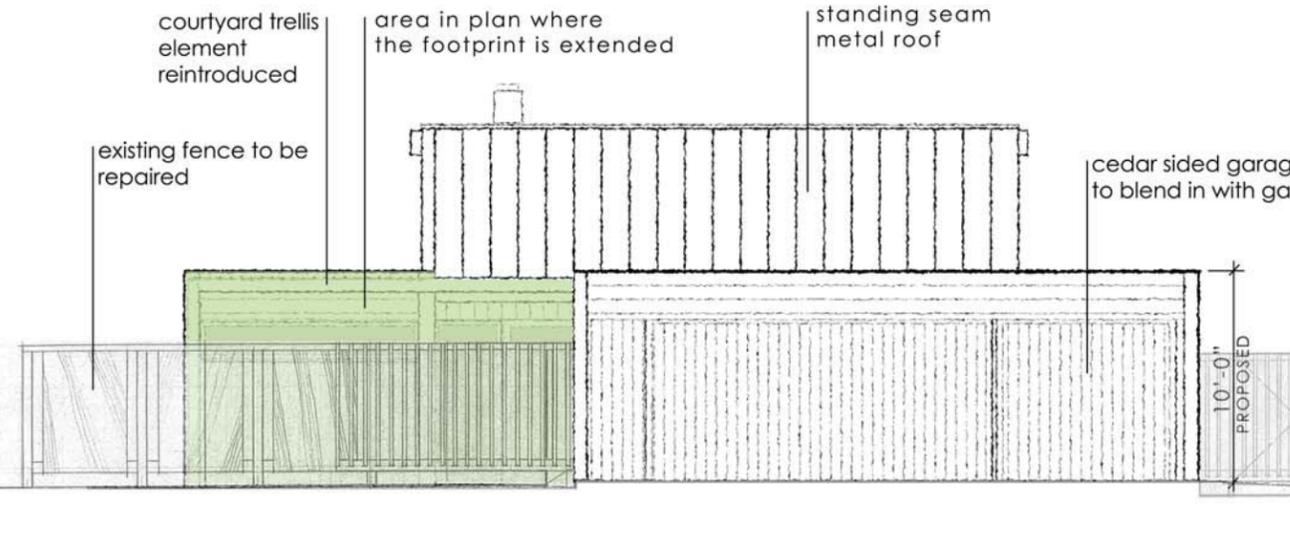
The rear deck is a major component of the house allowing a merging of interior and exterior spaces. It is however, not architecturally distinctive and may be replaced by a compatible deck. The existing raised wood deck on the ocean side is in disrepair and needs to be removed for life safety. The proposed replacement patio will be at grade, connecting gently with nature allowing the same connection between indoor and outdoor living spaces.

The doors and windows at the ocean side are full height floor to ceiling, keeping the same architectural vocabulary as the original architecture.

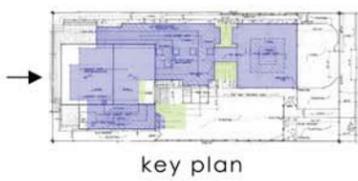
The main gable form roof/mass is currently roofed in deteriorating shingles. The design proposes to update this to a standing seam metal roof. The color will be a dark, natural gray that will blend into the existing conditions.



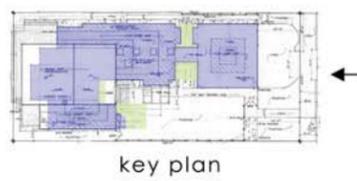
proposed west elevation



proposed east elevation



key plan



key plan

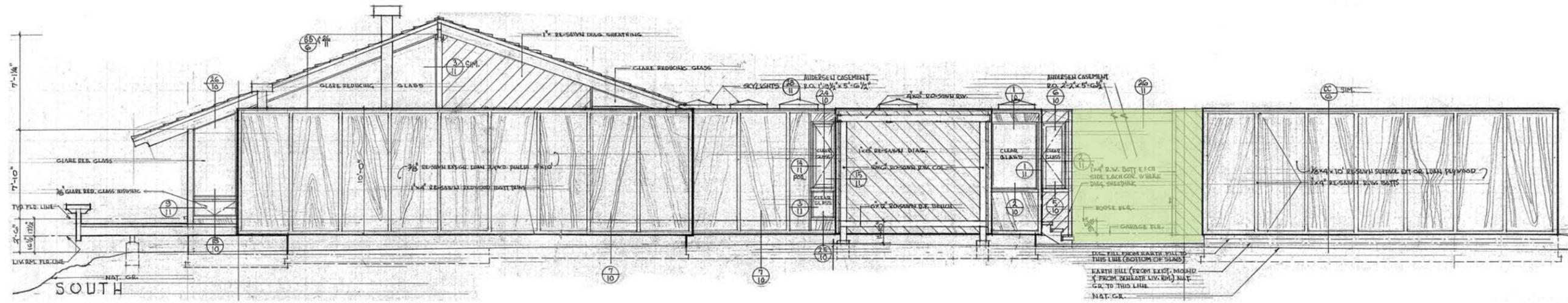


A 3.0 EAST & WEST ELEVATION COMPARISONS

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original south elevation

south elevation

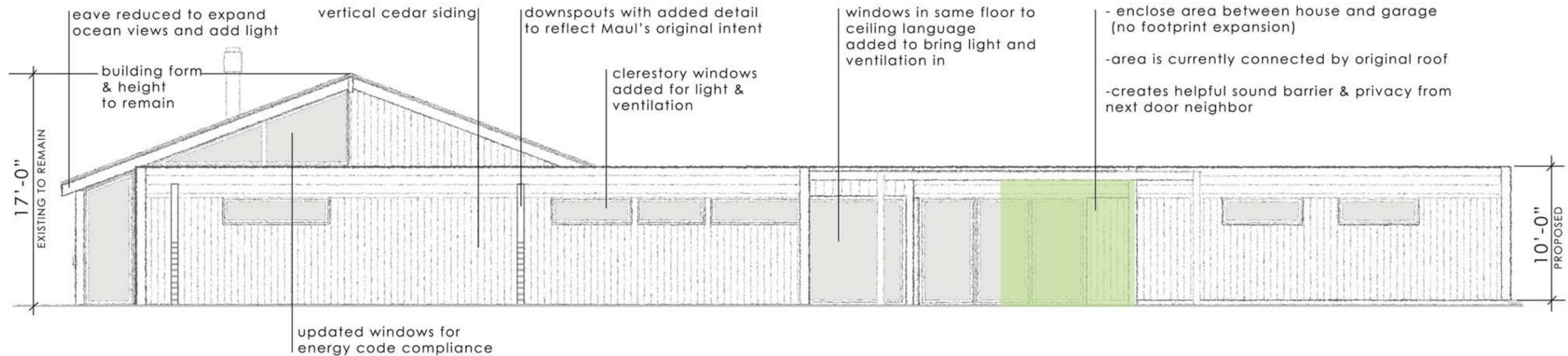
Original construction documents call for vertical panels of exterior luan plywood with 1x4 battens where wood shingles exist now.

One small luan panel remains, located underneath the grouped casement windows in the north wall of the garage. It was supposed to have 1x8 resawn redwood boards installed on a diagonal.

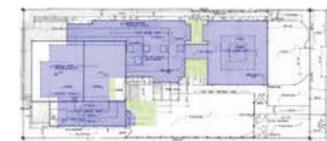
Garage walls also feature 2x4 redwood corner boards and baseboards at the bottom of the shingles. The balance of the house is sheathed in wood shingles.

The roof currently connects the main house to the garage. The project proposes to fill in the area between the house and garage.

Modifications include cedar siding to replace deteriorated cedar shakes. With respect to the Sea Ranch style and Maul's original vision for the cladding, the proposed design is a combination of mostly vertical boards with some horizontal accent banding. The corner trim elements are intended to reflect Maul's original detailing as well. The intent for the exterior color is natural, weathered gray cedar.



proposed south elevation



key plan



north elevation

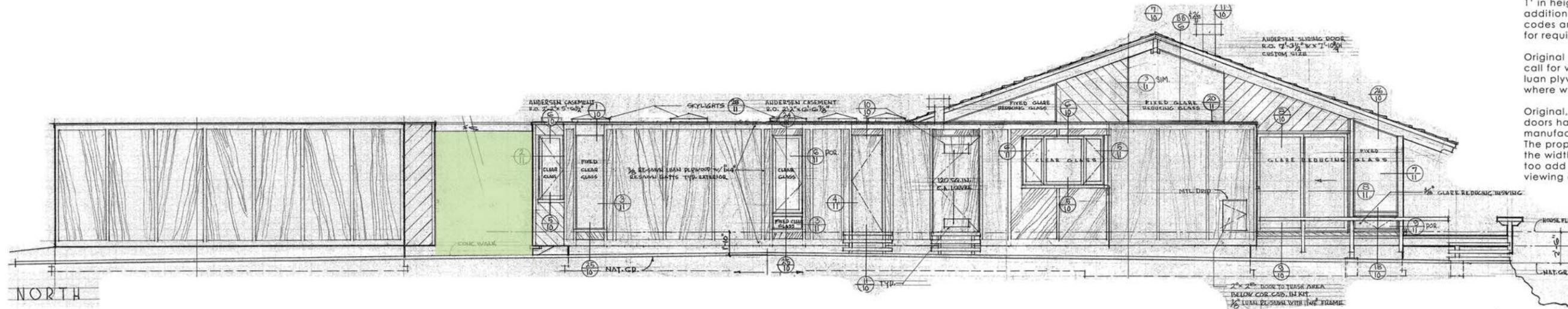
Per the recommendation of the historic assessment, the house will maintain the massing and roof along with repairing or replacing the trim, exterior finishes, fenestration and other historic features where possible.

The simple massing of the home remains the same. The existing central gable form with glazing on the upper sides will be repaired and updated. The one story masses at the sides remain, gaining approximately 1' in height to accommodate the addition of insulation to meet current codes and a roof that is updated for required drainage slopes.

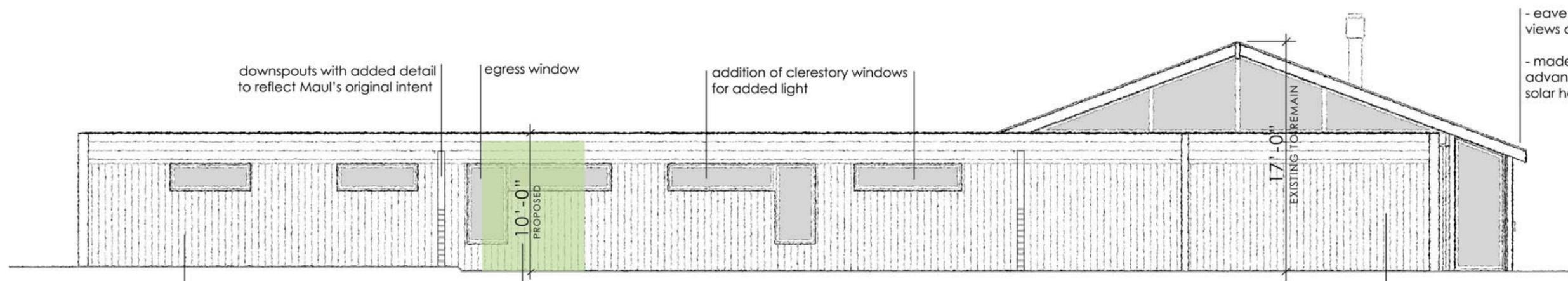
Original construction documents call for vertical panels of exterior luan plywood with 1x4 battens where wood shingles exist now.

Original, site-built sliding glass doors have been replaced by manufactured wood, full-lite, doors. The proposed design will expand the width of these glass door areas, too add more natural light and viewing area on the ocean side.

Existing garage walls also feature 2x4 redwood corner boards and baseboards at the bottom of the shingles. The balance of the house is sheathed in wood shingles.



original north elevation

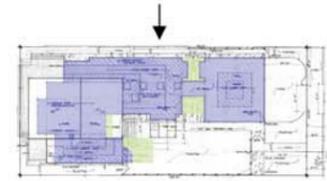


- eave reduced to expand ocean views and add light
 - made possible with more advanced glass to avoid solar heat gain

-section of additional house footprint that connects to garage
 - area is already connected by original roof
 -creates helpful sound barrier from neighbor next door

-sliding glass doors still exist- not shown here because of additional wing wall for privacy from neighbor
 -also support for trellis that once existed over this deck area

proposed north elevation



key plan



A 5.0 NORTH ELEVATION COMPARISON

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 3009 BEACHCOMBER DR.

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portion of existing fence that is within 15' front yard setback to be moved 9" west into compliance

existing street side fence to be repaired

existing tree to remain

garage and doors will be sided with vertical cedar siding in grayed, natural tones

trellis element & related gate detailing to be removed. detracts from Sea Ranch architectural style not in original plans, added in 1990s or later makes access to driveway difficult

planter wells to be filled with driveway material



key plan

COGHLAN RESIDENCE
3009 BEACHCOMBER DR.

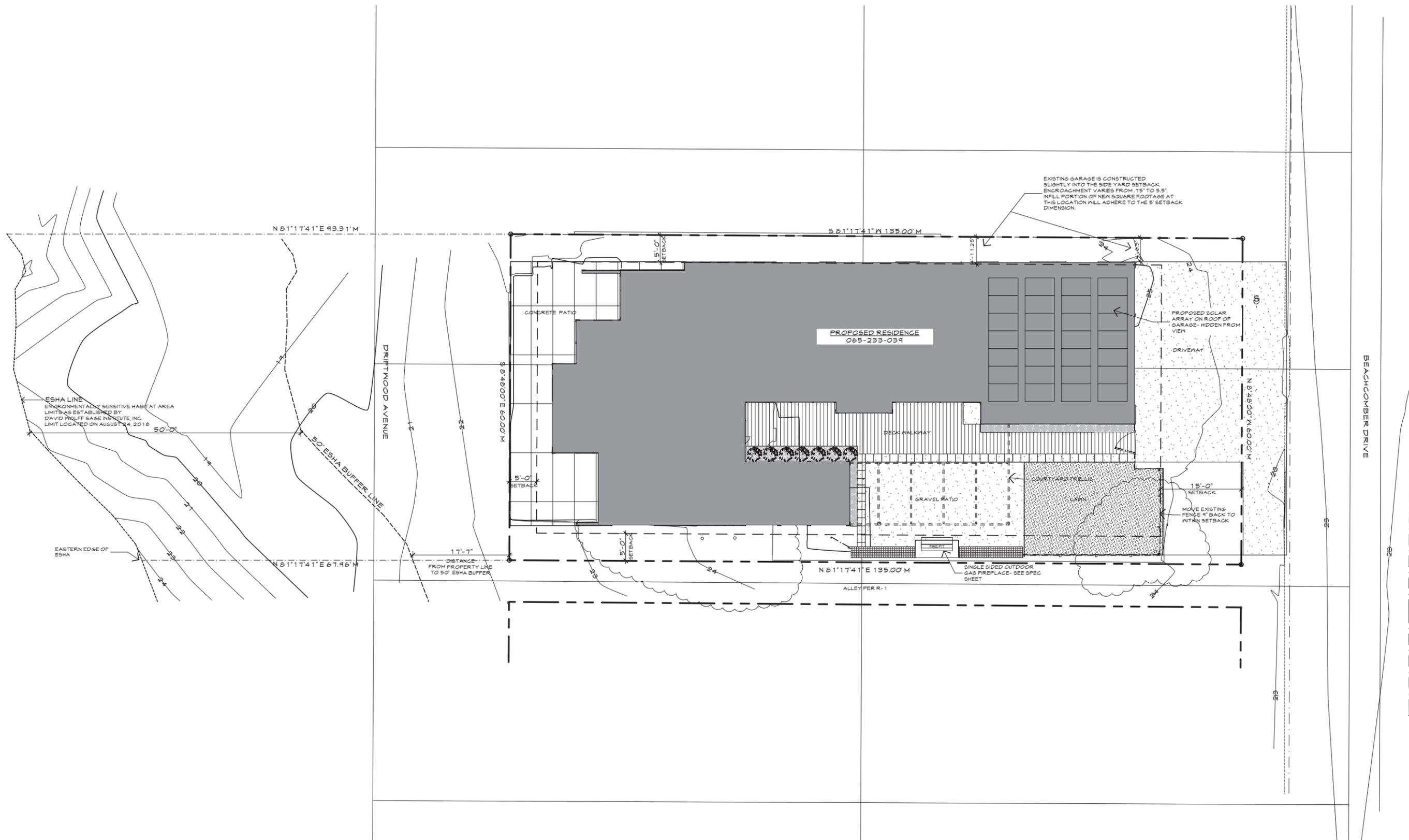
MORRO BAY, CA

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A 6.0 STREET VIEW PHOTO



COGHLAN RESIDENCE
3009 BEACHCOMBER DR.

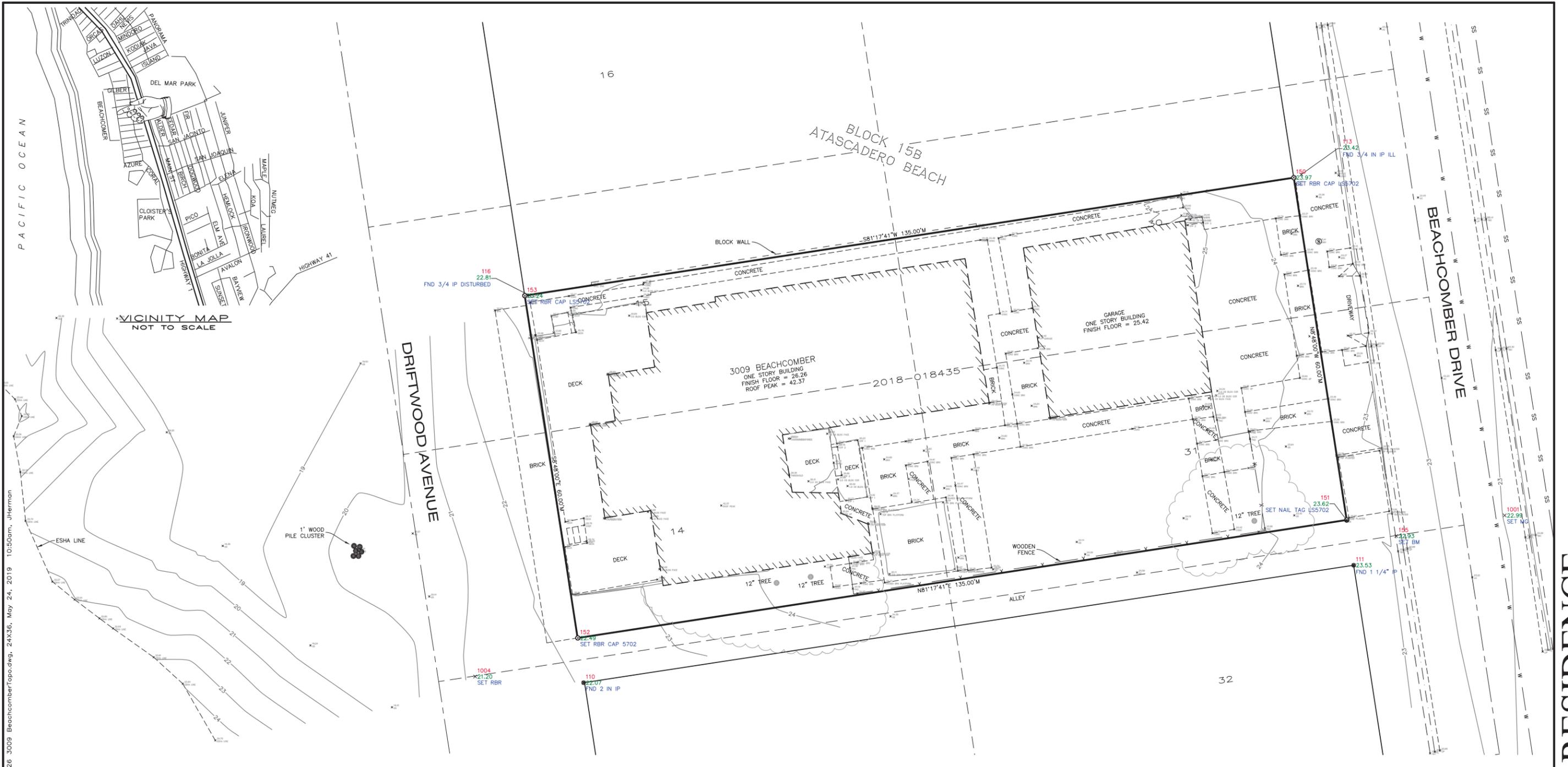


SCALE 1/8" = 1'-0"
 7/1/2019

A 7.0 PROPOSED SITE PLAN

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VICINITY MAP
NOT TO SCALE

DRIFTWOOD AVENUE

BEACHCOMBER DRIVE

SYMBOL LEGEND:

—x—	FENCE LINE
—SS—	SEWER MAIN
—W—	WATER MAIN
—G—	GAS MAIN
—ETC—	ELEC/TELEPHONE/CABLE
—OHE—	OVERHEAD ELECTRIC
⊘	DROP INLET AT CURB
⊘	DROP INLET
⊘	STORM DRAIN MANHOLE
⊘	FIRE HYDRANT
⊘	WATER WELL
⊘	WATER VALVE
⊘	WATER METER
⊘	SEWER MANHOLE
⊘	SEWER CLEANOUT
⊘	MONITORING WELL

ABBREVIATIONS

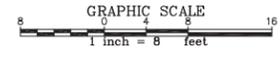
AC	ASPHALT CONCRETE
AP	ANGLE POINT
BM	BENCH MARK
BLDC	BUILDING
BOW	BACK OF WALK
CB	CATCH BASIN
CF	CURB FACE
CO	CLEAN OUT
COL	COLUMN
COR	CORNER
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNITS
CRN	CROWN OF STREET
DI	DROP INLET
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
FD	FOUND
FL	FLOW LINE
FF	FINISH FLOOR
FW	FACE OF WALL
HSE	HOUSE COR
GR	GRASS
GM	GAS METER
IP	IRON PIPE

IP	IRON PIPE
GB	GRADE BREAK
GM	GAS METER
HP	HIGH POINT
LT	LIGHT
MH	MANHOLE
PP	POWER POLE
PVC	POLYVINYL PIPE
REBAR	REBAR
RCP	REINFORCED CONCRETE PIPE
R10	CANOPY RADIUS
SD	STORM DRAIN
SL	POINT ON SLOPE
SS	SEWER
STP	STEP
STR	STAIRS
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
TW	TOP OF WALL
W	WATER
WL	WALL
WM	WATER METER
WV	WATER VALVE

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S NOTES:

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY WHICH IS CURRENTLY IN PROGRESS. PERMANENT MONUMENTS WILL BE SET AT ALL PROPERTY CORNERS AND A CORNER RECORD MAP OR RECORD OF SURVEY MAP WILL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO AS REQUIRED BY STATE LAW.



SURVEYOR'S STATEMENT:
THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON AUGUST 24, 2018.



MICHAEL B. STANTON, PLS 5702 DATE

BENCH MARK:
THE BENCH MARK FOR THIS PROJECT IS CALTRANS CONTROL POINT "SLO1 PM-31.61" BEING A 1" IP WITH CALTRANS CONTROL CAP. ELEVATION = 40.641 (NAVD 88)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE WEST RIGHT OF WAY OF BEACHCOMBER DRIVE BEARING S 8° 48' 00" E.

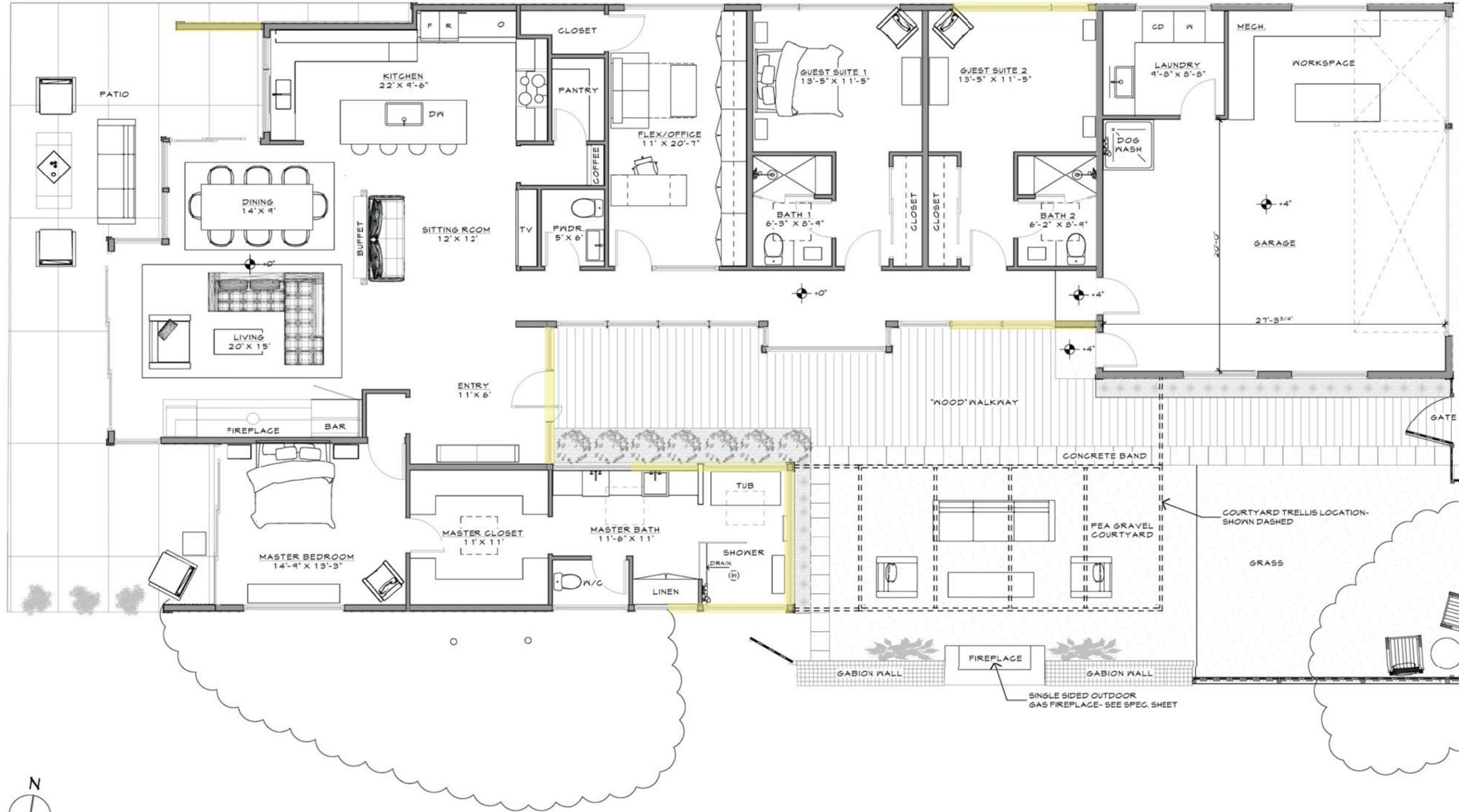
SITE DATA:
ADDRESS: 3009 BEACHCOMBER DRIVE
ASSESSOR'S PARCEL NO. APN 065-233-039

TOPOGRAPHIC MAP
OF PORTIONS OF LOTS 14, 15, 30 & 31 OF BLOCK 15B OF ATASCADERO BEACH, AS SHOWN ON THE MAP FILED IN BOOK 2 OF MAPS AT PAGE 15 IN THE CITY OF MORRO BAY COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

AT THE REQUEST OF JOANNE COGLHAN
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960
May 24, 2019 JOB #18-226

COGLHAN RESIDENCE
3009 BEACHCOMBER DR.

MORRO BAY, CA



A 9.0 FLOOR PLAN

N

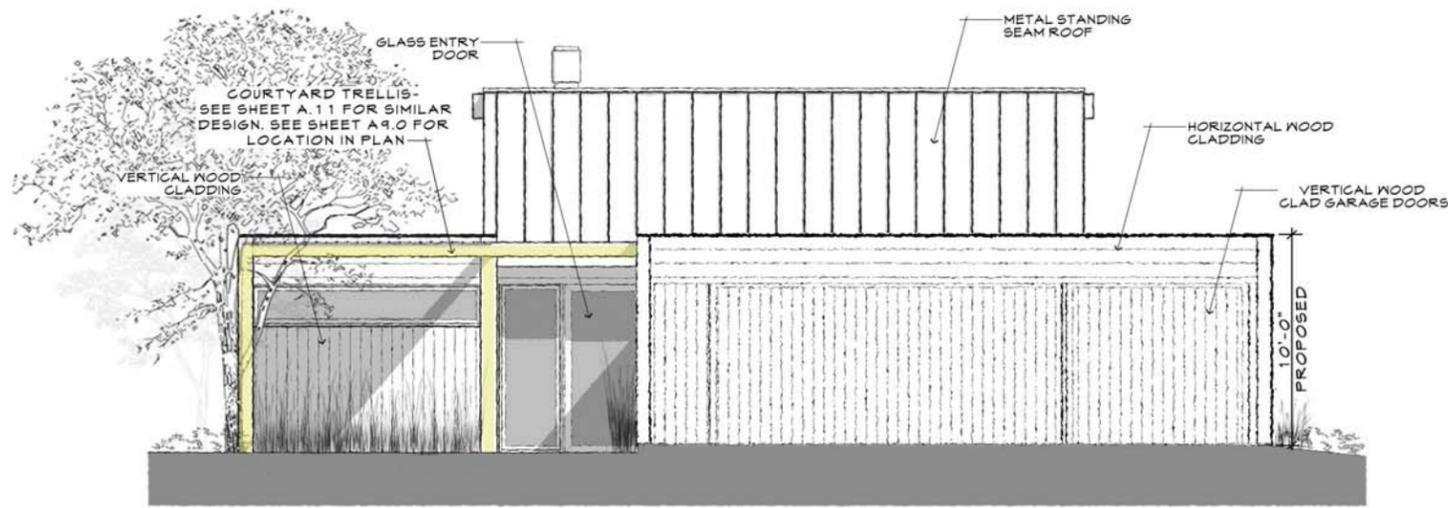
 SCALE 1/4" = 1'-0"
 7/1/2019

COGHLAN RESIDENCE
 3009 BEACHCOMBER DR.

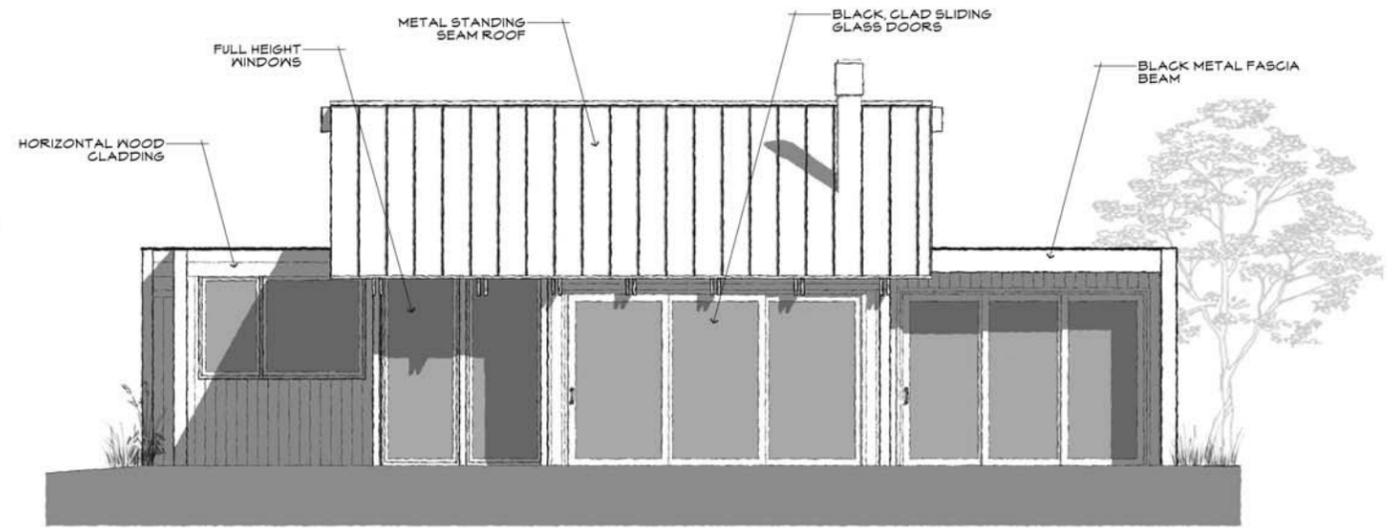
Isaman design, Inc.

ARCHITECT
 2420 Broad Street
 San Luis Obispo, CA 93401
 Phone: 805/544.5672
 Fax: 805/544.5642
 www.isamandesign.com

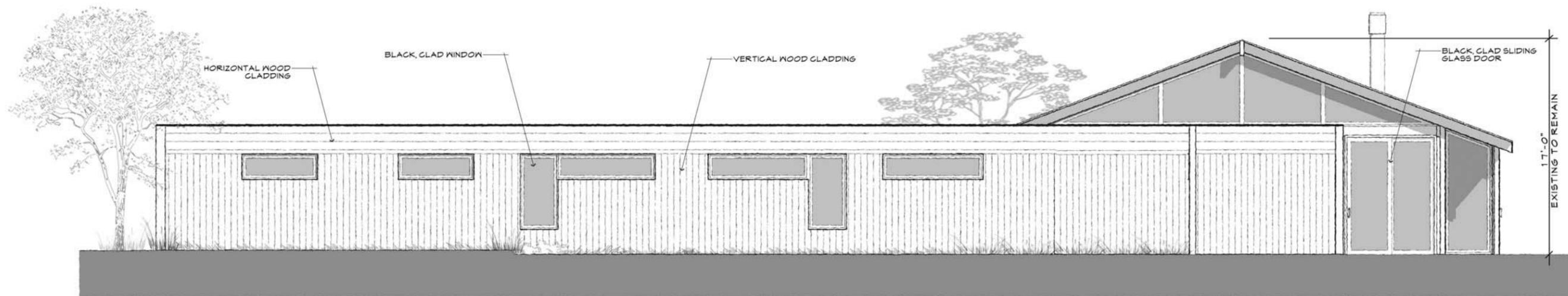




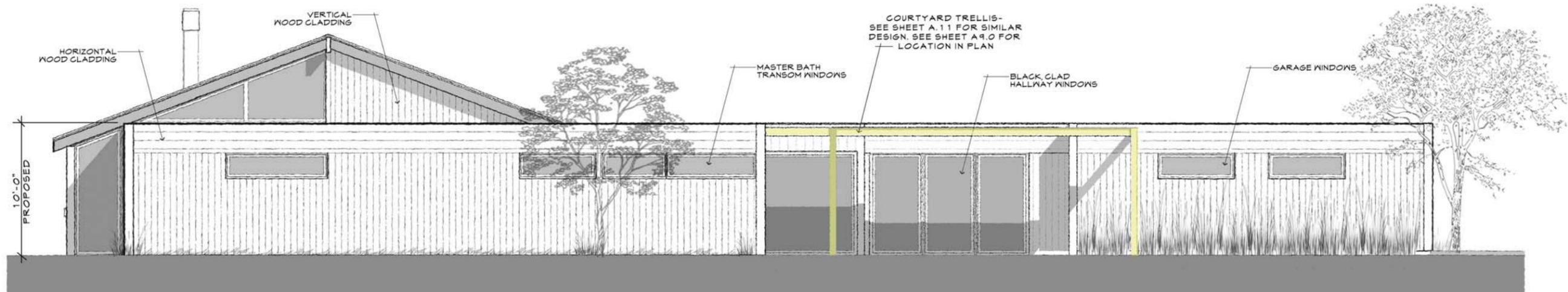
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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A 10.0 PROPOSED ELEVATIONS



BLACK, ALUMINUM FRAME
WINDOWS & DOORS



WEATHERED, NATURAL
CEDAR SIDING



SIMILAR OPEN TRELLIS DESIGN



DARK GRAY STANDING SEAM
METAL ROOF



FLAT ORIENTATION SOLAR
ARRAY @ GARAGE ROOF

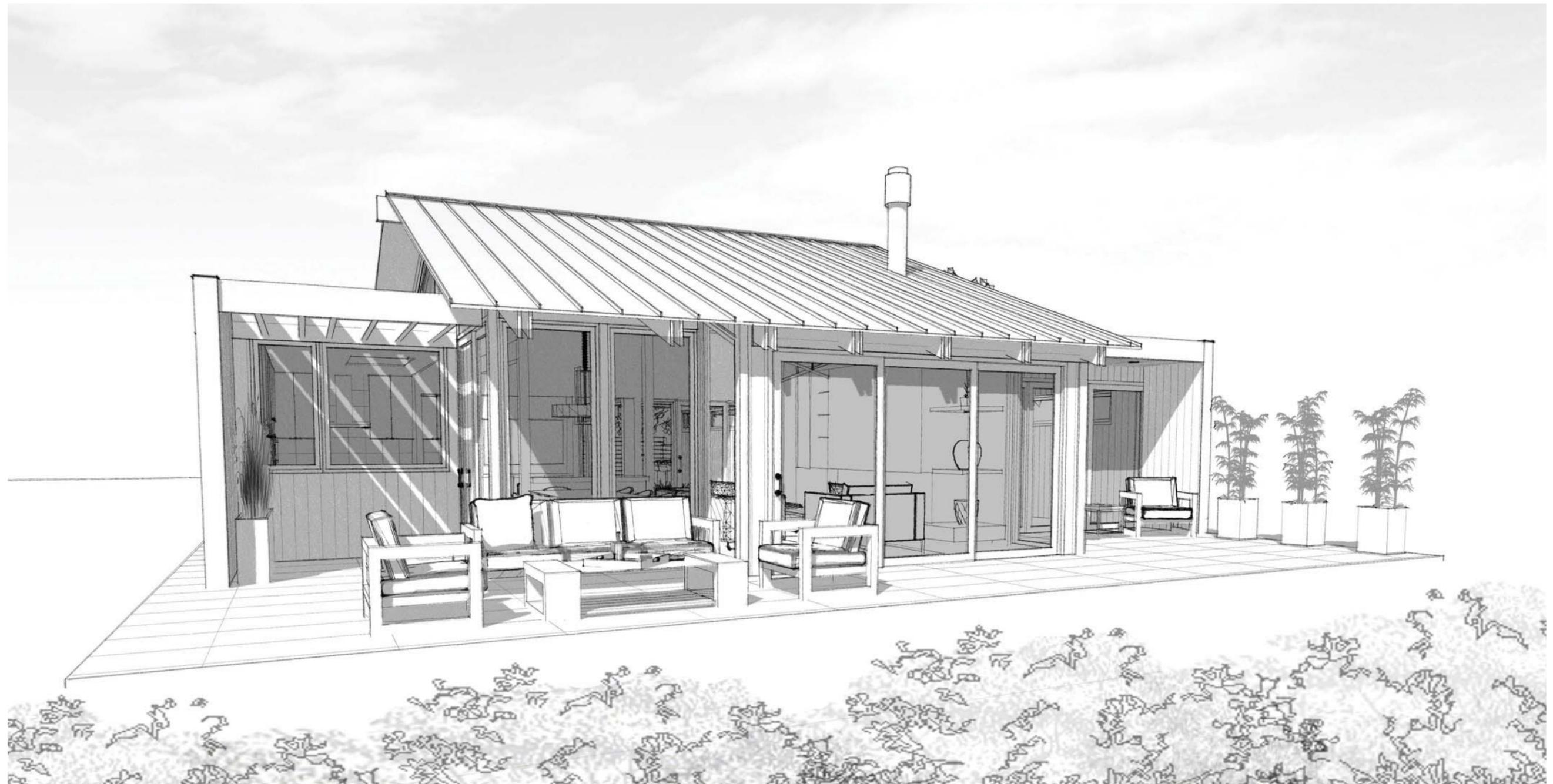
SEE SHEET A 10.0 - PROPOSED ELEVATIONS - FOR MATERIAL LOCATIONS

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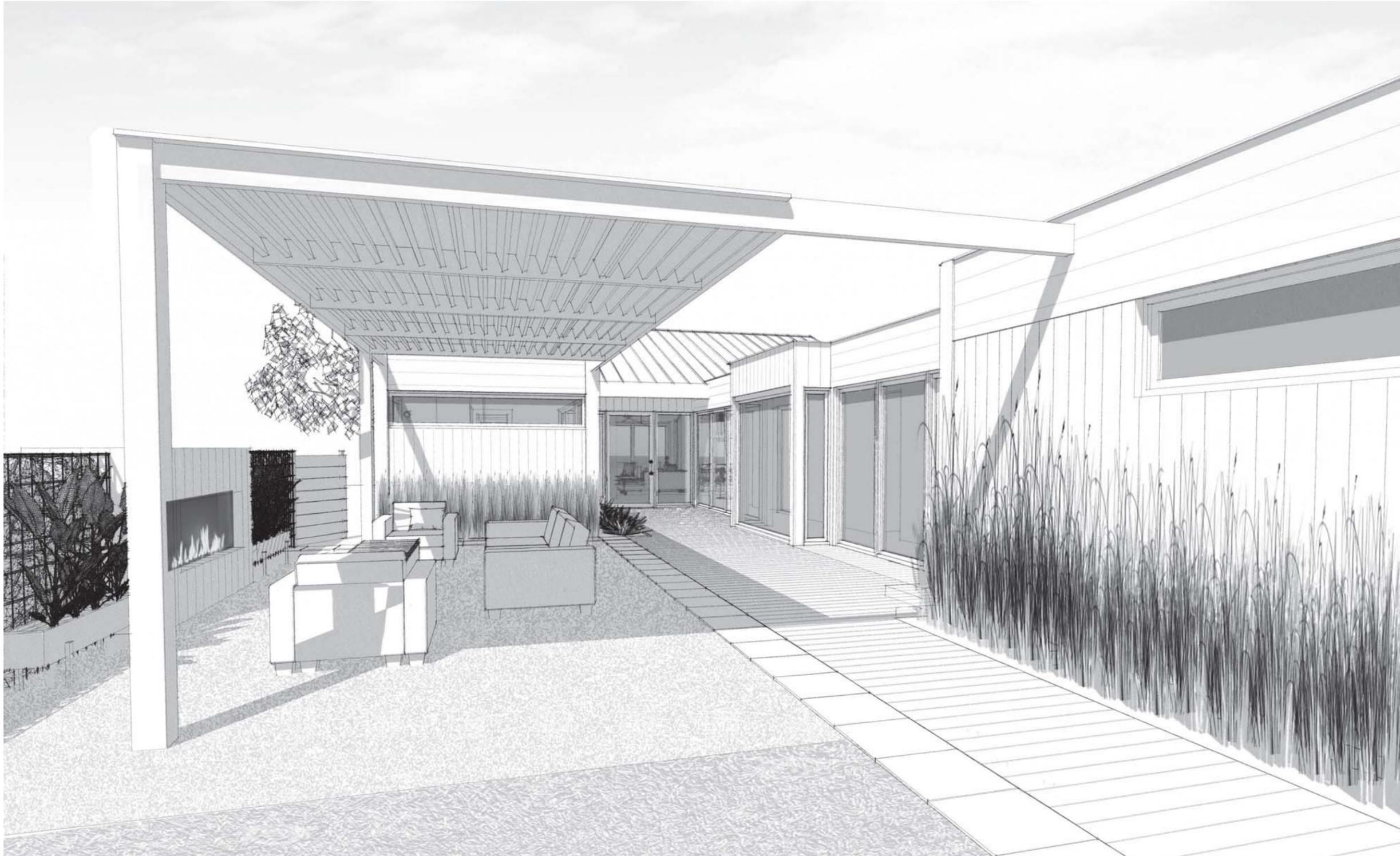
COGHLAN RESIDENCE
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A 12.0 BEACH SIDE PERSPECTIVE

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COGHLAN RESIDENCE
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A 13.0 ENTRY COURTYARD PERSPECTIVE



AGENDA NO: B-2

MEETING DATE: August 20, 2019

Staff Report

TO: Planning Commissioners **DATE:** August 12, 2019

FROM: Nancy Hubbard, Contract Planner

SUBJECT: Application for a Conditional Use Permit (CUP 18-06), Coastal Development Permit (CDP18-008) and Parking Exception (PKG18-01) to request approval for a new 2-story building containing a 1,406 square foot commercial space on the ground floor with a 1,338 sf residential dwelling unit on the second floor with a rooftop deck. The site is located at 1130 Scott Street and is in the C-2/PD/SP Zoning district and is not located within the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

APPROVE THE PROJECT by approving Planning Commission **Resolution 20-19** that includes Findings and Conditions of Approval of the project, as depicted on site development plans submitted to the City on June 20, 2019.

LEGAL

DESCRIPTION/APN:

066-036-032

PROJECT

DESCRIPTION:

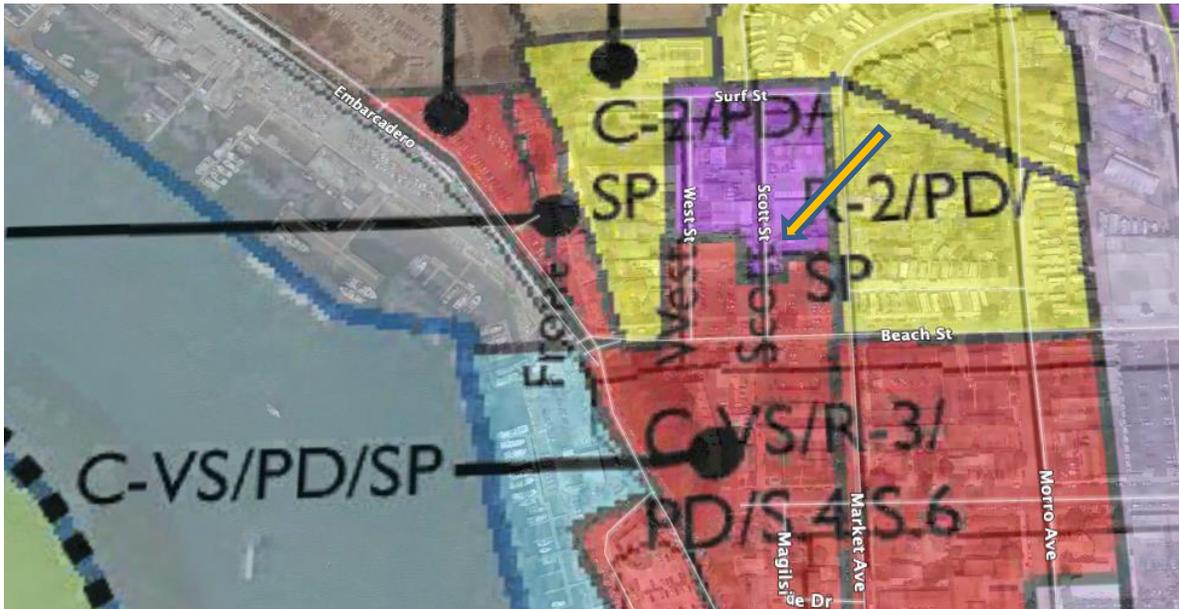
The Applicant is requesting approval of a Conditional Use Permit, a Coastal Development Permit and a Parking Exception for a proposed new 2-story building that will include 1,406 s.f. of ground floor commercial space with a clear height of 12 feet and a 1,338 s.f. residential dwelling unit on the 2nd floor with a clear height of 11.5 up to 14 feet. There will also be a 646 s.f. rooftop deck with a 3.5-foot deck railing. The Parking Exception is required because the design provides only two parking spaces: one residential parking space and one commercial/van accessible parking space. The applicant is requesting parking in-lieu fees for the remaining required parking spaces that cannot be accommodated on the site, currently estimated to be 3 spaces. The parking provided is open and uncovered



and located in front of the building. This parking arrangement is a common solution for on-site parking this area. See also 'Project Analysis' and 'Parking Exception' sections.

PROJECT ZONING:

The project site is zoned C-2 with a Planned Development (PD) overlay and is in the Beach Street Specific Plan - area D (SP). In the Local Coastal Plan, the site is in the Bayfront – Area 6 with a Service Commercial land use designation. The parcel is 2,240 square feet and is currently undeveloped. The General Commercial C-2 zoning district allows for a commercial district intended for heavier types of commercial and semi-industrial uses, which are not dependent on pedestrian traffic, and are more appropriately located away from the central business district. The C-2 zone locations are situated specifically with the intention to be away from residential areas in order to protect residential uses from adverse impacts of commercial uses such as noise vibration and from uses which may be visually incompatible (MBMC 17.24.100) (C-2 zone is this location and several places along Quintana). The only residential use allowed in the C-2 zone is one residence for security purposes. This resubmittal includes a larger commercial space on the ground floor with a residential unit above. The site is not located within the Coastal Commission Appeals Jurisdiction.



Adjacent Zoning/Land Use			
North:	C-2/PD/SP – General Commercial/Planned Development/ Specific Plan	South:	C-VS/PD/SP – Visitor Serving Commercial/ Planned Development/ Specific Plan area
East:	C-2/PD/SP immediately adjacent; R-2/PD/SP within 100 feet.	West:	C-VS/PD/SP – Visitor Serving Commercial/ Planned Development/ Specific Plan area

Site Characteristics	
Site Area	2240 square feet
Existing Use	Undeveloped
Terrain	Primarily Flat
Vegetation/Wildlife	none
Archaeological Resources	N/A
Access	Scott Street

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Planning Area 3, Mixed Use "F"
Base Zone District	C-2
Zoning Overlay District	Planned Development
Special Treatment Area	None
Combining District	n/a
Specific Plan Area	Beach Street Area
Coastal Zone	Not within the Coastal Commission Appeal Jurisdiction

PROJECT ANALYSIS:

Background

In June 2006, a previous owner submitted a CUP/CDP application for 50% commercial/50% residential (1320 sf each use), but the project was denied by Planning Commission because the residential component of the proposal was not 'secondary' to the commercial use. A revised plan was submitted that retained the 1320 sf of commercial on the ground floor but changed the second floor to 333 sf of office and a 940 sf one-bedroom security residential unit. This project was approved by Planning Commission in August 2006 with a condition that the project have a restrictive covenant requiring annual verification that active businesses were using the non-residential portions of the building. The project was never constructed; and the permit approval expired. The intent of the General and Service Commercial zoning and land use designation is clearly to reserve valuable space for service commercial businesses that are not compatible in residential neighborhoods. The C-2 zoning designation allows only one security residential unit, and it is required to be secondary to the primary use of commercial.

Planning Commission Hearing June 4, 2019

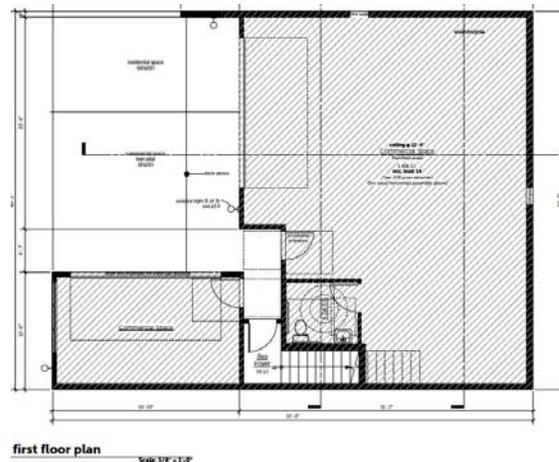
On June 4, 2019, Planning Commission reviewed a previous version of this project that included 925 sf of commercial floor area and 2572 sf of residential floor area with 1132 sf of outdoor residential decks. The Planning Commission, with the applicant’s agreement, continued this item to a date uncertain to allow the applicant to rework the project and bring it back for Planning Commission review. The direction provided by the Planning Commission on June 4, 2019 follows:

1. The commercial portion of the building needs to be the “primary use” and needs to *look like* a commercial business from the street.
2. The residential portion of the project needs to be reduced in size and redesigned to meet the requirement of a use ‘secondary to commercial’.
3. Having a business identified for the ground floor commercial space would provide more assurance that the space would be used for an appropriate service commercial business.
4. Commercial portion of the building needs to have more height to be more prominent and allow for heavy-type commercial activities.

The current plans have been submitted by the applicant in response to the Planning Commissions comments, which are addressed individually below:

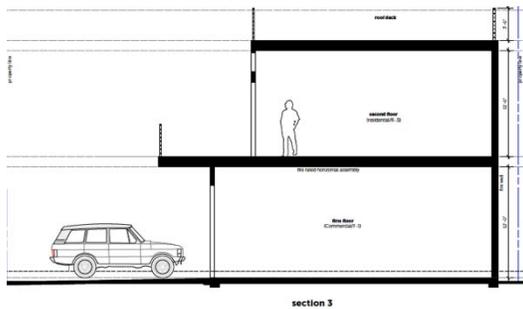
1. The commercial portion of the building needs to be the primary use and needs to look like a commercial business from the street.

Without departing from the design that was viewed favorably by the planning commission, the new design eliminates a parking space to allow for a new 250 square foot commercial space to extend in the front in place of a previously design parking space. They also eliminated the garage parking space, to allow the entire ground floor space (excluding the residential stairs) to be commercial, creating a total commercial area of 1,406 square feet. The expansion of the commercial space toward the street allows for a more commercial “presence” and provides good visibility for the proposed signage.



2. The residential portion of the project needs to be reduced in size and redesigned to meet the requirement of a use ‘secondary to commercial’.

The residential interior space has been revised from a two story 2,200 sf home with 375 sf of parking/floor space on the ground floor to a single level one-bedroom unit that is 1,282 sf, plus the 56 s.f. residential stairway. The residential deck area has changed from 1,132 sf to 866 sf (220 sf west facing deck, which provides for a “stepped back” second floor) and a 646-sf roof top deck). The ratio of total interior residential floor area to commercial area is 51% commercial to 49% residential. (52%/48% if you exclude the residential stairway). This meets the minimum commercial/residential ratio the planning commission suggested.



- Having a business identified for the ground floor commercial space would provide more assurance that the space would be used for an appropriate service commercial business.

The applicant does not currently have any operating businesses but has some ideas for businesses that might be suitable for the commercial space, including car restoration or mountain bike tours. The applicant has previously agreed to a deed restriction requiring an active, licensed commercial business on the ground floor in order to allow occupancy of the security residential unit.

- Commercial portion of the building needs to have more height to be more prominent and allow for heavy-type commercial activities.

The ceiling height of the commercial space has been increased from 10 feet to 12 feet. One 16-foot-wide glass-front roll up door remains on the west facing frontage, and a second has been installed on the north side of the new commercial section of the ground floor. Additionally, two very prominent signs for the commercial space have been added to the front of the building.



	C-2 Standards	Proposed Project
Front Setback	0 feet (Avg 2 feet)	20 feet behind parking, 2 feet next to new commercial (average of 9.18 feet)
Side-Yard Setback	0 feet, or 10 feet if adjacent to a residential district	0 feet on the north, 8 inches on the southerly line
Rear Setback	0 feet (10 feet if adjacent to residential district)	2 feet, 2 inches (only 8 inches from encroaching building)
Height (from ANG)	30 Feet, or 25 feet if within 20 feet of a residential district other than R-4	29 feet, 3 inches



DEVELOPMENT STANDARDS/DESIGN GUIDELINES:

The proposed project meets the setback and height standards. The site is not adjacent to a residentially zoned district.

Residential Design standards generally do not apply to security residential units since they are secondary to the primary commercial use. In this commercial zone, there is a zero-foot setback on three sides of the property resulting in a building with fewer windows or building articulation on the sides and rear of the building. The architectural design is Industrial/Modern and would be one of the more unique buildings in the area.

PARKING EXCEPTION:

The applicant is requesting a parking exception to allow only two on-site parking spaces and pay in-lieu fees for the additional required parking (currently estimated at 3 additional required parking spaces to meet the commercial and residential parking requirements). Additionally, the applicant is proposing open parking for residential and commercial uses in the driveway. The parking in the driveway is immediately adjacent to the back of sidewalk, which typically would not be allowed. However, in order to encourage highly visible and prominent commercial uses on very small parcels, staff feels that this parking arrangement is acceptable and is a common solution along this street to providing some parking on-site.



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.*

Staff response: The current design submittal has narrower driveway with 2 parking spaces between the building and the public sidewalk. The proposed parking is very similar to the property immediately south of the proposed project, which has space for 3 cars in the driveway. The sidewalk/driveway configuration will need modifications to provide pedestrian access along the sidewalk (See Public Works Conditions 2 & 3). Staff does not believe a parking exception would be a grant of special privilege.



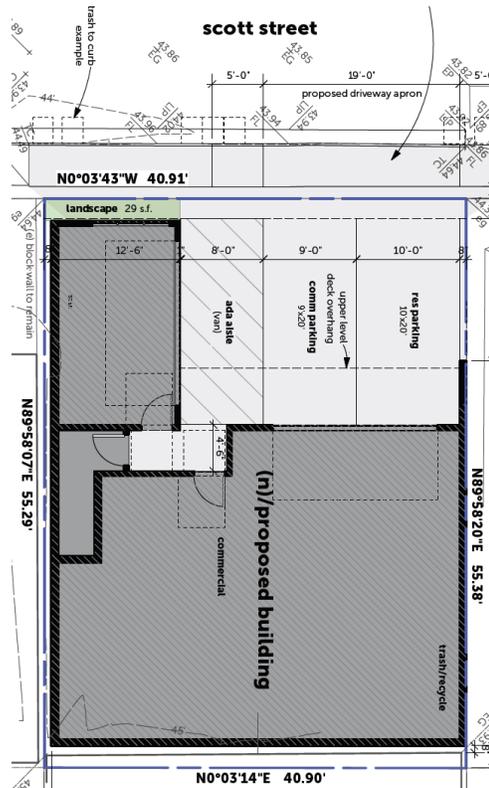
2. *The exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and no traffic safety problems will result from the proposed modification of parking standards*

Staff Response: This street has parking problems, with small parcels and many businesses built to the edge of the public right of way. Some of the properties have frontage on both Scott Street and Morro Ave, so they have more opportunities to provide parking on the other frontage street. Staff does not believe the parking exception will have any adverse effect on health, safety or general welfare of the public.

3. *The exception is reasonably necessary for the applicant's full enjoyment of uses like those upon the adjoining real property*
Staff Response: In order to meet the planning commissions suggestions to increase the commercial square footage ratio, parking spaces needed to be eliminated. This has resulted in a better design but requires a parking exception and approval of the parking in-lieu fees for three additional spaces, or the total number of spaces not provided on site, to be determined once the commercial use has been identified.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on August 9, 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 voice any concerns on this application.



ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c. The exemption applies to new construction of small structures such as commercial buildings in an urbanized area not more than 10,000 s.f. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project, as redesigned, is consistent with the General Plan and Local Coastal Plan, which states that this area is a valuable resource for service commercial businesses that are not suitable in a residential neighborhood. The project is consistent with the Zoning Ordinance because the primary use based on the revised design is more clearly identified as commercial with residential as a secondary use. The redesigned residential portion is more modest with partially reduced ceiling heights. The commercial portion increased from 925 sf to 1,406sf with a significant improvement in its prominence. The commercial space equals 51% of the total interior space increased from 26% in the design reviewed by the Planning Commission on June 4, 2019.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Conditional Use Permit #CUP18-06, Coastal Development Permit #CDP18-008 and Parking Exception 18-01 for the proposal commercial/residential project located at 1130 Scott Street, as shown on plans submitted to the City on June 20, 2019, by adopting Planning

Commission **Resolution 20-19** which includes the Findings and conditions of approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 20 -19

Exhibit B – Graphics/Plans – Current Design

Exhibit C – Graphics/Plans – Design reviewed by PC June 4, 2019

RESOLUTION NO. PC 20-19

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
TO APPROVE CONDITIONAL USE PERMIT CUP18-06, COASTAL
DEVELOPMENT PERMIT CDP18-008 AND PARKING EXCEPTION
PKG18-01 FOR THE PROPOSED NEW CONSTRUCTION PROJECT
AT 1130 SCOTT STREET

WHEREAS, the Applicant applied for a Conditional Use Permit (CUP18-06), a Coastal Development Permit (CDP18-008) and a Parking Exception (PKG18-01) on September 7, 2018 for a new three-story building with 925 square feet of commercial and 2,200 square feet for a security residential unit; 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 4, 2019, and requested a continuance to a date uncertain to allow the applicant to redesign the project; 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 August 20, 2019, as a continuance for consideration of CUP18-06, CDP 18-008 and PKG 18-01 for the redesigned two-story building with commercial on the ground floor and residential on the second floor; 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 15303 Class 3c. The exemption applies to new construction of small structures such as commercial buildings in an urbanized area not more than 10,000 s.f. 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 a valuable resource to provide service commercial that is not adjacent to residential neighborhoods.
2. The project is in compliance with the zoning code, which specifically limits the residential development in the C-2 zone to 'security use residence only', defined as a single-family dwelling located in the rear half or second story of a permitted business or industrial use. The zoning of the property is commercial, and the majority of the building square footage should be allocated to that primary use, as is the case with the redesigned project.

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. Due to the unique nature of Scott Street in that area, 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 (CUP18-06), Coastal Development Permit (CDP18-008) and Parking Exception (PKG18-01) subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated August 12, 2019, for the project at 1130 Scott Street depicted on plans dated June 20, 2019, as part of Conditional Use Permit (CUP18-06), Coastal Development Permit (CDP18-008) and Parking Exception (PKG18-01), on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development and all installed structures and improvements 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 Manager (the "Manager"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal

Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Manager. Any changes to this approved permit determined, by the Manager, 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 applicants 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 Manager or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Manager, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all

grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.

2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Manager.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Manager. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.
7. Covenant for commercial space: Prior to issuance of building permit, the property owner shall sign and record a covenant of equitable servitude prepared by the City of Morro Bay, clarifying that the residential unit is allowed only as a function of an active licensed business operating in the commercial space.
8. Landscaping: The property owner shall look for opportunities to add landscaping to the project where possible, such as any unforeseen available space on the ground floor.

9. Trash/Recycling: Trash and recycling for residential and commercial shall be kept inside of the ground floor when not on the curb for collection.
10. Signage: Applicant will need to submit a separate application for signage approval. This approval is for conceptual signage and does not constitute permit approval.

BUILDING DEPARTMENT CONDITIONS:

Project issues:

1.) ACCESSIBLE PARKING SPACE:

11B-502.6.3 Location. *A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.*

A. 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 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/EZmanual Projects with more than 2,500sf of new or redeveloped impervious area are subject to these 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. Project with less than 2,500sf of new or replaced non-pervious materials must complete the "Appendix C - 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 “Option D” alternative, sidewalk, curb, gutter and street tree. “Option D” alternative (see attached sheets) can be substituted and must be laid out on plans to verify compliance. If drainage towards driveway may occur add the 3’ concrete back of driveway as shown on alternative detail. An encroachment permit is required for any work within the Right of Way.
3. Driveway width: Per City Standard Detail B-9, maximum driveway width for commercial driveways is 35’
 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 plan approval. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans.
 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: 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.
 7. Water Meter: Indicate and label new or existing water meter on plans. Label size of meter.
 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. 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.

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, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090). Submit all plans and specification sheets for the required automatic fire sprinkler system to the Building Department for review and approval prior to installation.
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. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use.
5. Key Boxes. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official. Provide a Knox Key Box for installation to the exterior of the structure. Obtain a Knox Application from Morro Bay Fire Department during business hours.
6. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20th day of August 2019 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Community Development Manager

The foregoing resolution was passed and adopted this 20th day of August 2019.

Commercial with Residence Security Unit

KENNEY COMMERCIAL

1130 Scott Street, Morro Bay, CA 93442

DIRECTORY

Owner: for Travis Kenney
5185 Venado Avenue
Atascadero, CA 93422
(805) 801-6575
Email: hollywoodshr@yahoo.com

Architect of Record: JADE ARCHITECTURE
Alison Edwards, C-34194
5120 Sycamore Road
Atascadero, CA 93422
Phone: (805) 234-0799
Email: alison@jadearchitecture.net

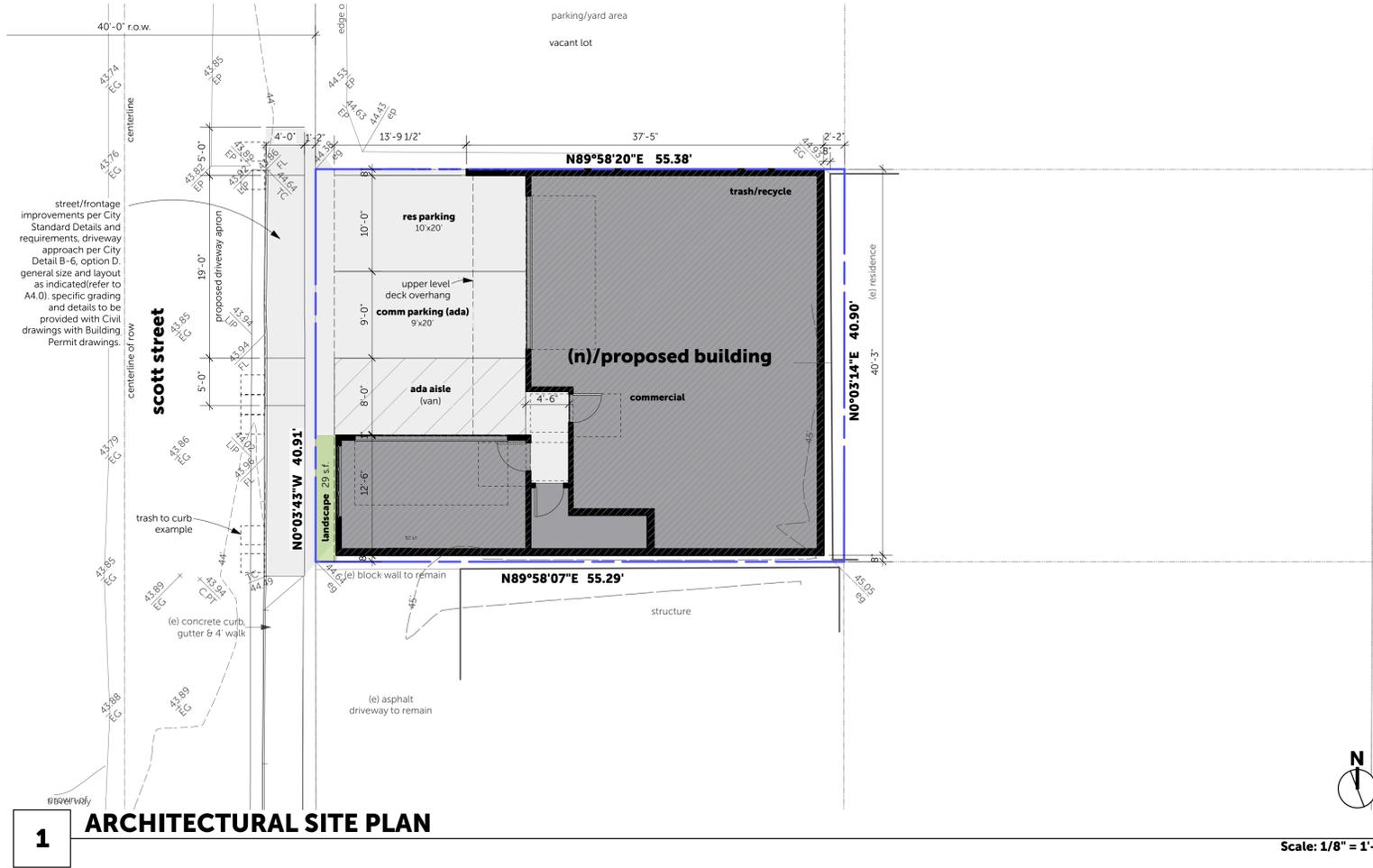
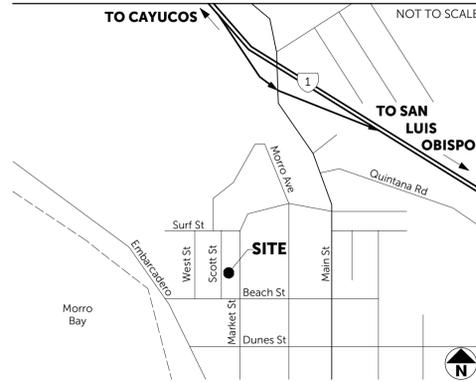
Geotechnical Engineer: GEOSOLUTIONS INC.
Craig Crozier, License #C61361
220 High Street
San Luis Obispo, CA 93401
Phone: (805) 543-8539
Email: craig.crozier@gmail.com

Structural Engineer: WC ENGINEERING
Walter J. Cerney, PE 62318
710 Lemore Ave
Pismo Beach, CA 93449
Phone: (805) 773-6899
Email: w.ceng@sbcglobal.net

Energy Compliance: TBD

Fire Protection: TBD

VICINITY MAP



1 ARCHITECTURAL SITE PLAN

PROJECT DATA

SCOPE OF WORK
A proposal for a new 2,069 s.f. commercial space, with 1,304 s.f. Residential Security Unit. Primary commercial space is located on ground floor/street level, with residence second level, and office spaces on third floor. Client/Tenant shall apply for Tenant Improvement/Minor Use Permit upon determination of commercial business type/use.

PROJECT ADDRESS 1130 Scott Street, Morro Bay, CA 93442

APN 066-036-032

LOT SIZE 2,240 s.f.

UTILITIES
Electricity PG&E
Natural Gas Southern California Gas Company
Water Service City of Morro Bay
Sewer Service City of Morro Bay

PLANNING DATA

ZONING C-2 Commercial
OVERLAY ZONE PD Planned Development
SPECIFIC PLAN SP *Beach Street Area Specific Plan - Area D
*Overriding zoning based on C-2 and nearest residential district R-2

FIRE INFORMATION
JURISDICTION City of Morro Bay
HAZARD ZONE LRA - Local Responsibility Area

SETBACKS/YARDS
Front/Street Setback 2'0"
Side Yard 0'
Rear/Other Yard 0'

LOT COVERAGE
ALLOWED Building Coverage 2,016 s.f. 90%
PROPOSED Building Coverage 1,658 s.f. 74%
*includes lower level bldg footprint and second level deck/bldg
Driveway/flatwork 456 s.f. *uncovered portion
REQUIRED Landscape 23 s.f. *5% of 456 s.f.
PROPOSED Landscape 29 s.f.

MAXIMUM HEIGHT
ALLOWED 30'0" *above average natural grade: 44.43'+45.00'/2=44.72'
PROPOSED 29'8" *Refer to Elevations for Building Height Illustration

BUILDING AREAS
First Commercial Space 1,406 s.f. 51%
Res Foyer & Stairs 56 s.f.
First Floor - Total 1,518 s.f.
Second Floor - Res/Living 1,282 s.f.
Total Residential 1,338 s.f. 49%
Total Conditioned 2,744 s.f.
Second Floor Deck 220 s.f.
Roof Deck 646 s.f.

PARKING		Required	Proposed
Commercial	(3) Spaces * (1) space per 500 s.f. as required for Light Industrial business type	(1) Space	* includes Van ADA
Residential	(2) Spaces	(1) Space plus (1) space joint use with commercial after hours	
In-lieu		(2) Spaces	
Total	(5) Spaces	(5) Spaces	

BUILDING CODE DATA

FIRE PROTECTION
Sprinklers Required Yes
Sprinklers Proposed Yes, see below
Fire Alarm Required/Prop. No, per 907.2.9 exception 2

OCCUPANCY, SEPARATION, CONSTRUCTION TYPE, FIRE SEPARATION

occupancy group	proposed area	allowable height	allowable stories	allowable area	use only for separated occupancies	
					const. type	fire separation
cbc 302.1	table 504.3	table 504.4	table 506.2	cbc 602	table 508.4	
Group F-1	1,406 s.f.	60'	2	34,000 s.f.	V-B	S1
Group R-3	1,338 s.f.	40'	3	UL s.f.	V-B	S1SD

Unity Formula a1/A1 + a2/A2 + a3/A3 = 0.04 + #VALUE! 0.00 = #CVAL?

F-1 to R-3 - Separated, 1 hour rated assemblies
Proposed 30/(3) Stories

SHEET INDEX

- T1.0 TITLE SHEET and ARCHITECTURAL SITE PLAN
- A1.0 FLOOR PLANS - first and second
- A1.1 FLOOR PLANS - third and roof/deck
- A2.0 EXTERIOR ELEVATIONS
- A3.0 BUILDING SECTIONS
- A4.0 TOPOGRAPHIC SURVEY and DRIVEWAY DETAILS



All ideas, designs, arrangements and plans indicated or represented by the drawings, reports, specifications, computer files, field data, notes and other documents prepared by JADE ARCHITECTURE as instruments of service are owned by and shall remain the property of JADE ARCHITECTURE and were created and developed for use, and in conjunction with, the specific project described herein. None of said instruments of service shall be used by, or disclosed to any person, firm, or corporation for any purpose and no copying, reproduction or use thereof is permissible without the consent of JADE ARCHITECTURE. JADE ARCHITECTURE shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

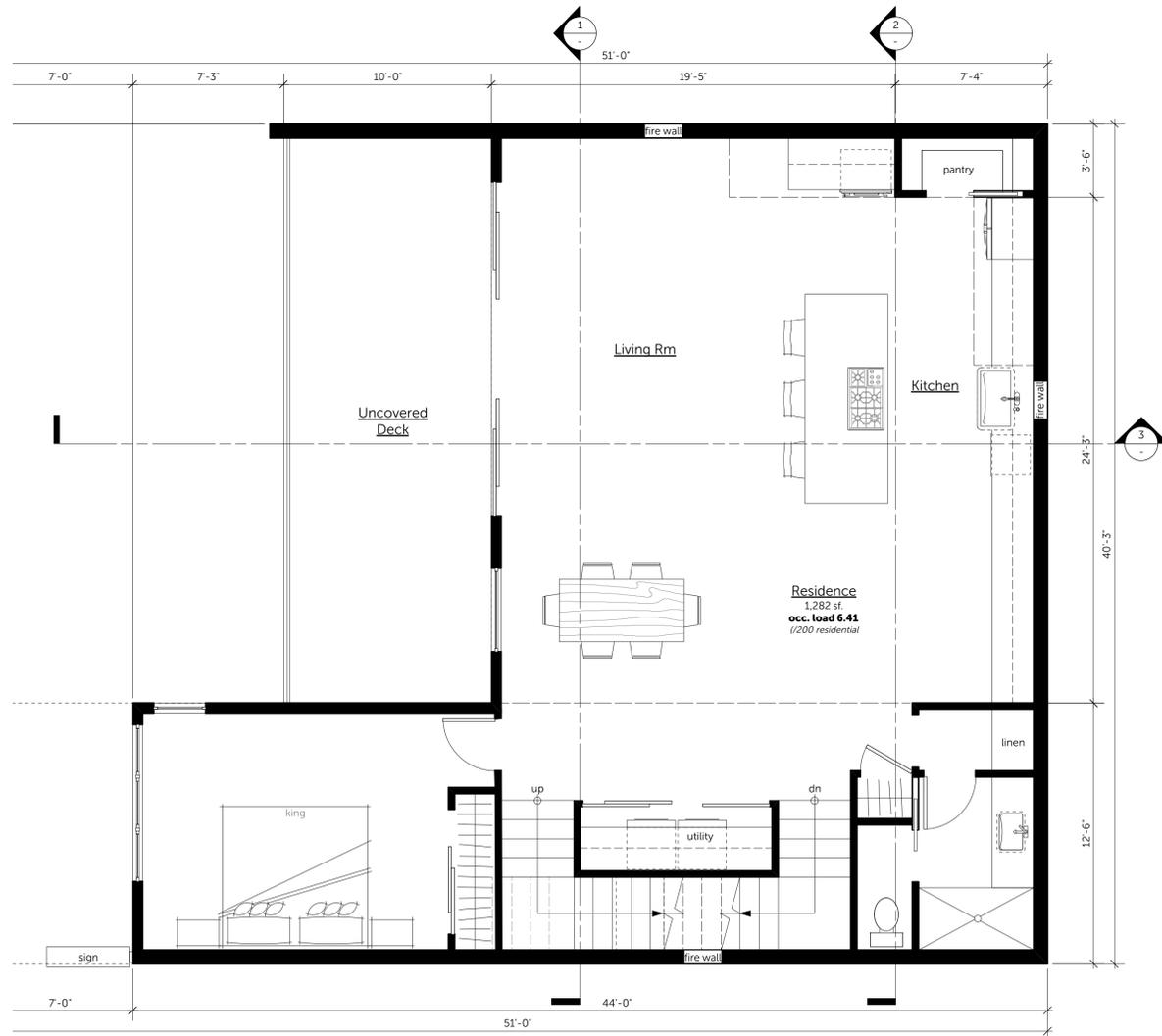
Commercial with Residence Security Unit
KENNEY COMMERCIAL
for Travis Kenney
1130 Scott Street,
Morro Bay, CA 93442

TITLE SHEET and ARCHITECTURAL SITE PLAN

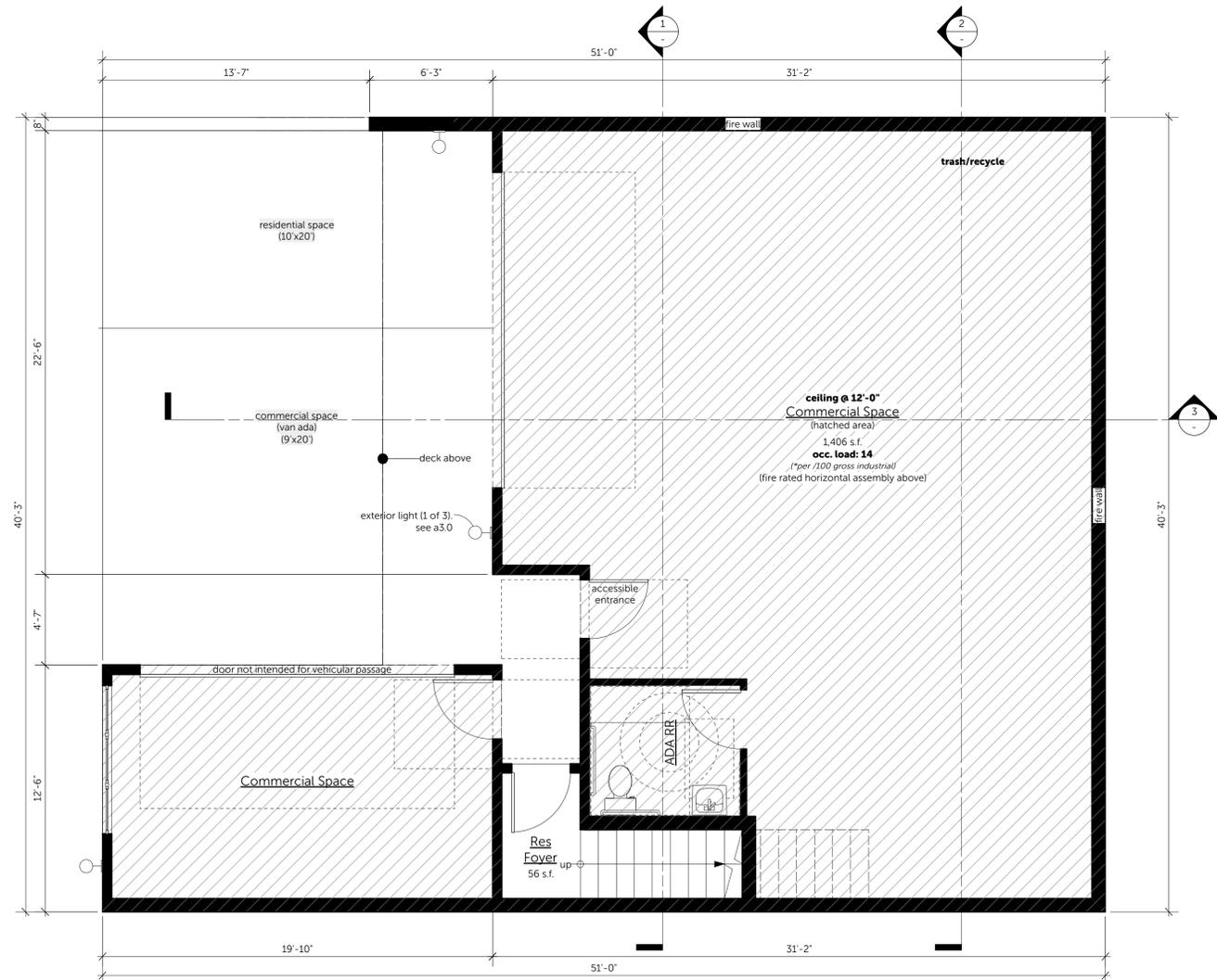
DATE: June 19, 2019
JOB NO.: 18-012
DRAWN BY: A. Edwards

REVISIONS:

SHEET:
T1.0



second floor plan
Scale: 1/4" = 1'-0"



first floor plan
Scale: 1/4" = 1'-0"



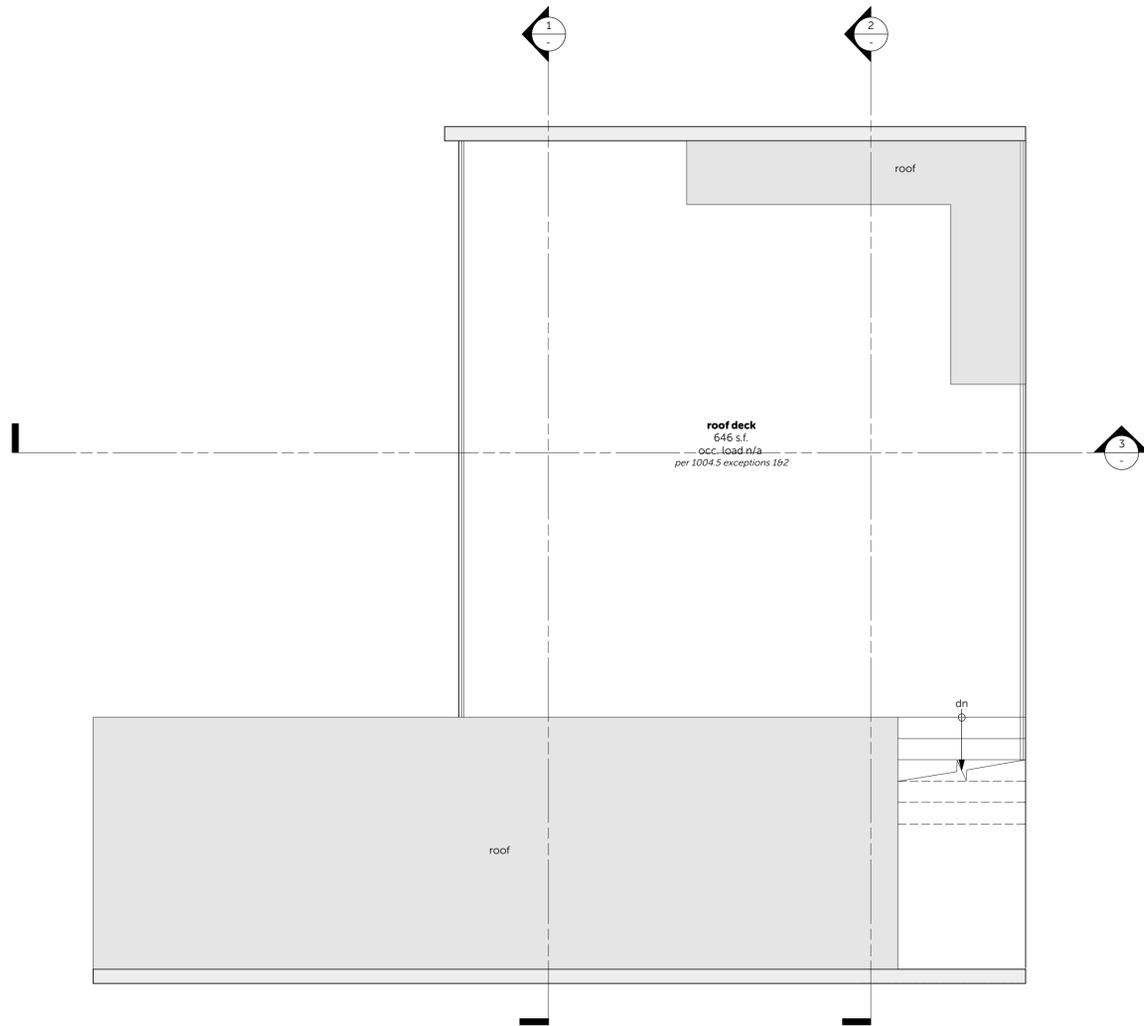
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for Travis Kenney
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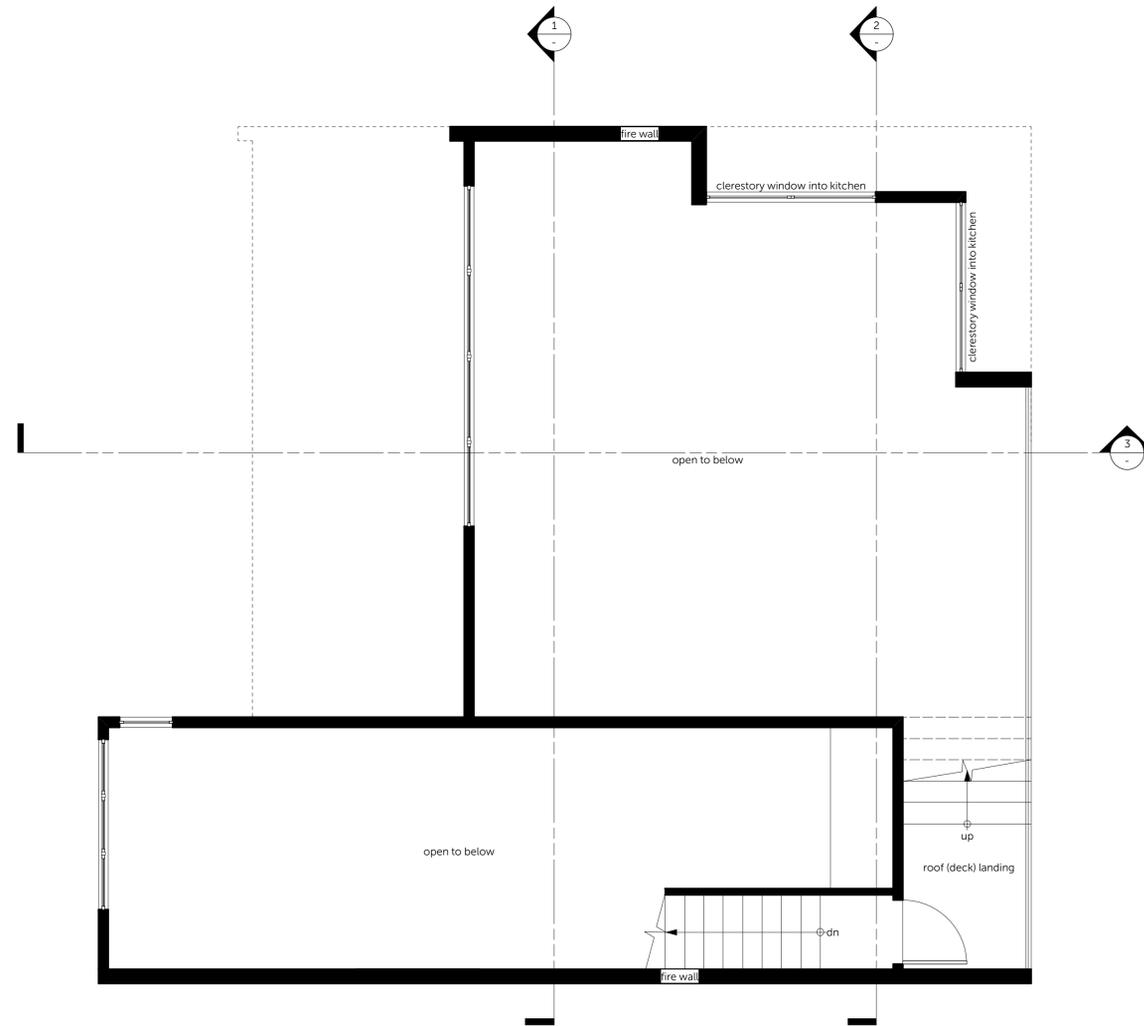
FLOOR PLANS
first and second

DATE: June 19, 2019
JOB NO.: 18-012
DRAWN BY: A. Edwards
REVISIONS:

SHEET:
A1.0



roof/roof deck plan
Scale: 1/4" = 1'-0"



clerestory plan
Scale: 1/4" = 1'-0"



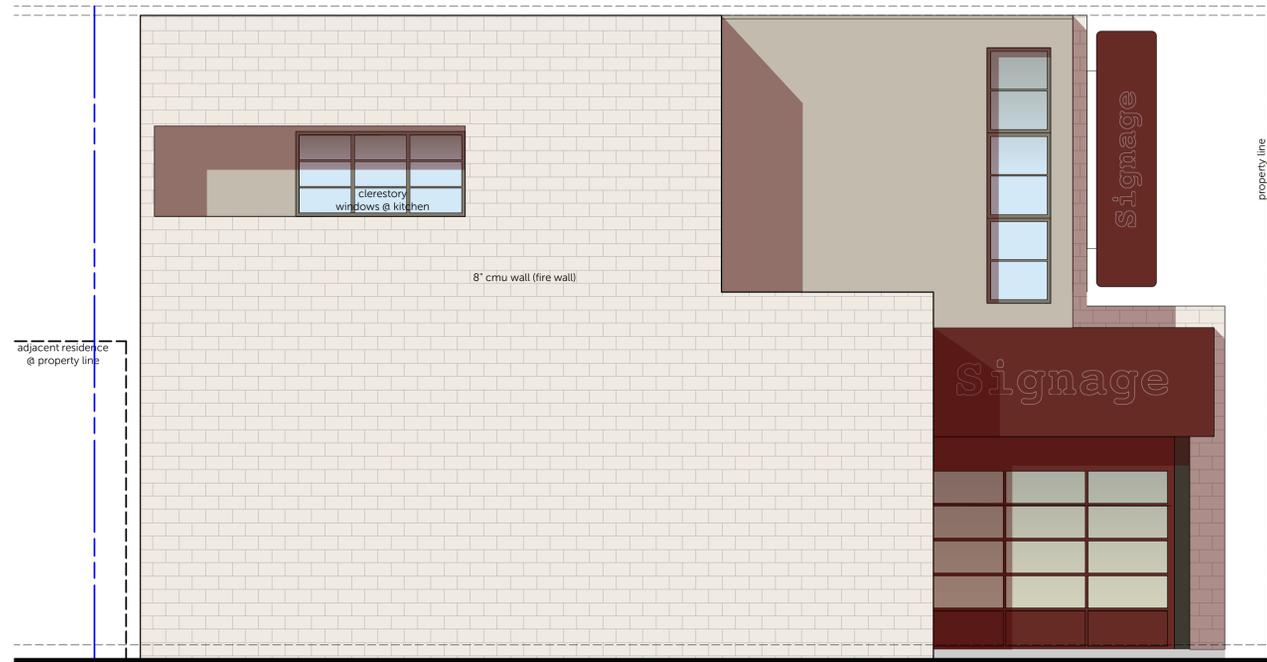
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Commercial with Residence Security Unit
KENNEY COMMERCIAL
for Travis Kenney
1130 Scott Street,
Morro Bay, CA 93442

FLOOR PLANS
clerestory and roof deck

DATE: June 19, 2019
JOB NO.: 18-012
DRAWN BY: A. Edwards
REVISIONS:

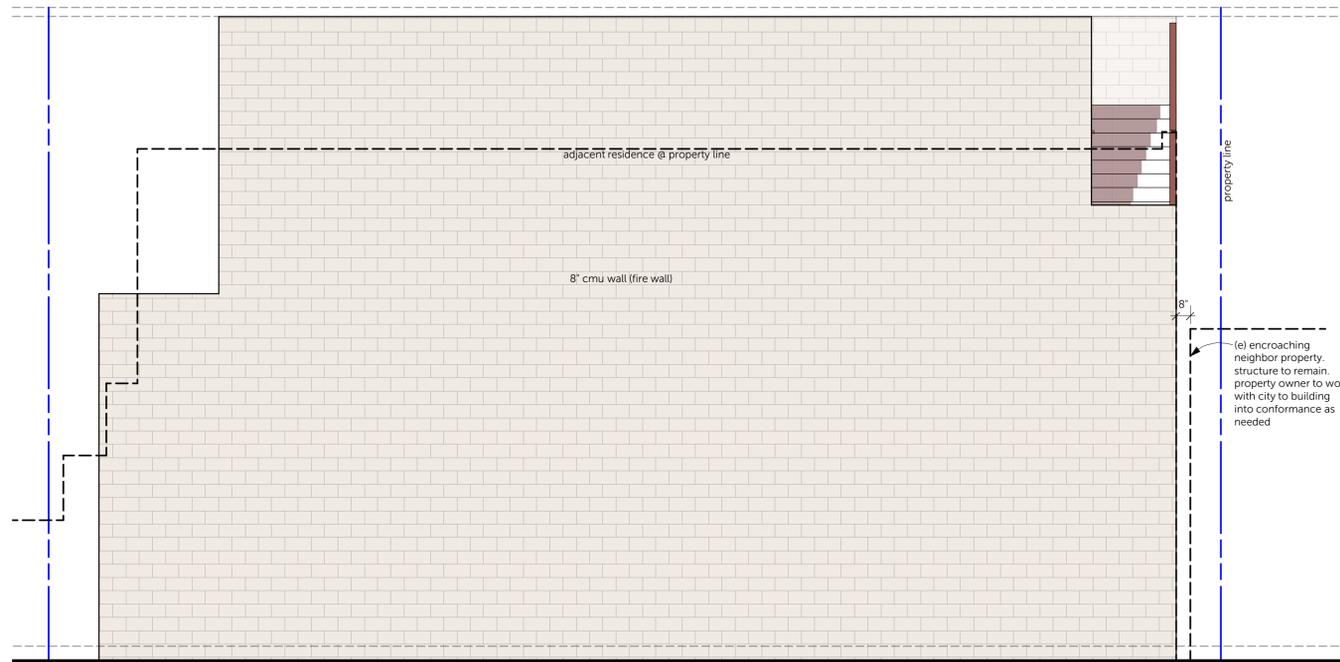
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A1.1



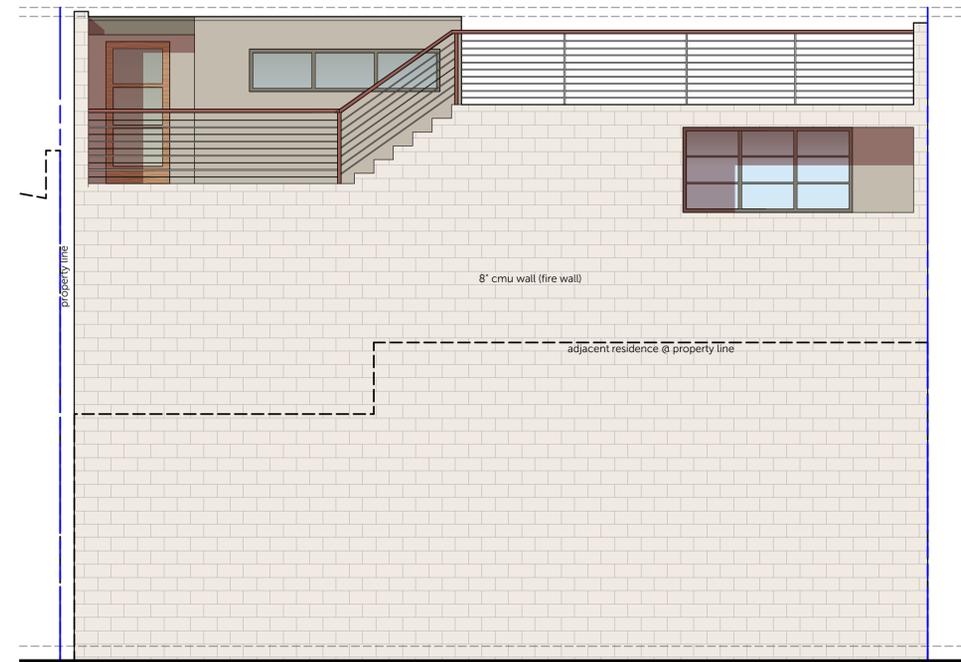
north elevation



west (street) elevation



south elevation



east elevation



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KENNEY COMMERCIAL
 for Travis Kenney
 1130 Scott Street,
 Morro Bay, CA 93442

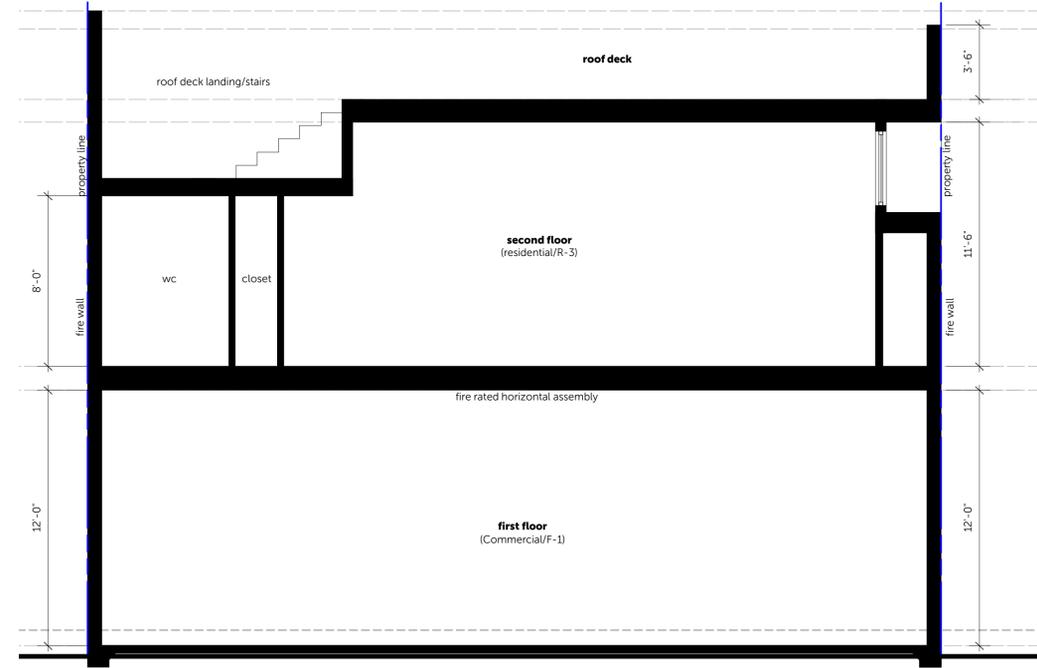
EXTERIOR ELEVATIONS

DATE: June 19, 2019
 JOB NO.: 18-012
 DRAWN BY: A. Edwards

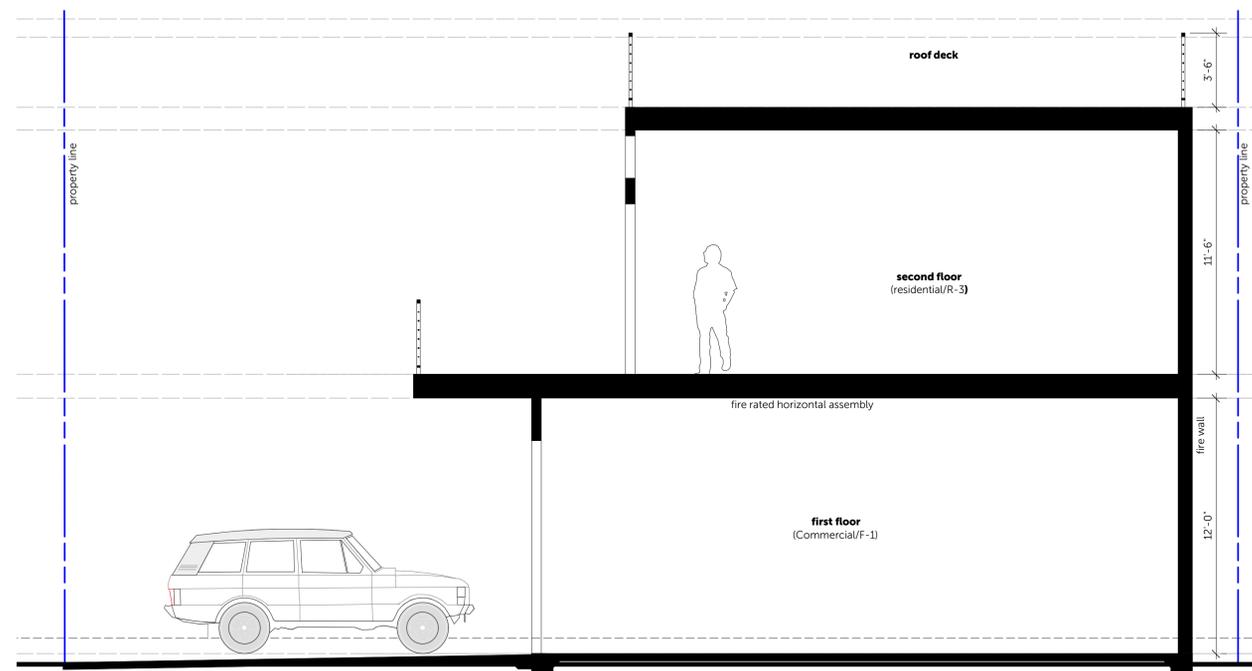
REVISIONS:
 SHEET:
A2.0



section 1



section 2



section 3

GOOSENECK LITE
(or approved equal)



18" Shade Hi-Lite Gooseneck, Warehouse Collection, H-15118 Series

Brand: Hi-Lite
 Light Bulb: (1) 100W (8"-11") or 200W (12"-27") E26 Socket LED Lamp Compatible (Lamp not Included)
 Materials: Aluminum
 Height: 10"
 Width: 18"
 Voltage: 120
 UL Listed: Rated For Wet Locations
 Lead time: 4-6 weeks
 SEE SPEC SHEETS AND COLOR CHART FOR MORE OPTIONS
 THIS PRODUCT IS NON-RETURNABLE, ORDER CAN NOT BE CANCELED AFTER 48 HOURS



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Commercial with Residence Security Unit

KENNEY COMMERCIAL

for Travis Kenney
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 Morro Bay, CA 93442

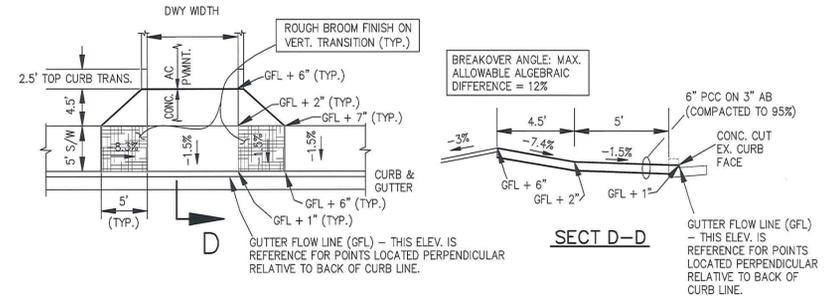
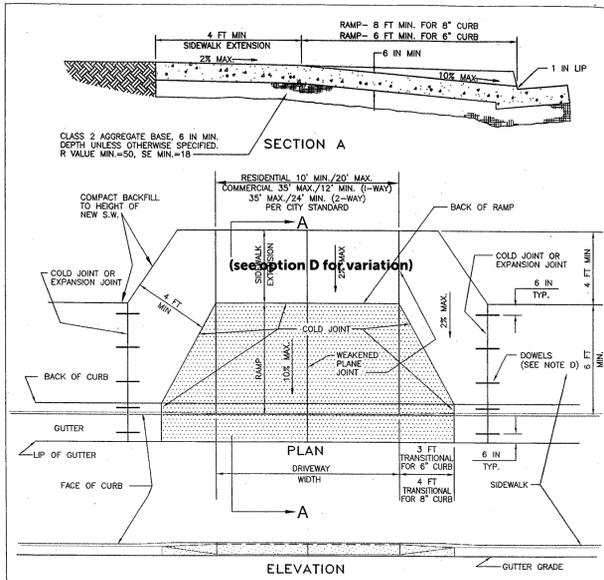
BUILDING SECTIONS

DATE: June 19, 2019
 JOB NO.: 18-012
 DRAWN BY: A. Edwards

REVISIONS:

SHEET:

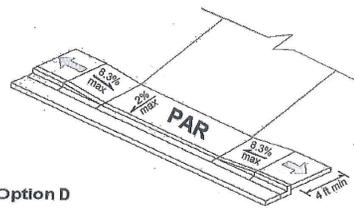
A3.0



OPTION D
(Driveways with down slopes toward property)

GENERAL NOTES:
 A. A DEPRESSION IN A NEW CURB AND GUTTER FOR A DRIVEWAY WILL NOT BE PERMITTED UNLESS THE RAMP AND SIDEWALK EXTENSION ARE CONSTRUCTED ALSO.
 B. SLOPE OF RAMP IS A STRAIGHT GRADE FROM THE TOP OF THE BACK OF RAMP TO THE TOP OF THE LIP AT THE GUTTER.
 C. CONCRETE SHALL HAVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS.
 D. DOWELS AT EXPANSION, OR COLD JOINT, WITH NEW CONSTRUCTION SHALL BE 1/2 IN SMOOTH BARS, 18 IN LONG AT 24 IN O.C., ONE END SHALL BE SLEAVED OR GRADED.

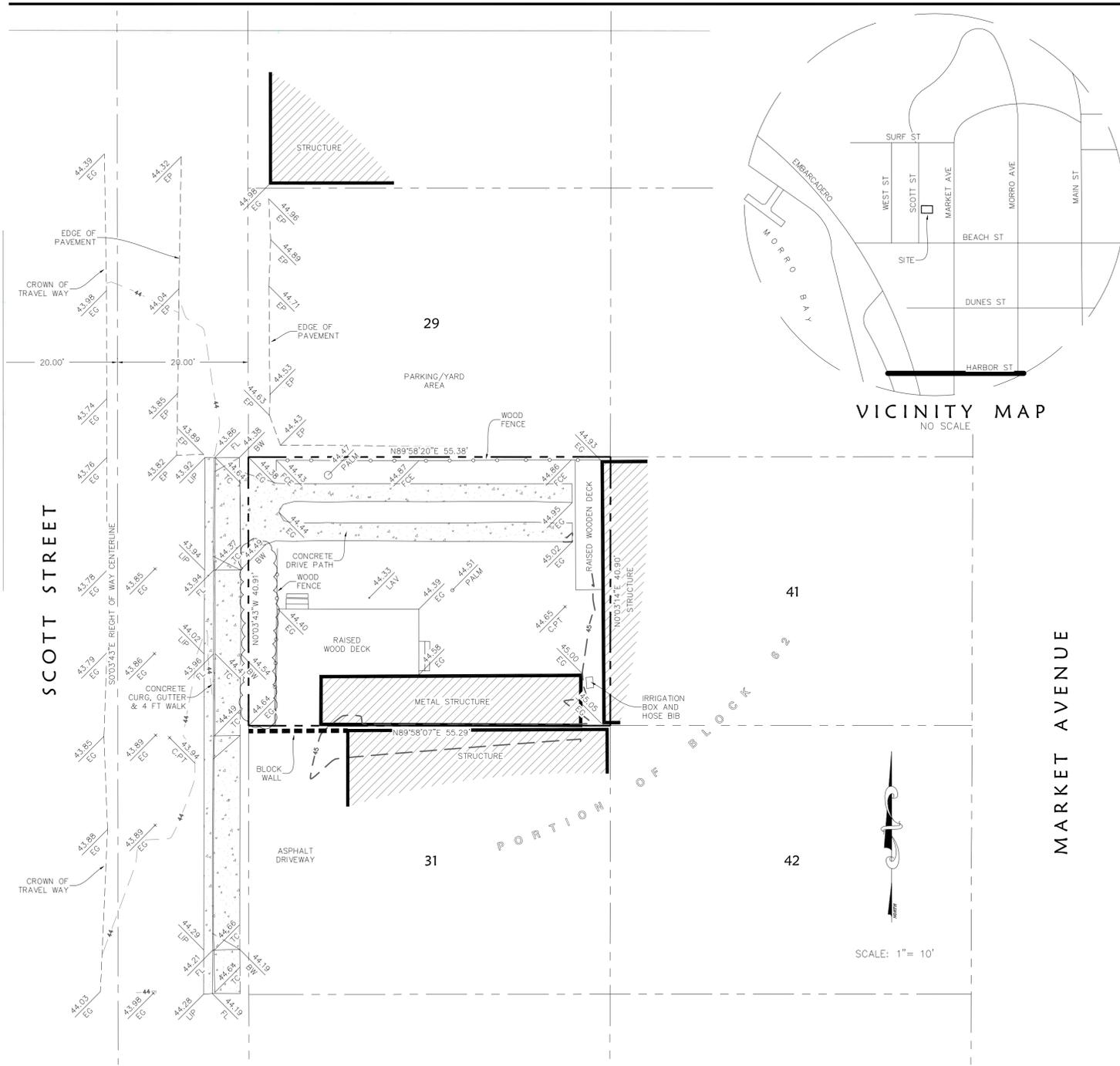
APPROVED - CITY ENGINEER	DATE	CITY OF	TYPICAL DRIVEWAY
<i>Frank Cunningham</i>	8-5-05	MORRO BAY	POURED W/CURB & GUTTER
REVISIONS	BY	APP	DATE
		DEPARTMENT OF PUBLIC SERVICES	SCALE: NONE B-6



Option D

Figure 32

29



LEGEND

- BW BACK OF WALK
- C.P.T CONTROL POINT
- EG EXISTING GRADE
- EP EDGE OF PAVEMENT
- FCE FENCE
- FL FLOW LINE
- LIP GUTTER LIP

BASIS OF ELEVATION

The basis of elevation for this topographic survey is a found Bench Mark at the northeast corner of Beach and West Streets. Elevation = 41.465'.

GENERAL NOTES

Utilities shown hereon based are from visible improvements and clearly defined paint markings made by others existing at the time of the field survey. Apparent types and sizes may be indicated but must be verified by the appropriate utility company. Other utility services may exist that are not shown.

1. There are no overhead utilities or junction poles along Scott Street.
2. Sewer and water mains exist in Scott St however their horizontal and vertical locations have not been verified.

PARCEL LEGAL DESCRIPTION

Lot 30 of the Bakersfield Colony Tract in the City of Morro Bay, according to the map thereof filed on September 08, 1941 in Book 02 of Maps at Page 52 in the Office of County Clerk Recorder, County of San Luis Obispo, State of California.

ASSESSOR'S PARCEL NUMBER

066-031-032

TOPOGRAPHIC SURVEY STATEMENT

This map correctly represents a topographic survey performed by me or others under my direction. The boundary lines of the subject parcel shown hereon, are based on record information and found monuments at the street intersections on Surf St and West St, Surf St and Scott St, and Surf St and Market Ave, Beach St and West St, Beach St and Market Ave and do not represent a measured survey or should it be construed to be a survey to set monument corners on the subject property without further evaluation and analysis and preparation of the appropriate plat.

Dennis Schmidt
Dennis Schmidt PLS 8408



Dated 07 November 2018

DATE:	June 19, 2019
JOB NO.:	18-012
DRAWN BY:	A. Edwards
REVISIONS:	

GRANITE RIDGE DEVELOPMENT CONSULTANTS
 8679 SANTA ROSA ROAD ATASCADERO CALIFORNIA 93422
 (805)835-3582 ph. (805)461-0851 fax. dennis@graniteridgegroup.com

Alison Edwards
 805-234-0799
 805-466-5327
 alison@jadearchitecture.net
 5120 Sycamore Road
 Atascadero, CA 93422

www.jadearchitecture.net



NOT FOR CONSTRUCTION
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Commercial with Residence Security Unit
KENNEY COMMERCIAL
 for Travis Kenney
 1130 Scott Street,
 Morro Bay, CA 93442

TOPOGRAPHIC SURVEY

DATE:	June 19, 2019
JOB NO.:	18-012
DRAWN BY:	A. Edwards
REVISIONS:	

SHEET: **A4.0**

Commercial with Residence Security Unit

KENNEY COMMERCIAL

1130 Scott Street, Morro Bay, CA 93442

DIRECTORY

Owner: for Travis Kenney
5185 Venado Avenue
Atascadero, CA 93422
(805) 801-6575
Email: hollywoodshr@yahoo.com

Architect of Record: JADE ARCHITECTURE
Alison Edwards, C-34194
5120 Sycamore Road
Atascadero, CA 93422
Phone: (805) 234-0799
Email: alison@jadearchitecture.net

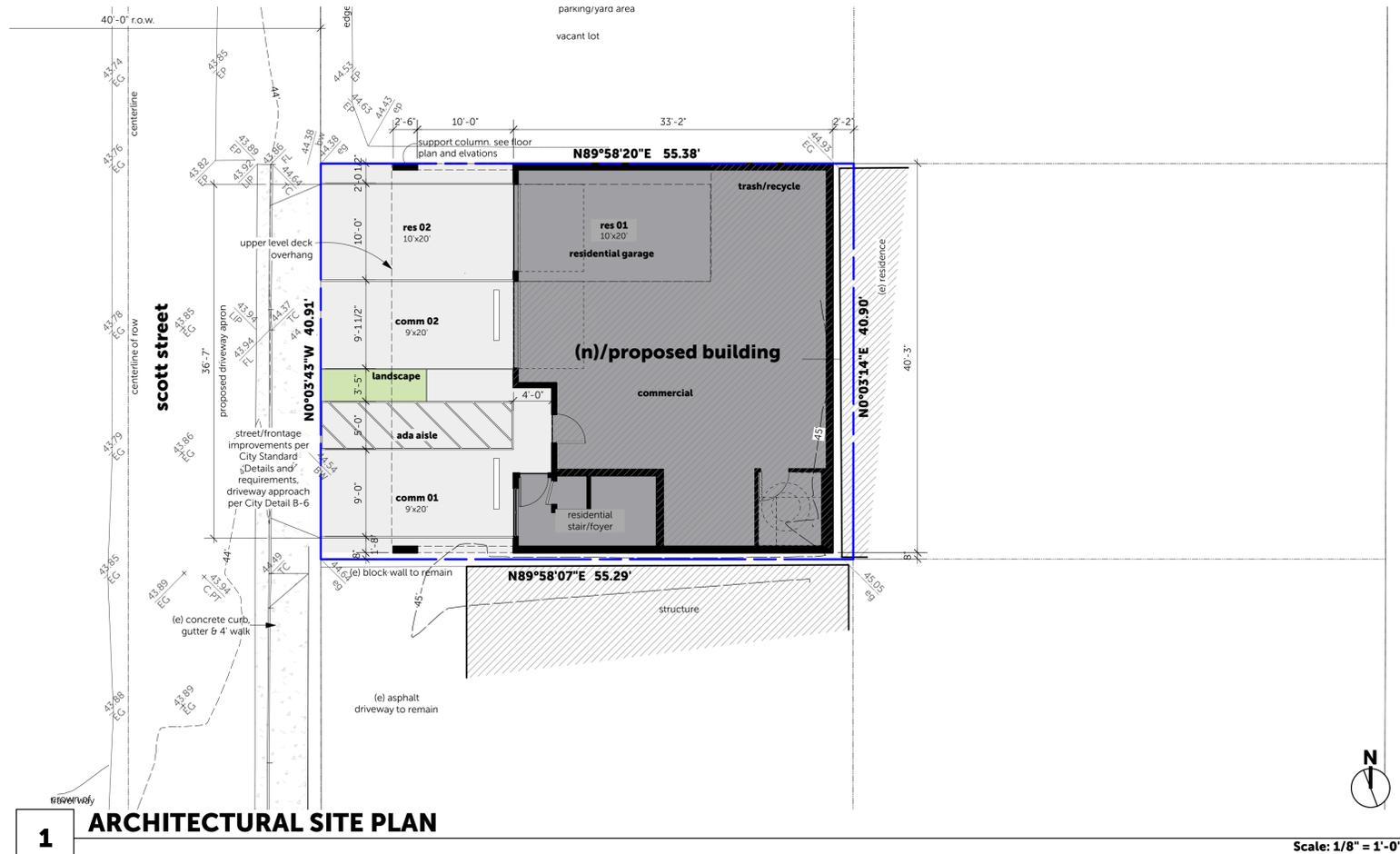
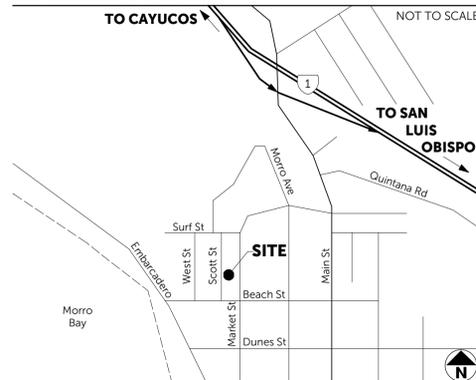
Geotechnical Engineer: GEOSOLUTIONS INC.
Craig Crozier, License #C61361
220 High Street
San Luis Obispo, CA 93401
Phone: (805) 543-8539
Email: craig.crozier@gmail.com

Structural Engineer: WC ENGINEERING
Walter J. Cerney, PE 62318
710 Lemore Ave
Pismo Beach, CA 93449
Phone: (805) 773-6899
Email: wcenj@sbcbglobal.net

Energy Compliance: TBD

Fire Protection: TBD

VICINITY MAP



PROJECT DATA

SCOPE OF WORK
A proposal for a new 925 s.f. Commercial space, and 2,198 s.f. Residential Security Unit. Commercial space is located on ground floor/street level, with residence above. Client/Tenant shall apply for Tenant Improvement/Conditional Use Permit upon determination of commercial business type/use.

PROJECT ADDRESS 1130 Scott Street, Morro Bay, CA 93442

APN 066-036-032

LOT SIZE 2,240 s.f.

UTILITIES
Electricity PG&E
Natural Gas Southern California Gas Company
Water Service City of Morro Bay
Sewer Service City of Morro Bay

PLANNING DATA

ZONING
OVERLAY ZONE C-2 Commercial
SPECIFIC PLAN PD Planned Development
SP *Beach Street Area Specific Plan - Area D
*Overriding zoning based on C-2 and nearest residential district R-2

FIRE INFORMATION
JURISDICTION City of Morro Bay
HAZARD ZONE LRA - Local Responsibility Area

SETBACKS/YARDS
Front/Street Setback 2'0"
Side Yard 0'
Rear/Other Yard 0'

LOT COVERAGE
ALLOWED Building Coverage 2,016 s.f. 90%
PROPOSED Building Coverage 1,819 s.f. 81%
* includes lower level bldg footprint and second level decks
Driveway/Flatwork 277 s.f. *uncovered portion
REQUIRED Landscape 41 s.f. *5% of 815 s.f.
PROPOSED Landscape 44 s.f.

MAXIMUM HEIGHT
ALLOWED 30'0" *above average natural grade: 44.43'+45.00'/2=44.72'
PROPOSED 29'3" *Refer to Elevations for Building Height Illustration

BUILDING AREAS
First Commercial Space 925 s.f. *total commercial
Res Garage 249 s.f.
Res Stairs 125 s.f.
First Floor - Total 1,299 s.f.
Second Floor - Res/Living 1,416 s.f.
Third Floor - Res/Living 782 s.f.
Total Conditioned 2,198 s.f. *incl 138 accessory stor
Second Floor Deck, Covered 160 s.f.
Second Floor Deck, uncovered 220 s.f.
Third Floor Deck 140 s.f.
Roof Deck 612 s.f.

PARKING
REQUIRED Vehicle (4) Spaces Includes (1) HC Space
* 925 s.f./500 = 1.87; + (2) per residence
PROPOSED Vehicle (4) Spaces Includes (1) HC Space
* provides (1) residential covered
* residential spaces are tandem *lot is 40' in width (17.44 050)
* requesting allowance to increase driveway apron to 37'5"

BUILDING CODE DATA

FIRE PROTECTION Sprinklers Required Yes
Sprinklers Proposed Yes, see below
Fire Alarm Required/Prop. No, per 907.2.9 exception 2

OCCUPANCY, SEPARATION, CONSTRUCTION TYPE, FIRE SEPARATION

occupancy group	proposed area	allowable height	allowable stories	allowable area	use only for separated occupancies	
					const. type	fire separation
cbc 302.1					table 504.3	table 506.2
Group F-1	925 s.f.	60'	2	34,000 s.f.	V-B	S1
Group U	249 s.f.	60'	2	22,000 s.f.	V-B	S1
Group R-3	2,198 s.f.	40'	3	UL s.f.	V-B	S13D
Group S-2	138 s.f.	-	-	- s.f.	-	accessory

Unity Formula a1/A1 + a2/A2 + a3/A3 = 0.03 + 0.01 + 0.00 = 0.04 ≤ 1.0

F-1 and U - nonseparated
F-1/U to R-3 - Separated, 1 hour rated assemblies

SHEET INDEX

- T1.0 TITLE SHEET and ARCHITECTURAL SITE PLAN
- A1.0 FLOOR PLANS - first and second
- A1.1 FLOOR PLANS - third and roof/deck
- A2.0 EXTERIOR ELEVATIONS
- A3.0 BUILDING SECTIONS
- 1 of 1 TOPOGRAPHIC SURVEY



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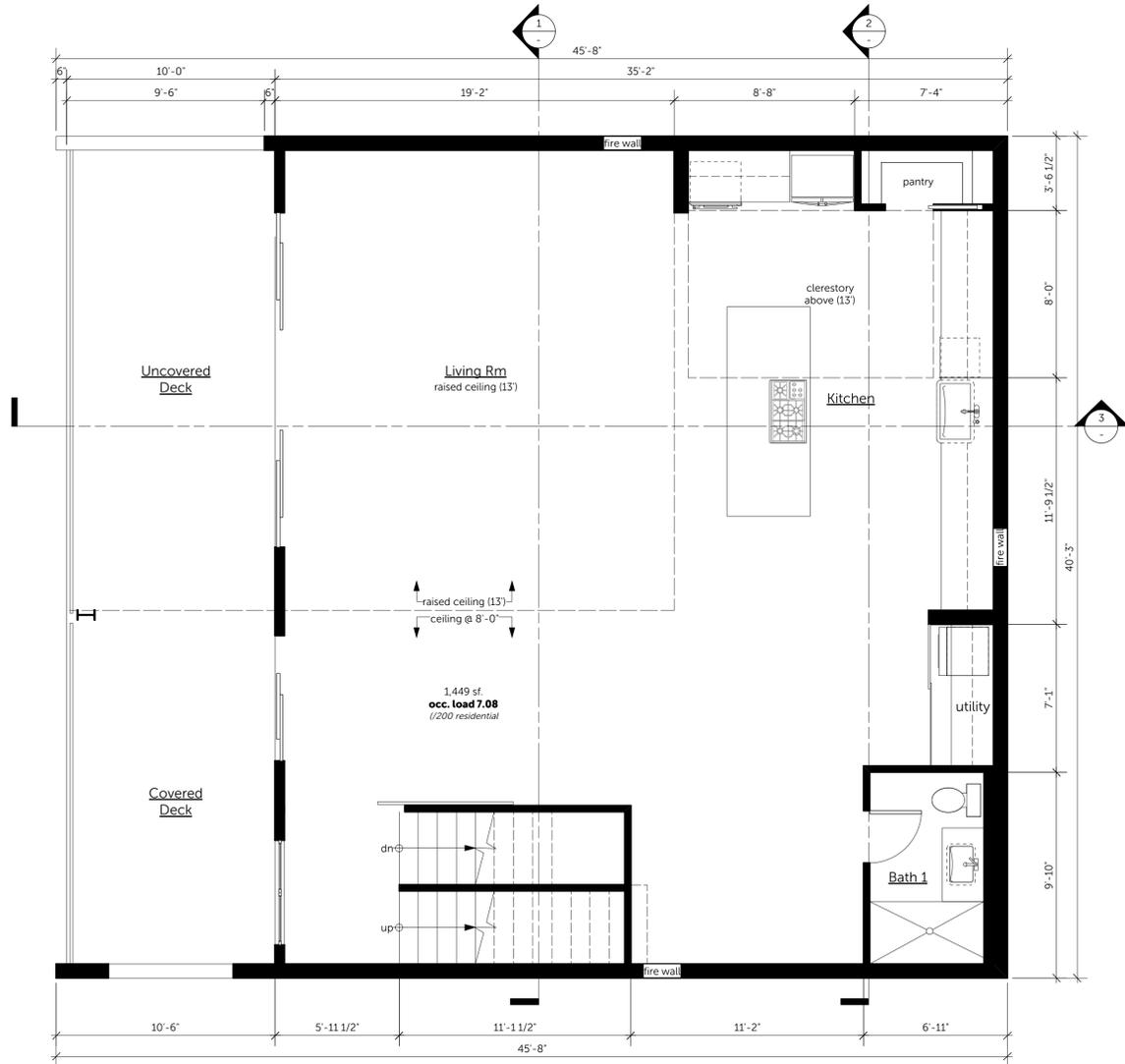
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TITLE SHEET and ARCHITECTURAL SITE PLAN

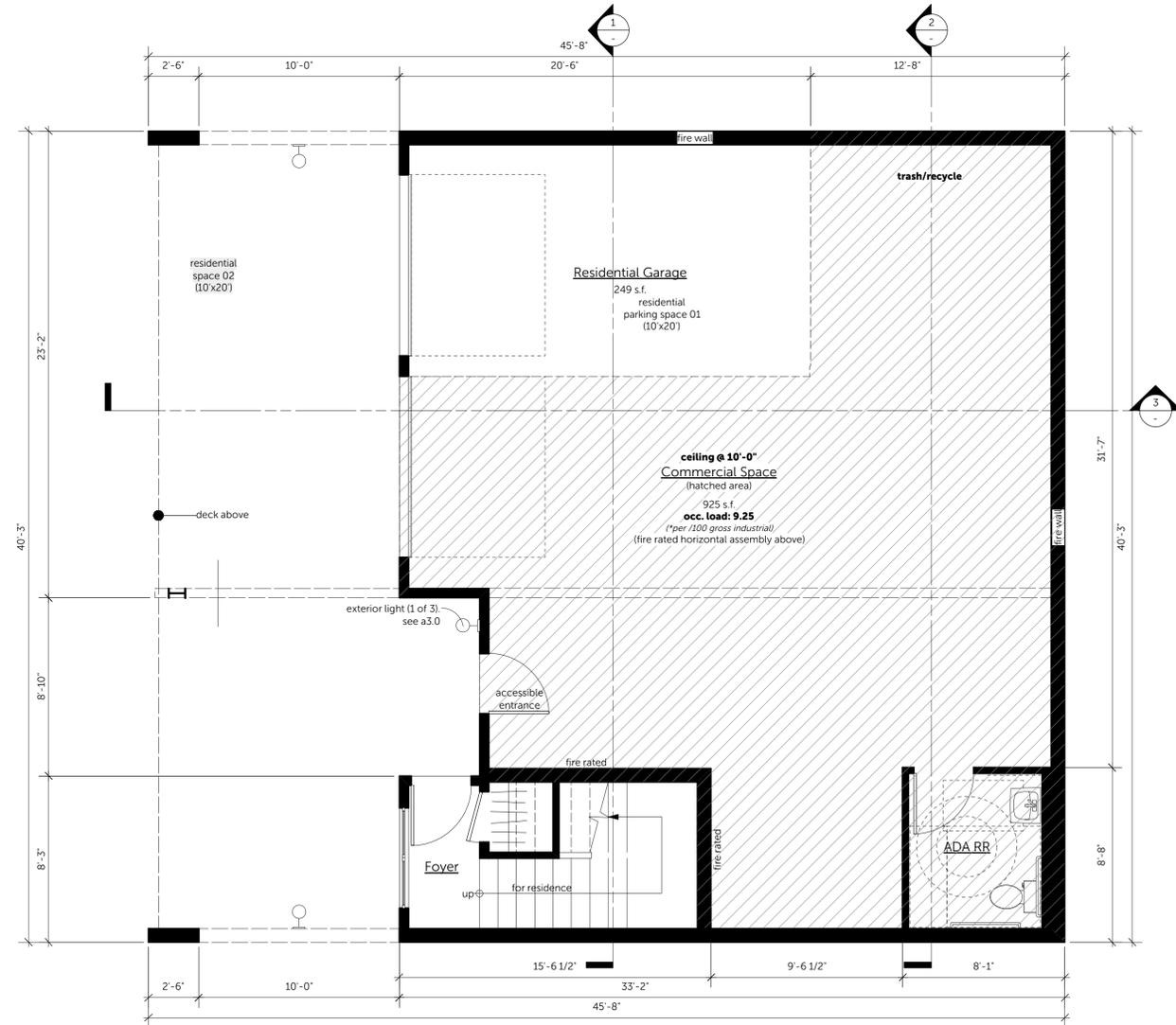
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REVISIONS:

SHEET:
T1.0



second floor plan

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



first floor plan

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



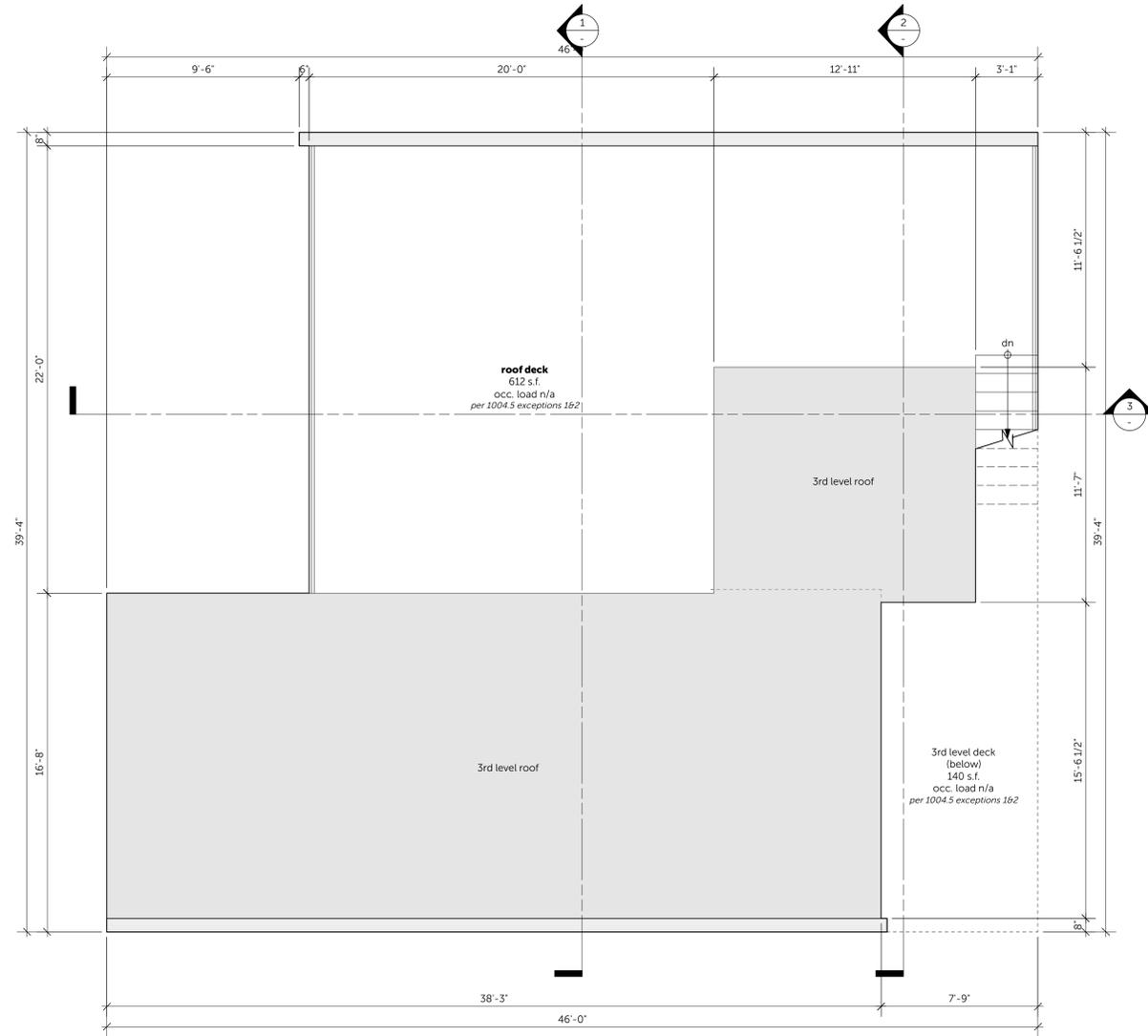
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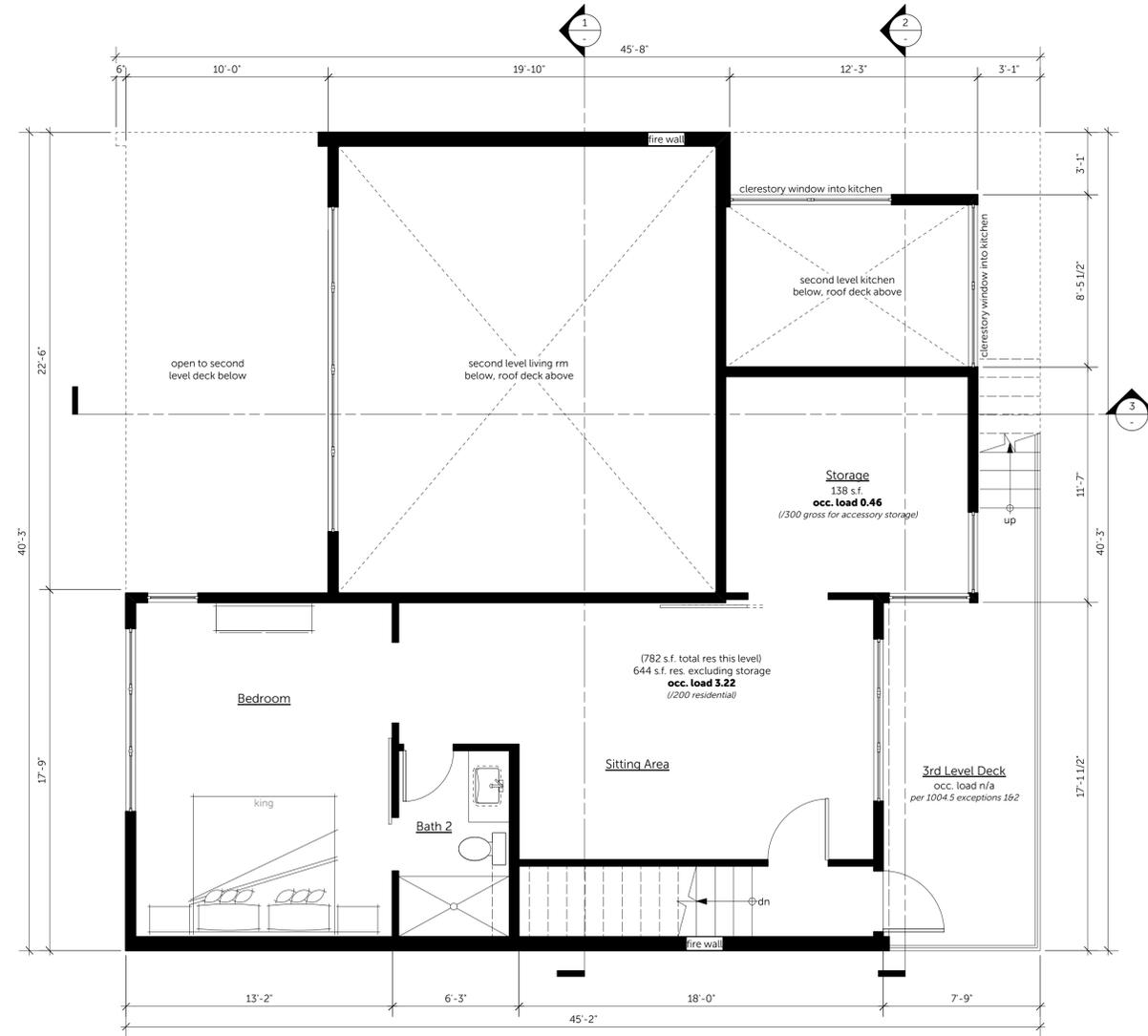
FLOOR PLANS
 first and second

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 REVISIONS:

SHEET:
A1.0



roof/roof deck plan
Scale: 1/4" = 1'-0"



third floor plan
Scale: 1/4" = 1'-0"



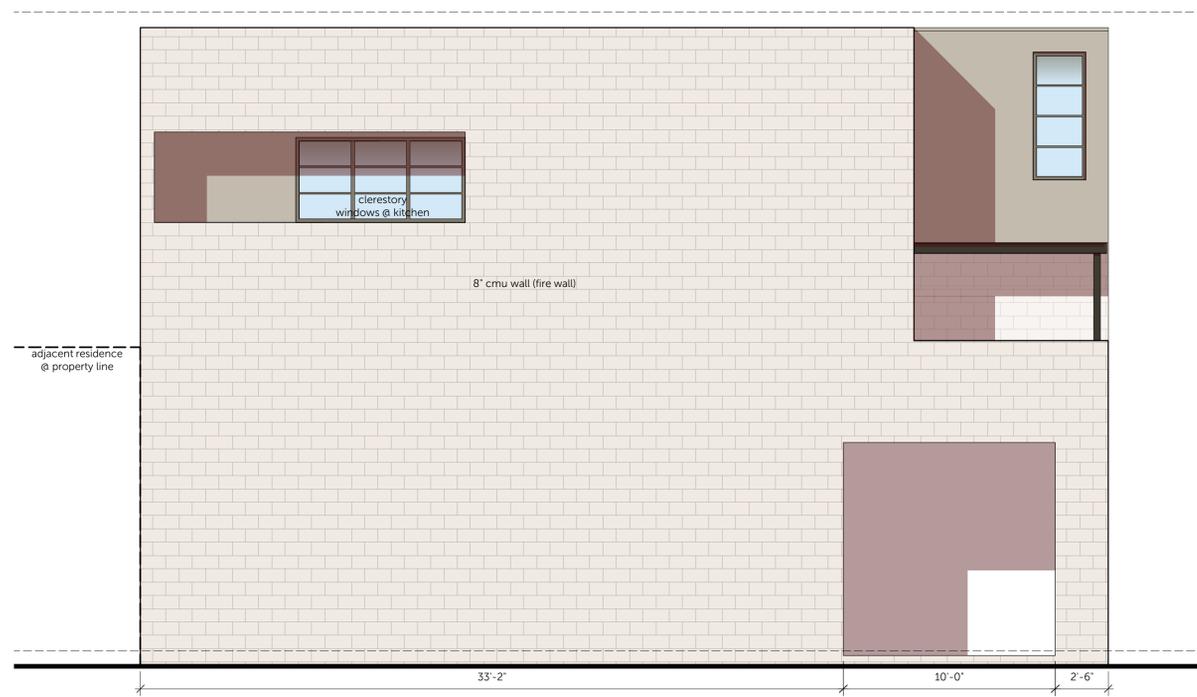
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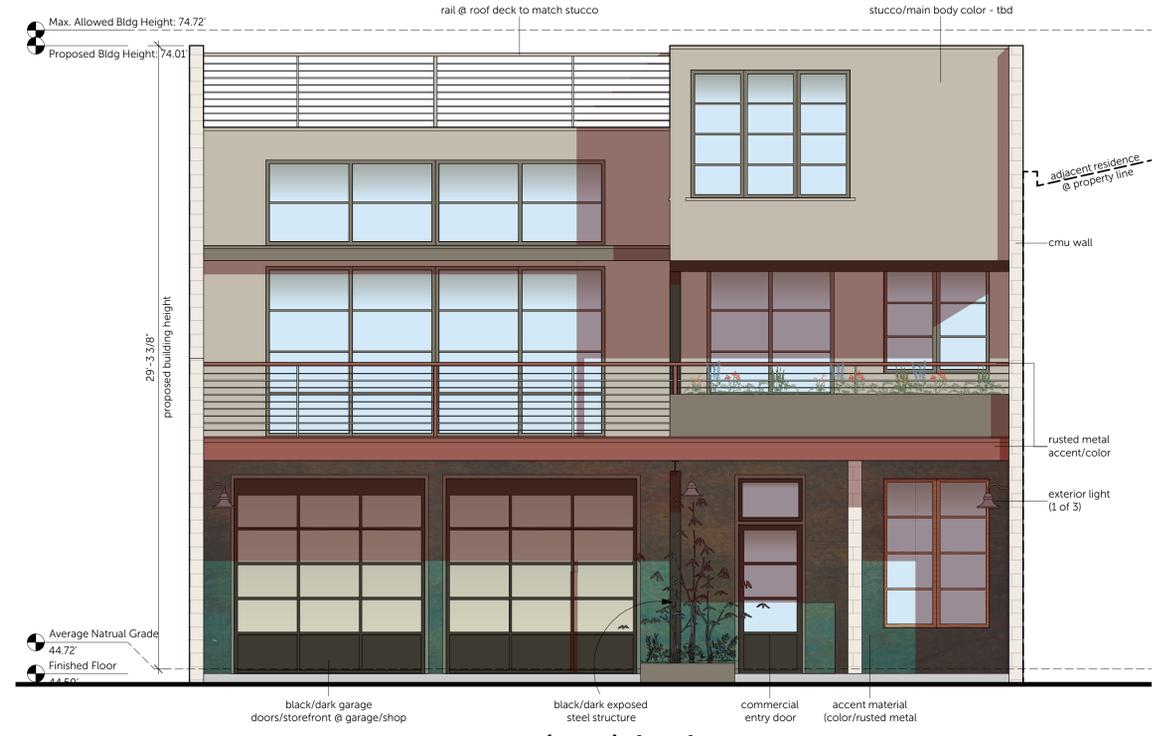
FLOOR PLANS
third and roof/deck

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REVISIONS:

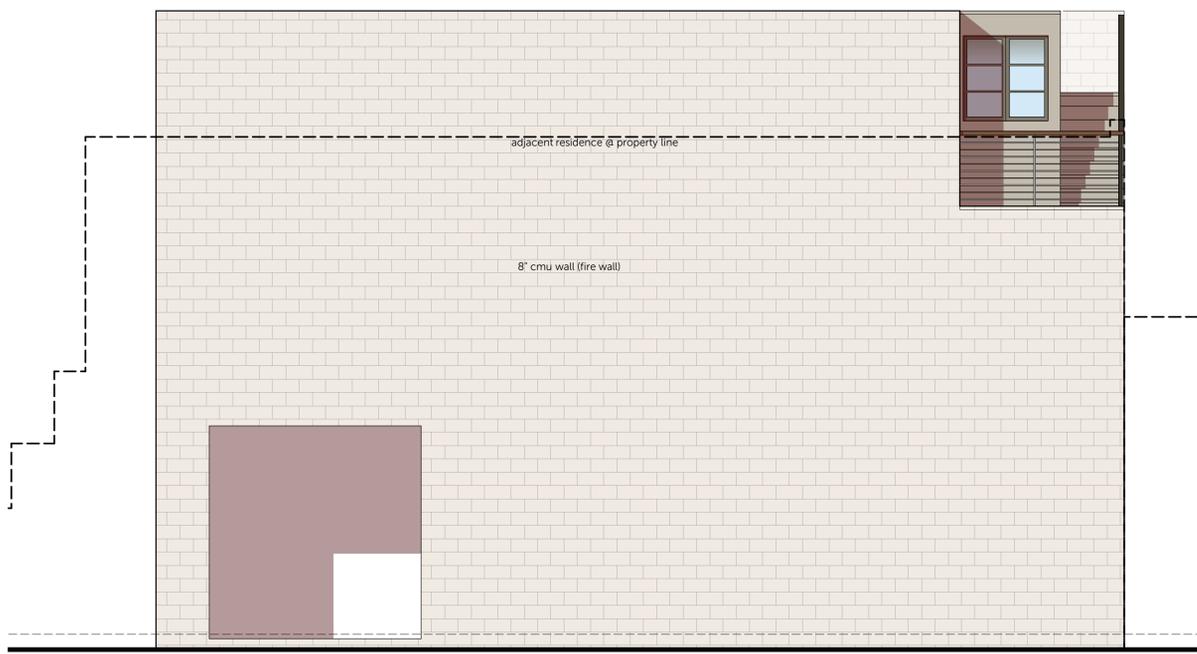
SHEET:
A1.1



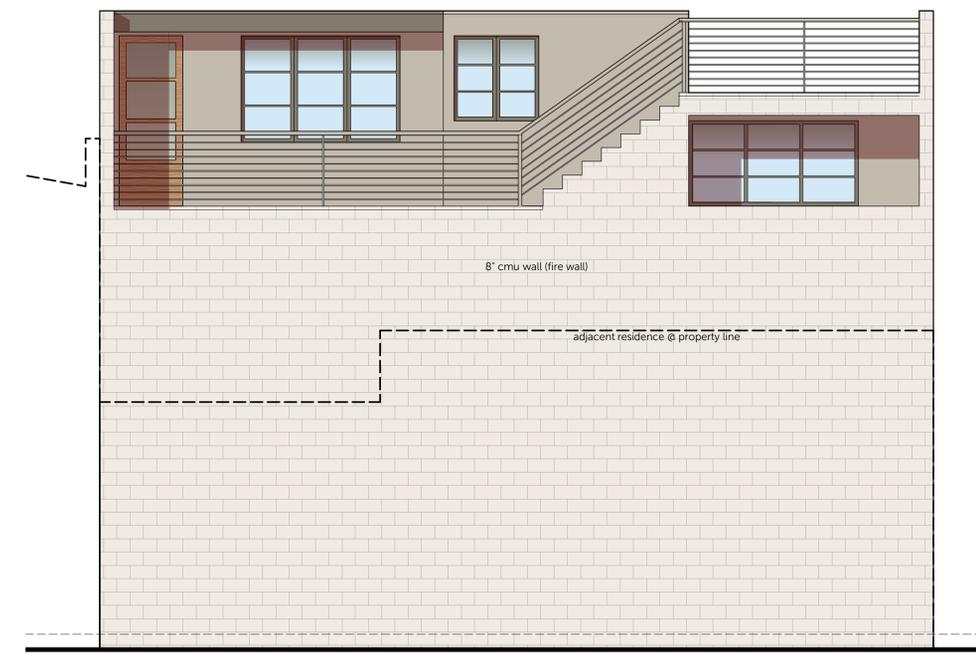
north elevation



west (street) elevation



south elevation



east elevation



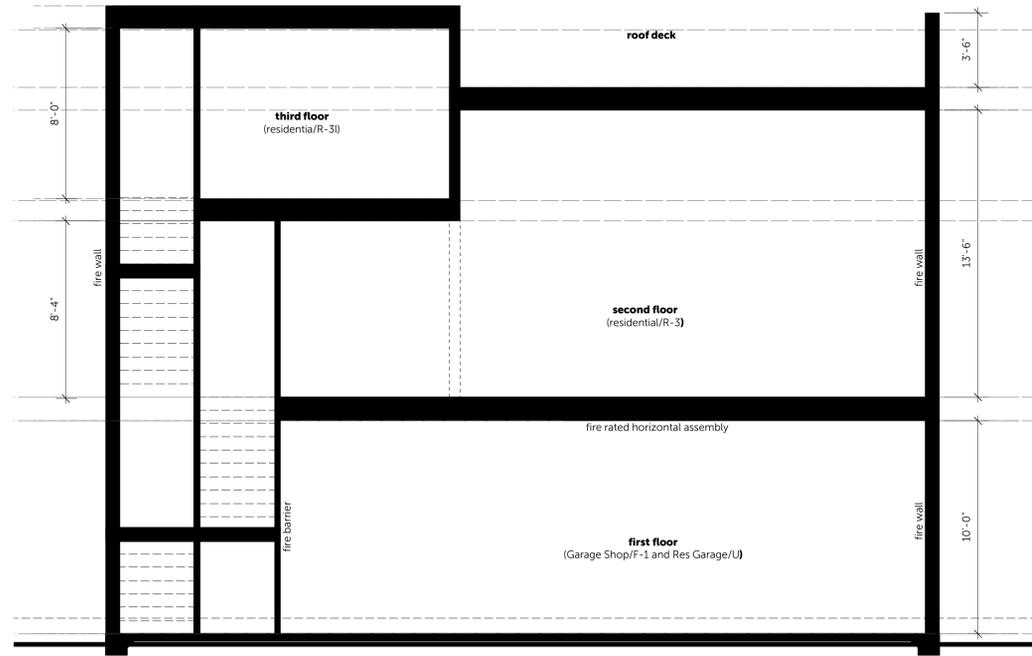
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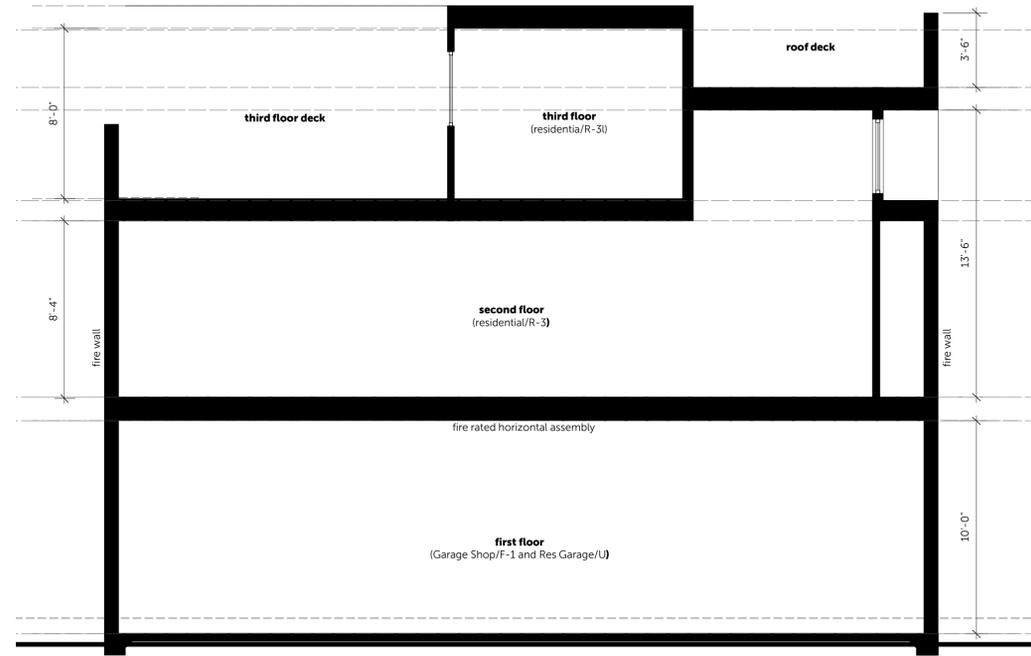
EXTERIOR ELEVATIONS

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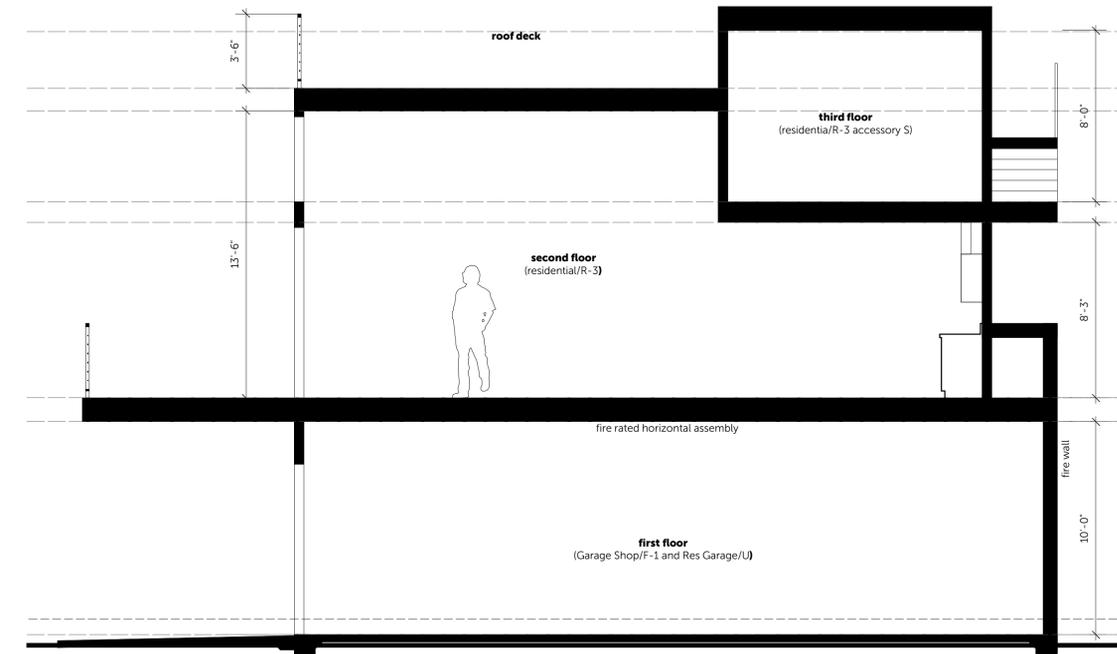
SHEET:
A2.0



section 1



section 2



section 3



18" Shade Hi-Lite Gooseneck, Warehouse Collection, H-15118 Series

Brand: Hi-Lite
 Light Bulb: (1) 100W (8"-11") or 200W (12"-27") E26 Socket LED Lamp Compatible (Lamp not Included)
 Materials: Aluminum
 Height: 10"
 Width: 18"
 Voltage: 120
 UL Listed: Rated For Wet Locations
 Lead time: 4-6 weeks
 SEE SPEC SHEETS AND COLOR CHART FOR MORE OPTIONS
 THIS PRODUCT IS NON-RETURNABLE, ORDER CAN NOT BE CANCELED AFTER 48 HOURS

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BUILDING SECTIONS

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REVISIONS:
 SHEET: **A3.0**