



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, October 20, 2020 - 6:00 P.M.
Held Via Teleconference**

Vice-Chairperson Jesse Barron
Commissioner Michael Lucas

Chairperson Gerald Luhr

Commissioner Joseph Ingraffia
Commissioner Susan Stewart

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Public Participation:

In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-29-20, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at planningcommission@morrobayca.gov prior to the meeting and will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.*
- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the "**raise hand**" feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

Please click the link below to join the webinar:

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>
Password: 135692

*Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to "**Raise Hand**" for Public Comment*

PRESENTATIONS

A. CONSENT CALENDAR

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

B. PUBLIC HEARINGS

B-1 **Case No.:** CUP20-05/CDP20-012

Site Location: 1148 Market Ave, Morro Bay, CA

Request: Approval of Conditional Use Permit No. CUP20-05 and Coastal Development Permit No. CDP20-012 for new construction of a new 2-story 1635-sf home with a 463-sf attached garage. The parcel is 6,633 sf and is in a R-2/PD/SP zoning & overlay area. The site is not within the Coastal Appeals Jurisdiction. The project also includes a JADU and an ADU, which in accordance with Gov. Code 65852.2 will be approved ministerially.

CEQA Determination: Exempt under 15303, Class 3a for new residential in a residential zone; and 15301, Class 1a for alterations to existing facilities.

Staff Recommendation: Approve the CUP20-05 and CDP20-012 with conditions of approval.

Staff Contact: Nancy Hubbard, Contract Planner (805) 772-6211,
nhubbard@morrobayca.gov

B-2 **Case No.:** *Plan Morro Bay: General Plan/Local Coastal Program Update*

Site Location: Citywide

Applicant/Project Sponsor City of Morro Bay

Proposed Project: Review of Adoption Hearing Draft of Plan Morro Bay: General Plan/Local Coastal Program Update. The Public Draft was released for public review in 2018 and reviewed by the General Plan Advisory Committee (GPAC) and the Planning Commission (PC). The Plan Morro Bay Adoption Hearing Draft incorporates public comments, GPAC, PC, and Coastal Commission staff comments into a Adoption Hearing Draft now available for public review. Plan Morro Bay is an integrated General Plan and Local Coastal Program Land Use Plan which is proposed to update the City's existing separate General Plan adopted in 1988 and Local Coastal Program certified by the Coastal Commission in 1984.

CEQA Determination: Environmental Impact Report

Staff Recommendation: Review the adoption hearing draft of Plan Morro Bay and provide recommendation to City Council for adoption.

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

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the Special Planning Commission meeting on Wednesday November 4, 2020 at 6:00 p.m. via teleconference.

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.

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 present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent 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 October 20, 2020

#	Applicant/ Property Owner	Project Address	Application 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	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. For more information or to get involved, visit www.morrobayca.gov/planmb . Public draft of combined General Plan/ LCP released May 2018 for review. Worked with Coastal staff on CCC input received during 2019. Adoption Draft to be reviewed by Planning Commission at 10/20/20 hearing. Admin Draft of EIR received and to be circulated.				
2	Biaggini	1148 Market	8/3/20	CDP20-012/ CUP20-05	CDP/CUP for new 2 story SFR w/ garage and ADU.	Incomplete letter sent 8/13/20. Project deemed complete 8/27/20. Scheduled for PC hearing October 20, 2020.				nh
3	Gonzales	234 Beach St	9/10/20	MUP20-01	Minor Use Permit for change of use from residential to hotel/motel use to accommodate short-term rental usage in C-VS zone.	Project noticed for change of use on 10/5/20. Admin action to occur on or after 10/16/20.				cj
4										
5	Luhr	2335 Nutmeg	8/27/20	CDP20-014	Addition of an ADU to an existing Single family home	Under planning review. Project deemed complete, noticing scheduled for October 5-16.				nh
6	Pappas / AT&T	475 Radcliff	5/11/20	CUP20-04 / CDP 20-008	CDP and CUP request for new wireless telecommunication facility to include new tower, installation of panel antennas, and associated equipment along with 300sf equipment shelter at base of telecomm tower.	Incomplete letter sent 5/20/20. Resubmittal received and deemed incomplete again on 7/7/20. Resubmittal received 8/25/20. Response sent 9/8 to Applicant. Tentatively scheduled for 11/4 PC meeting.				cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
7	HASLO	405 Atascadero	10/8/20	LTM20-01	Lot Merger application	Complete submittal not received.				nh
8	Fowler	1215 Embarcadero	9/28/20	MIN20-009	Minor Modification to UP0-058 to repurpose existing floating bait receiver/ after the fact approval of floating kayak storage.	Under review				cj

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9	Zinngabe	Seashell Estates Subdivision / 1305 Theresa Dr. (301 Sea Shell Cove)	9/28/20	MIN20-008	Minor Modification to subdivision approvals to reduce lot size of Lots 7 & 8 to reduce impacts to sensitive plant species.	Under review				cj
10	AT&T	800 Quintana	9/23/20	MAJ20-001	Major Modification to CDP/CUP Amendment proposed to modify existing rooftop wireless telecommunications site on commercial building. Request includes 3 foot height increase of corner antennas.	Under review				cj
11	Hubbard	603 Driftwood Street	9/14/20	CDP20-015 / CUP20-06	Two story addition (540 sf) to existing home with 104 sf deck, remodel existing 840 sf home.	Under review. Planning Comment letter sent 10/14/20				nh
12	Richie	963 Balboa Street	9/29/20	CUP20-08 / CDP20-16	Convert garage into JADU with 82 sf laundry/mud room addition for transition into new unit.	Under review. Comment letter sent 10/14/20				nh
13	Appel	400 Pico	8/24/20	CDP20-013	Admin CDP for garage conversion to a 408sf ADU	Submittal is under review. Deemed incomplete. Correction letter sent 9/14/2020, waiting for resubmittal				am
14	HS Nutmeg LLC	2681 Nutmeg Ave	7/14/20	CDP20-009	New 2585 sf home with 500 sf JADU and 463 sf attached garage.	Comment provided 8/3/20. Resubmittal received 9/17/20, under review.				nh
15	Pavacich	501 Marina	8/3/20	CDP20-011	Existing 2 story home previously converted into two dwelling units without a permit. CDP is necessary to bring this project into conformance with General Plan and Land Use policies. Also requires after-the-fact building permit.	Submittal is under review. Comment letter sent 8/21/20. Waiting for resubmittal.				nh
16	Hurless	2290 Greenwood Ave	5/7/20	CDP20-007	Legalize ADU from prior construction. Was a previous Code Enforcement issue. Plans difficult to understand.	Correction letter sent 5/18/20. Resubmittal received June 16, 2020 under review. Project deemed incomplete, comment letter sent July 16, 2020, waiting for resubmittal.				nh
17	Bean	Unaddressed Main Street (AKA 199 Sandpiper Court)	12/19/19	CUP19-20, CDP19-047	CUP/CDP for new home on triangular small parcel on the bluff. Proposed home is 526 sf 2-stories with access easement to Main Street	Project deemed incomplete, comment letter sent January 7, 2020. Waiting for resubmittal.				nh
18	Gambril	571 Embarcadero	10/14/19	MAJ19-006	Major Modification to CUP Amendment for proposed public access improvements, dock and gangway realignment, conversion of 2nd floor to hotel units and request for 1st floor ADA accessible hotel unit	Correction letter sent 11/13/2019. Awaiting resubmittal.		PN-Conditionally Approved 10/16/2019		cj
19	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.				cj

Projects Appealed to Planning Commission or PC Continued projects:

#	Applicant/ Property Owner	Project Address	Application 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	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. Followed up with applicant 2/3/20 - they are waiting for reports prior to resubmittal.		PN- Approved 9/4/2018		nh
Projects Appealed or Forwarded to City Council: None at this time										
Environmental Review:										
21	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:										
22	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. Disapproved 11-5-19. Waiting for revised submittal to remove improvements not requested by CalTrans. Applicant granted an extention of the timeline to finalize the final parcel map to August 8, 2021.		PN- Disapproved 11-6-2019		nh
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
23	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. Change recommended by PC after Council direction which led to Adoption of Ord. 585 by City Council on 5/13/14. 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 in effect 1-1-20 which supersedes previous adopted ordinances. To be incorporated into Plan Morro Bay.	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										

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24	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg	
Grants											
25	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. Round 6 funding of \$60,000 received Mar 2020.	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. Additional LCP grant funding received in 2020 under Round 6 for \$60,000 to complete LCP update.	No review performed.	N/A		sg	
26	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. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting.	No review performed.	N/R		cg	
27	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.				cg	
Projects in Building Plan Check:											
28	Guley	679	Atascadero	2/27/20	B20-0042	Add 135 sq. ft. bathroom addition.		Ready to issue		sg	
29	Richie	963-A	Balboa St.	9/29/20	B20-0173	Convert existing attached garage (298 sf) into a junior ADU unit with access from the side of the property; add 82 sf rear of main residence to create laundry area/transition area between units.	Planning can't approve until CDP permit is final and issued	Bldg. - Plancheck		nh	
30	LaPlante	3093	Beachcomber	4/29/17	B-31487	New SFR: 3,495 sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Approved 8-9-18. Requested permit extension. Additional permit extension requested for Planning permit which expires 9/20/2020. PC to consider extension request on 10/6/20.	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	cg

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31	Auerbach	3200	Beachcomber Dr.	12/30/19	B19-0277	Convert 100 sf of enclosed sun-room area to living space and add 67 sq ft of new living area. Demo kitchens and add 3 beams, new windows, siding, update electrical, water heater and forced air unit, misc, clean up.	Disapproved Jan 14, 2020, additional information provided and Planning approved building permit 4/7/20	Ready to issue			nh
32	Diaz	365	Driftwood	1/6/20	B19-0280	328 sq ft addition to master bedroom and bath on second flr. Convert covered patio to living space 50 sq ft enclosed covered porch 30 sq ft interior remodel.	Under review. Planning disapproved 1/31/20. Waiting for resubmittal	Bldg - Disapproved 1/15/20			nh
33	Brebes	495	Driftwood	12/20/19	B19-0269	New 3778 sf duplex homes including garages on lot with existing SFH	Pending approval of planning permits, applicant changing potential density on the site in CDP permit process. CDP permit issued. Waiting for resubmittal	Bldg - Disapproved 2/7/20			nh
34	City of Morro Bay	595	Embaracadero	12/31/19	B19-0278	Commercial T.I. to former Aquarium building to meet accessibility requirements, remove asbestos from 1st floor, update electrical, mechanical and plumbing, new structural shear wall, repair concrete columns, new raised deck, stairs & railing for tasking room & brewery (Three stacks & A Rock Brewing Company.	Approved.	Bldg. - Approved 7/22/20			sg
35	Post	2445	Greenwood Ave.	8/5/20	B20-0125	Demo existing Single Family Residence and propose new construction Single Family Residence 2-story - 3 bedroom, and 2.5 Bath. 1868 sf of living space plus 484 sf attached garage.	Planning disapproved pending CDP. CDP permit issued 6/15/20 pending resubmittal of building plans.	Bldg. - Disapproved 9/2/20			nh
36	Novick	2820	Greenwood Ave.	8/25/20	B20-0151	Demo existing covered breeze way, demo exterior stairs & 60 sf of existing shed. Replace flat roof with gable truss roof, new 211 sf addition (Halls & Stairs) & add new 78 sf 2nd story deck	Submittal is under review. Planning disapproved 9/28/20. Waiting for resubmittal.	Bldg. - Disapproved 9/14/20			am
37	Wilkie	476-A	Hill	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Correction letter sent 4/30/20. Awaiting resubmittal.	Bldg. - Approved 4/8/20			nh
38	Bailey	2565	Ironwood Ave.	7/2/20	B20-0104	Converting rear covered porch into 225 sf addition creating laundry room, bathroom, and expansion of bedroom.	Disapproved 7/9/2020.	Bldg - Disapproved 7/15/20			cj
39	Philbrick	345	Island St.	9/30/20	B20-0175	Partial interior remodel of existing single family dwelling. Replacement of existing rear exterior staircase & railing. New railing on existing deck.		Bldg. Plancheck			sg
40	Friesen	2390	Juniper	3/5/20	B20-0043	Build new observation deck over existing roof top. Applicant is modifying the scope of work to include a new room with an attached deck and a deck extension in the front over the driveway.	Applicate revising submittal to deck extension at front of existing home (as of 7/10/20). Awaiting resubmittal.	Bldg - Diapproved 3/12/20			nh
41	Lindley	2601	Laurel Ave.	9/10/20	B20-0169	Construct a 68 sf deck to existing front deck	Disapproved 9/17/20. Sent correction memo. Cj	Bldg - Approved 9/17/20			cj
42	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 4/15/19		sg

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43	Sonic	1840	Main St.	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. Requested Permit Extension. Planning permit extension requested and granted to allow new permit expiration of April 2021.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB Permit extended to 4/18/21	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
44		2460	Main St.	7/21/20	B20-0114	New accessible parking stall and ramp, minor remodel of motel office/lobby.	Planning disapproved 7/22/20. Waiting for revisions.	Bldg - Disapproved 7/22/20			nh
45	Cleath	2790	Main St.	7/2/20	B20-0106	Remove 736 sf existing building and construct new 4996 sf 8 room hotel.	Planning approved 7/27/20.	Bldg - Disapproved 7/27/20			nh
46	Shorey	1110	Marengo Dr	12/20/19	B19-0270	450 sq ft addition to guesthouse.	Disapproved pending approval of CDP19-048. CDP approved and permit issued 5/2020. Building Permit conditionally approved 6/23/20	Ready to issue			nh
47	McCutcheon	361	Mindoro St.	8/18/20	B20-0149	Replace an existing 240 sf 2nd story deck (8' X 30").		Bldg. - Approved 8/19/20			co
48	LifePoint Church	615	Monterey	1/6/20	B19-0279	Remodel/upgrade current building	Planning disapproved 1/27/20. Awaiting resubmittal.	Bldg - Diapproved 1/30/20			nh
49	Kolb	691	Morro Ave	7/30/20	B20-0121	1,150 S.F. TI in an existing medical office building		Bldg - Disapproved 8/31/20			sg
50	Singh	940	Morro Bay Blvd	5/28/20	B20-0085	Installation of an ATM machine on the exterior of the existing gas station building. Includes lighting and minor parking modifications	Under review, pending approval of Minor Modification to existing CUP/CDP. MIN permit issued 8/31/20.	Bldg -Approved 9/16/20			nh
51	Luhr	2335	Nutmeg Ave.	8/27/20	B20-0158	ATTACHED ADU - Construct 498 sf addition to existing SFR to be used as an ADU.	Permit disapproved waiting for CDP. CDP s/b final on October 19, 2020. Need resubmittal.	Bldg. - Disapproved 9/16/20			nh
52	Loe	2605	Nutmeg Ave.	7/14/20	B20-0110	Repair Driveway		Bldg - Approved 9/17/20			sg
53	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 approved. Awaiting building permit resubmittal.	Bldg - Approved 3/27/19			wu
54	Cohen	331	Orcas St	6/25/20	B20-0099	Demolish a 386 sf cottage and installation of a 990 sf manufactured home, a 336 sf (16' x 21') semi attached site built garage with rooftop deck, exterior landing and stairs to garage and exterior stairs to rooftop deck.	Planning approved 7/3/20	Bldg - Approved 9/29/20			nh
55	Steel	450	Piney Way	7/27/20	B20-0117	521 sf deck extension and replacement of 2 sliding glass doors and 1 window.		Bldg - Approved 8/10/20			sg
56	Lee	684	Piney Way	9/10/20	B20-0168	Demo existing detached 416 sf work shed with bathroom & reconstruct new 416 sf garage/shop with electrical, keeping existing bathroom on existing slab/foundation.	Planning disapproved 9/15/20. Waiting for resubmittal.	Bldg - Disapproved 9/17/20			nh

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57	Scharin Family Trust Johan C. Scharin Trustee	710	Quintana	5/21/20	B20-0082	Remodel of former Dollar Tree into a new O'Reilly Auto Parts for the retail sale of automotive parts and accessories.		Bldg - Disapproved 6/11/20			wu
58	Contreras	475	Radcliff Ave.	8/4/20	B20-0122	Permit for foundations of two Tubular Steel Pole (TSP) and removal of a lattice Tower and TSP	Disapproved 8/12/20. Sent 2nd correction memo 9/28/20. cj	Ready to issue			cj
59	Contreras	475	Radcliff Ave.	8/4/20	B20-0123	Permit for grading of two Tubular Steel Pole (TSP) and removal of a lattice Tower and TSP	Disapproved 8/12/20. Sent 2nd correction memo 9/28/20. cj	Ready to issue			cj
60	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring.	Approved 9/26/19.	Ready to issue			cj
61	Kennedy	1130	Scott Street	12/20/19	B19-0271	New commercial project with residential security unit above	Conditionally approved 1/3/20	Bldg - Disapproved 1/7/20			nh
62	Parker	580	Shasta Ave	8/31/20	B20-0159	Add new detached garage	Planning under review. Planning disapproved 9/8/20. Need resubmittal	Bldg. - Disapproved 9/14/20			nh
63	Stanton	351	Trinidad	3/26/19	B19-0054	Repairs to existing 200 sf rooftop deck. Replace all dry-drot 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
64	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:											
65	LaPlante	3093 Beachcomber		8/30/20	CP0-365	Time Extension Request for Coastal Development Permit #CP0-365 approved in September 2016.	Municipal Code requires a public hearing for permit time extensions after Administrative extensions are exhausted. Director authorized 1 year time extension in 2018 and again in 2019. PC approved 2 year time extension on 10/6/20.				cj
66	Eisemann	535 Atascadero Road		8/5/20	MIN20-007	Request for modification of previously approved tentative map MB15-0103	Under Review. Comment letter sent 8/17/20, waiting for resubmittal. Resubmittal received 8/26/20, under review. Resubmittal deemed complete notice not required for minor changes. Permit issued 9/30/20				nh
67	Hosford	775 Ridgeway		7/15/20	CDP20-010	Admin CDP for conversion of existing unconditioned space in a SFR into a 700 sf accessory dwelling unit	Correction letter sent 7/29/20. Resubmittal received 8/11/20 and is under review. Project complete and noticed on 8/25/20. Project not appealed, permit issued 9/22/2020.				am
Staff Directory:											
Scot Graham - sg		Chad Ouimet - co		Cindy Jacinth - cj		Pam Newman - pn		Nancy Hubbard - nh		Abby Miramontes - am	



AGENDA NO: B-1

MEETING DATE: October 20, 2020

Staff Report

TO: Planning Commissioners **DATE:** October 08, 2020

FROM: Nancy Hubbard, Contract Planner

SUBJECT: **New Residential.** Conditional Use Permit No. CUP20-05 and Coastal Development Permit No. CDP20-012 for new construction of a new 2-story single family home with an attached garage.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 17-20 making the necessary findings for approval of CDP20-012 and CUP20-05

APPLICANT: Karen Biaggini
AGENT: Jonathan McAlpin, Omni Design Group
ADDRESS/APN: 1148 MARKET AVE/APN 066-037-013

PROPOSED PROJECT: Conditional Use Permit No. CUP20-05 and Coastal Development Permit No. CDP20-012 for construction of a new 2-story 1635-sf home with a 463-sf attached garage. The parcel is 6,633 sf and is in a R-2/PD/SP zoning & overlay area. The site is not within the Coastal Appeals Jurisdiction. The project includes both a Junior Accessory Dwelling Unit and Accessory Dwelling Unit, which in accordance with Gov. Code Section 65852.2 will be approved ministerially.

REVIEW PROCESS REQUIREMENTS:

Planned Development (PD overlay):

The proposed single-family home requires discretionary review because it is in a planned development overlay zone, which requires a detailed and substantial analysis of development due to the project location or size. Permitted uses are any that are allowed by the primary zoning district, which for R-2 includes single family homes. The PD overlay also allows modifications of development standards that result in a better design. The proposed project is not requesting any variances from the R-2 standards and meets the development standards.

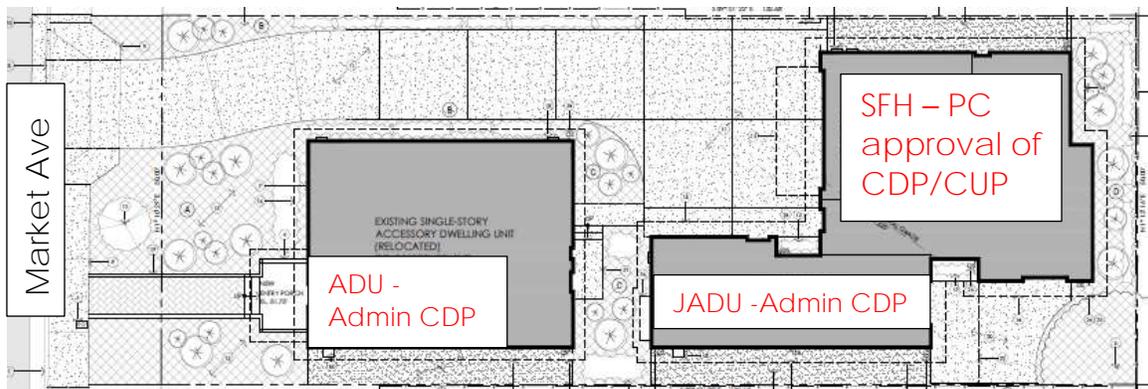
Beach Street Area Specific Plan – Area G:

The Project site is in the Beach Street Specific Plan area (Area G), which includes some general requirements, and, in this case, there are no special requirement for Area G. The general requirements of the SP area include off-site improvements, which are included in the Public Works conditions of approval.

Concurrent Administrative Review:

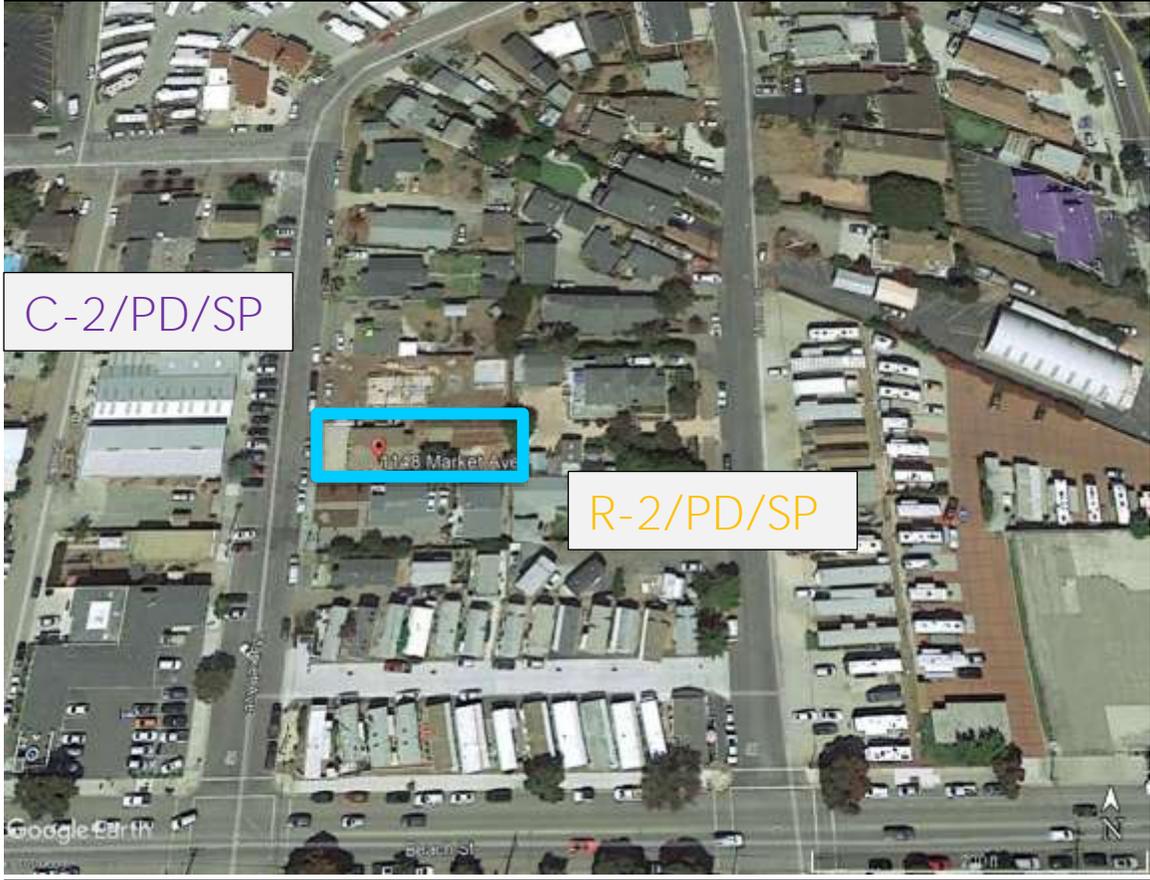
Concurrently, staff is processing an administrative review for approval of a JADU and an ADU that are part of the proposed development on the site. In accordance with Gov. Code 65852.22 (c) if a permit application to create an accessory dwelling unit (ADU) or a junior ADU is submitted with a permit application to create a new single family dwelling on the same parcel, the permitting agency may delay acting on the permit application for the ADU and/or JADU until the permitting agency acts on the permit application for the single family dwelling, but the application for the ADU and/or JADU shall be considered without discretionary review or hearing.

The plans and photo simulation image include both the JADU and the ADU, but the Planning Commission review and discussion is only for the proposed single-family home and attached garage. Below is the site plan that shows the location of the three proposed dwelling.



ZONING: The site is zoned R-2/PD/SP (Moderate density residential in a planned development overlay zone and in the Beach Street Specific Plan area). This zone allows moderate density residential. The subject parcel meets the square footage requirements enabling creation of two dwelling units. The proposal is for a single-family home (discretionary review) with concurrent processing of a JADU and ADU under review administratively. The site is narrow and accommodating a full second home or duplex with associated parking, if possible, would result in only two separate dwellings, whereas the proposed project will create three separate dwellings, is compatible with the size and scale of the surrounding developments and preserves and uses the existing home as an ADU.

Adjacent Zoning			
North	R-2/PD/SP	East	R-2/PD/SP
South	R-2/PD/SP	West	C-2/PD/SP



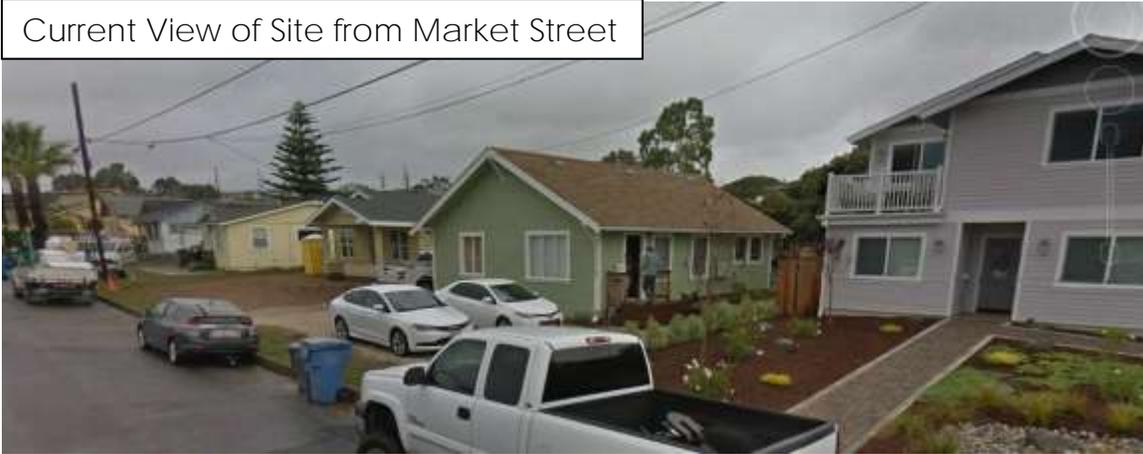
GENERAL PLAN/COASTAL LAND USE PLAN: Area 6– Bayfront Planning Area primarily harbor related commercial but includes this area of medium density residential. PD overlay requirements are to develop within the density established under the residential land use designation.

Site Characteristics	
Site Area	6,633 square feet
Existing Use	Older existing residential with outbuildings
Terrain	Level – slight slope from east to west
Vegetation/Wildlife	sparce landscaping
Archaeological Resources	N/A
Access	Existing access to Market St



General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Area 6 - Bayfront
Base Zone District	R-2
Zoning Overlay District	PD
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	Beach Street Specific Plan area
Coastal Zone	Not within the Coastal Commission Appeal Jurisdiction

Current View of Site from Market Street



SITE HISTORY:

- The home was built in 1923 and included the accessory building in the back
- Existing buildings do not meet the criteria as a historic resource for the purpose of CEQA – See Exhibit C.
- The existing original home will be relocated on the site to a new foundation and is proposed for use as an Accessory Dwelling Unit (under consideration for administrative approval). The existing accessory building will be demolished to provide room for the proposed new home.



WEST ELEVATION (MARKET AVENUE)
SCALE: 1/4" = 1'-0"

NEIGHBORHOOD COMPATIBILITY:

The project site is a long narrow (50 ft wide) parcel with an existing home and accessory building. In 2018, the property on the north side of the subject property was developed as a single-family home with a detached garage in the back. In 2017 the property to the south was developed with two dwellings, each 2 story with attached garages. The majority of the homes on the street are older single-family homes most with garages in the back of the lot and homes lining the street. The project as designed will be compatible with the other homes on the street. On the west side of the street are commercial/retail businesses, primarily harbor related uses. The project meets all applicable development standards for the zoning district, as noted in the table below.

	R-2/PD/SP Standards	Proposed Project (SFH)
Front Setback	20 feet	89 feet
Side yard Setback	5 feet	14 feet (south);5 feet(north)
Rear Setback	5 feet	6 feet
Height (from ANG)	25 Feet	24.8 feet
Lot Coverage	50%	18 % (39.7% overall)
Parking	2 spaces covered/enclosed	2 spaces covered/enclosed

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 3a. This exemption applies to new residential development in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.



CONCLUSION:

The project is consistent with the Morro Bay Municipal Code, the General Plan, the Local Coastal Program, and the Beach Street Specific Plan as conditioned.

PUBLIC HEARING NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on October 9, 2020, and all property owners and occupants of record within 500 feet of the project site were notified of the scheduled public hearing and invited to voice any concerns on this application. The project site was also posted with a public notice sign.

RECOMMENDATION:

Staff recommends that the Planning Commission **CONDITIONALLY APPROVE THE PROJECT** by adopting Planning Commission Resolution 17-20 which includes findings for CDP20-012 and CUP20-05 to allow the proposed use as reflected on the plans submitted to the City of Morro Bay on July 27, 2020.

ATTACHMENTS:

Exhibit A – Resolution 17-20 – Findings and Conditions of Approval

Exhibit B – Plans

Exhibit C – Architectural Historic Report

EXHIBIT A

Planning Commission Resolution 17-20
CUP20-05/CDP20-012, 1148 Market Ave
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RESOLUTION NO. PC 17-20

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR APPROVAL OF A CONDITIONAL USE PERMIT CUP20-05 AND COASTAL DEVELOPMENT PERMIT CDP20-012 FOR THE PROPOSED NEW RESIDENTIAL CONSTRUCTION PROJECT AT 1148 MARKET AVE

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing via video conference on October 20, 2020 for the purpose of considering approval of a Coastal Development Permit CDP20-012 and Conditional Use Permit CUP20-05 for new construction of a 2-story 1635-sf home with a 463-sf attached (“Project”); and

WHEREAS, pursuant to the Governor's Executive Order N-29-20 issued on March 17, 2020 in response to the present State of Emergency in existence due to the threat of COVID-19, the City of Morro Bay Planning Commission is authorized to hold public meetings via teleconferencing and all requirements in the Brown Act expressly or impliedly requiring the physical presence of members, the clerk or other personnel of the body, or of the public as a condition of participation in or quorum for a public meeting are hereby waived; 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 3a (new residential in a residential zone). 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 for moderate density residential.
2. The project is in compliance with the zoning code and related overlay areas, which allows moderate density residential projects. This proposed project

EXHIBIT A

- utilizes the existing home as an ADU and adds a primary residence and a JADU. The ADU and JADU approval is ministerial in accordance with Gov Code 65852.2 and is not a part of this permit approval.
3. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

Section 2: Action. The Planning Commission does hereby approve Conditional Use Permit (CUP20-05) and Coastal Development Permit (CDP20-012) with the following conditions of approval supported by the above findings.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated October 20, 2020, for the single family residence proposed for 1148 Market Ave depicted on plans dated July 27, 2020, as part of Conditional Use Permit (CUP20-05) and Coastal Development Permit (CDP20-012) 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. Note that the plans include a JADU and ADU that are not part of this permit approval and are to be approved ministerially following approval of this permit, under the requirements of Gov. Code 65852.2. The site is in an R-2/PD/SP zoning district and is not in the Coastal Appeals Jurisdiction.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the 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

EXHIBIT A

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

EXHIBIT A

- 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 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 Director. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.

BUILDING DIVISION CONDITIONS (RESIDENTIAL)

A. CONDITIONS PRIOR TO THE 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

EXHIBIT 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 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 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.) 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.
- 6.) Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
- 7.) **BUILDING PERMIT APPLICATION:** To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.
- 8.) The Title sheet of the plans shall include, but not limited to:
 - Street address, lot, block, track, and Assessor Parcel Number
 - Occupancy Classification(s)
 - Construction Type
 - Maximum height of the building allowed and proposed
 - Floor area of the building(s)
 - Fire sprinklers proposed or existing
 - Minimum building setback allowed and proposed

All construction will conform to the 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Fire Code (IFC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2019 California Energy Code, 2019 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

(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:

EXHIBIT A

Planning Commission Resolution 17-20
CUP20-05/CDP20-012, 1148 Market Ave

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- 1.) **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
- 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.) **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case by case basis for some lot types.
- 4.) **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case by case basis for some site-specific projects.
- 5.) **EXISTING BUILDINGS:** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2019 California Residential Code.

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

EXHIBIT A

- 1.) Prior to building division final approval and request for final inspection, all required inspections from the other various divisions and departments must be 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. This permit card shall then be turned into the building division for scheduling of the final building inspection.
- 2.) Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.
- 3.) If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.
- 4.) If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.
- 5.) Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
- 6.) Final T-24 energy reports (Certificates of Installation, CF2R forms).

PUBLIC WORKS DEPARTMENT CONDITIONS:

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. (See attached form). The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual
2. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6, sidewalk, curb, and street tree. An encroachment permit is required for any work within the Right of Way.
3. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral (including the connection to the mainline) and submit to Public Works via flash drive or DVD, prior to building permit plan approval. Lateral shall be upgraded, repaired, or replaced as determined to prohibit inflow/infiltration. All repairs or replacements shall be noted on approved set

EXHIBIT A

of plans.

4. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met.
5. 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.
6. Water Meter: Indicate and label new and/or existing water meter on plans and include size of meter(s). Separate water meters are required for structures with separate roofs.
7. 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.
8. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement. If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by an encroachment permit within the City right-of-way.

FIRE DEPARTMENT CONDITIONS

EXHIBIT A

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable Safety to life and property from fire during such operations.
2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code. Applicant shall submit 3 sets of sprinkler plans to Morro Bay Public Services for review.
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

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20th day of October 2020 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Gerald Luhr

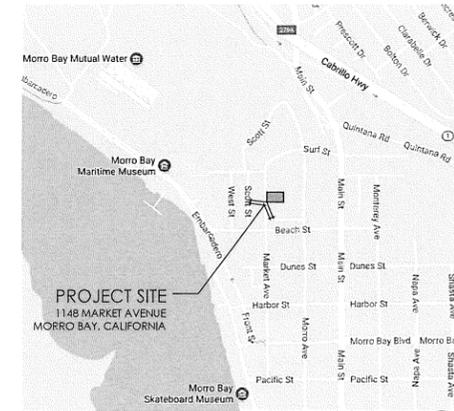
ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 20th day of October 2020.

1148 MARKET AVENUE RESIDENCE AND ACCESSORY DWELLING UNITS

1148 MARKET AVENUE
MORRO BAY, CALIFORNIA



VICINITY MAP



PROJECT:
**1148 MARKET AVE
RESIDENCE AND
ACCESSORY
DWELLING UNITS**
MORRO BAY
CALIFORNIA 93442

CLIENT:
KAREN BIAGGINI
PO BOX 161
CAYUCOS
CALIFORNIA 93430

A. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
B. THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED WITH IN THIS SET OF DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL NOTES

NOTE: RESIDENCE IS FULLY SPRINKLERED AS PER NFPA 13-D

NOTE: SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLERS

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODES AND ORDINANCES OF THE CITY OF MORRO BAY. CURRENT APPLICABLE CODES INCLUDE THE FOLLOWING:

- CITY OF MORRO BAY MUNICIPAL CODE, TITLE 17 - ZONING
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA BUILDING CODE, VOLS 1 & 2
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA REFERENCE STANDARDS CODE
- 2019 CALIFORNIA RESIDENTIAL CODE

APPLICABLE CODES

- DEMOLISH EXISTING 1,248 SQUARE FOOT GARAGE/SHOP.
- RELOCATE EXISTING 1,008 SQUARE FOOT RESIDENCE ON NEW FOUNDATION WITH NEW 66 SQUARE FOOT COVERED FRONT PORCH AND CONVERT TO AN ADU.
- CONSTRUCT A NEW 1,635 SQUARE FOOT (TWO-STORY) MAIN RESIDENCE WITH 438 SQUARE FOOT ATTACHED GARAGE.
- CONSTRUCT A NEW 500 SQUARE FOOT JUNIOR ACCESSORY DWELLING UNIT (ATTACHED TO MAIN RESIDENCE).

PROJECT DESCRIPTION

SCHEMATIC DESIGN

No.	Revision	Date	By



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PROJECT NUMBER: 1240-01

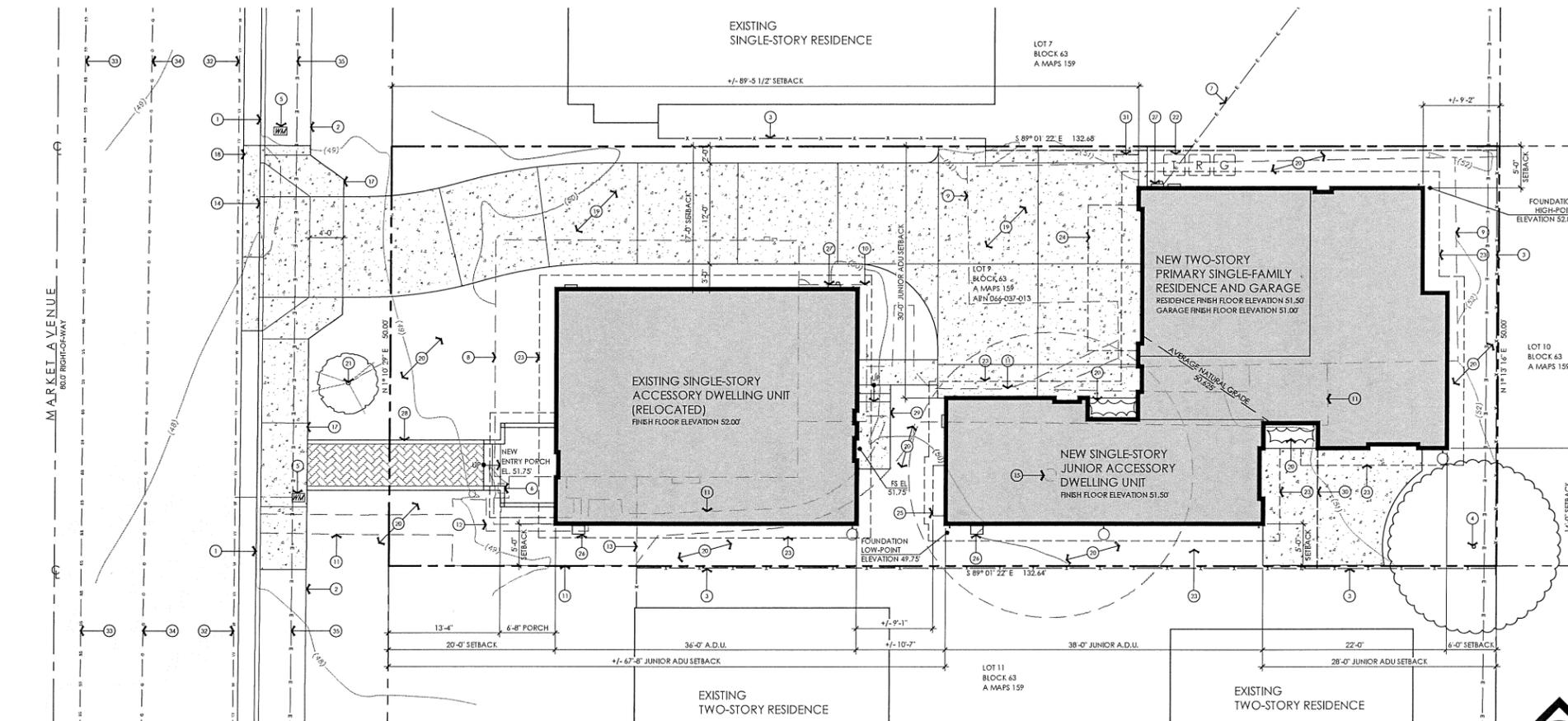
DATE: JULY 24, 2020

SHEET TITLE:

SITE PLAN AND PROJECT DATA

SHEET NUMBER:

T1.0



SITE PLAN

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 EXISTING CONCRETE CURB AND GUTTER 2 EXISTING SIDEWALK 3 EXISTING FENCE TO REMAIN 4 EXISTING TREE TO REMAIN 5 EXISTING WATER METER 6 EXISTING GAS METER TO BE RELOCATED 7 EXISTING OVERHEAD POWER LINE, RECONNECT AT NEW PANEL LOCATION 8 EXISTING RESIDENCE TO BE RELOCATED ON NEW FOUNDATION 9 DEMO EXISTING SHED 10 DEMO EXISTING LAUNDRY ROOM 11 DEMO EXISTING CONCRETE WALKWAY 12 DEMO EXISTING DECK 13 DEMO PORTION OF EXISTING FENCE 14 DEMO PORTION OF EXISTING CONCRETE CURB AND GUTTER 15 DEMO EXISTING TREE 16 PROPOSED DRIVEWAY ENTRANCE AS PER CITY OF MORRO BAY STANDARD DRAWING B-4 17 PROPOSED 6' WIDE SIDEWALK AS PER CITY OF MORRO BAY STANDARD DRAWING B-5 18 PROPOSED CONCRETE CURB AND GUTTER AS PER CITY OF MORRO BAY STANDARD DRAWING B-5 | <ul style="list-style-type: none"> 19 PROPOSED CONCRETE DRIVEWAY 20 PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLAN L1.0 21 PROPOSED STREET TREE. SEE LANDSCAPE PLAN L1.0 22 PROPOSED TRASH BIN LOCATION 23 PROPOSED ROOF OVERHANG ABOVE 24 PROPOSED BALCONY ABOVE 25 BAY WINDOW PROJECTION 26 NEW GAS METER LOCATION 27 ELECTRICAL PANEL AND METER 28 NEW PAVING WALKWAY / DRIVEWAY 29 NEW BACK PORCH AND STEPS 30 NEW 6'-0" HEIGHT FENCE 31 NEW GATE 32 EXISTING PUBLIC WATER MAIN, FIELD VERIFY SIZE 33 EXISTING PUBLIC SANITARY SEWER MAIN, FIELD VERIFY SIZE 34 EXISTING GAS MAIN, FIELD VERIFY SIZE 35 EXISTING TELEPHONE LINE ABOVE, FIELD VERIFY CABLE TELEVISION LINE ABOVE |
|--|---|

REFERENCE NOTES

1

LAND USE DATA

PLANNING AND BUILDING DEPARTMENT CITY OF MORRO BAY
 APN 066-037-013
 LEGAL DESCRIPTION LOT 9, BLOCK 63 A MAPS 159 CITY OF MORRO BAY
 ZONE R-2/PD/SP BEACH STREET AREA SPECIFIC PLAN

REQUIRED SETBACKS

	RESIDENCE	ADU	JUNIOR ADU
FRONT	20 FEET	20 FEET	20 FEET
SIDE	5 FEET	4 FEET	5 FEET
REAR	5 FEET	4 FEET	5 FEET

PROPOSED SETBACKS

	RESIDENCE	ADU	JUNIOR ADU
FRONT	89'-5 1/2"	20'-0"	67'-8"
RIGHT SIDE	14'-0"	5'-0"	5'-0"
LEFT SIDE	5'-0"	17'-0"	30'-0"
REAR	6'-0"	76'-8"	28'-0"

CONSTRUCTION TYPE V-B

OCCUPANCY GROUP R3, U

PROJECT DATA

25

FLOOR AREAS

MAIN RESIDENCE	AREA	VALUE
FIRST FLOOR AREA	624.50	SQUARE FEET
SECOND FLOOR AREA	1,010.50	SQUARE FEET
TOTAL FLOOR AREA	1,635.00	SQUARE FEET
BALCONY AREA	104	SQUARE FEET
GARAGE AREA	438	SQUARE FEET
JUNIOR ACCESSORY DWELLING UNIT	500	SQUARE FEET
ACCESSORY DWELLING UNIT COVERED PORCH AREA	1,008	SQUARE FEET
	66.6	SQUARE FEET

SITE DATA

TOTAL SITE AREA	6,633	SQUARE FEET
BUILDING FOOTPRINT (LOT COVERAGE)	2,629.4	SQUARE FEET (39.7%)
PAVING/HARDSCAPE	1,910.6	SQUARE FEET (28.8%)
LANDSCAPE AREA (PERMEABLE AREA)	2,093.0	SQUARE FEET (31.5%)
MAXIMUM ALLOWABLE BUILDING HEIGHT	25'-0"	ABOVE AVERAGE NATURAL GRADE
MAXIMUM PROPOSED BUILDING HEIGHT	24'-8"	ABOVE AVERAGE NATURAL GRADE
AVERAGE NATURAL GRADE	52.00'	FOUNDATION HIGH POINT
	+49.75'	FOUNDATION LOW POINT
	101.75' / 2 = 50.625'	

44

TOPOGRAPHIC SURVEY

1148 MARKET AVENUE
MORRO BAY, CA 93442



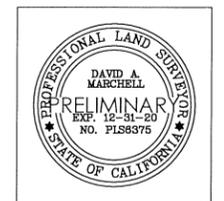
ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
711 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805) 464-9700
www.omnigroup.com

PROJECT:
1148 MARKET AVE
RESIDENCE AND
ACCESSORY
DWELLING UNITS
MORRO BAY
CALIFORNIA 93442

CLIENT:
KAREN BIAGGINI
PO BOX 161
CAYUCOS
CALIFORNIA 93430

SCHEMATIC DESIGN

No.	Revision	Date	By



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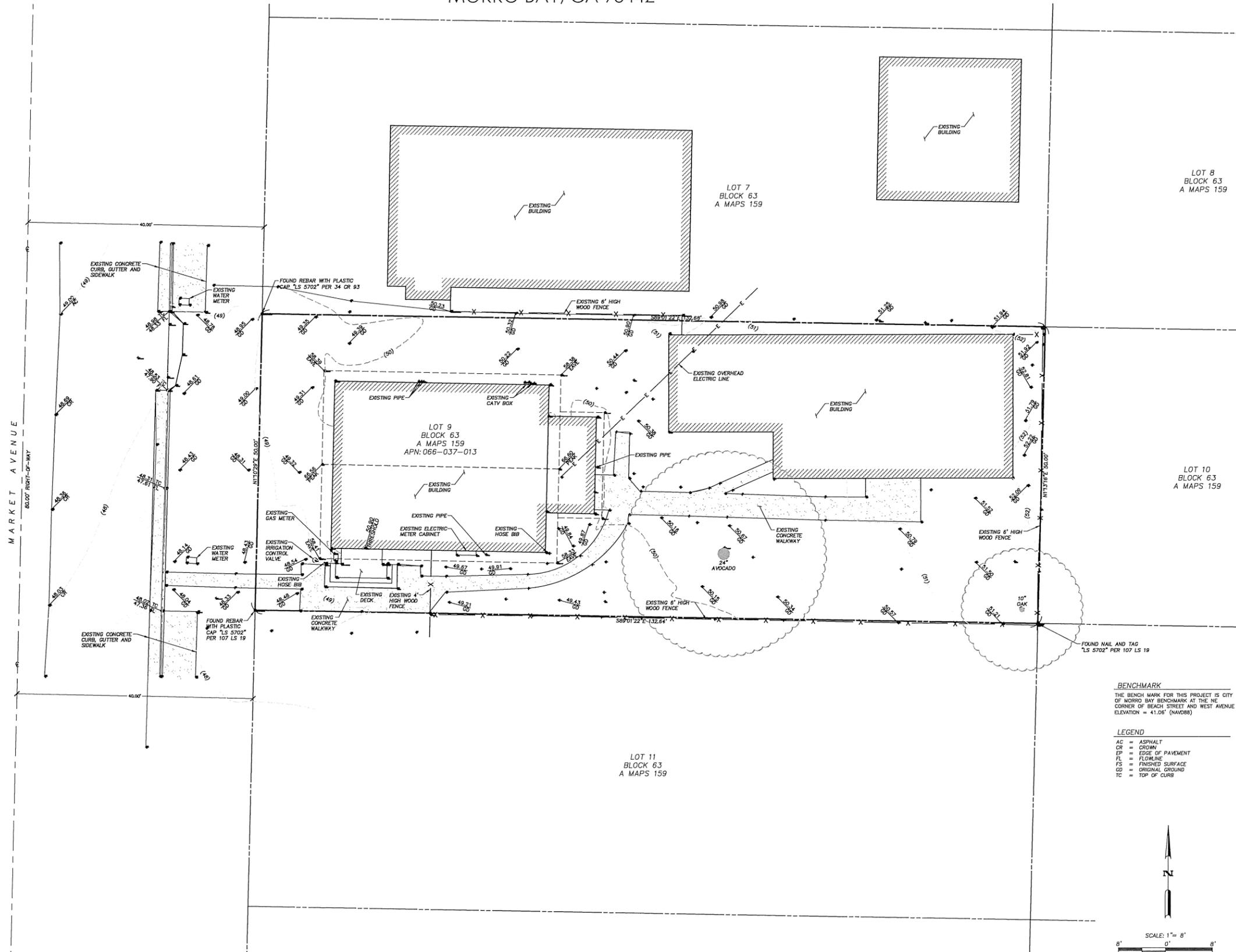
DATE: JULY 24, 2020

SHEET TITLE:

TOPOGRAPHIC SURVEY

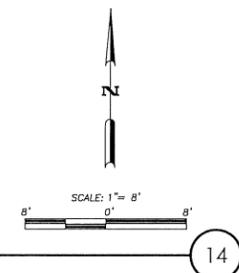
SHEET NUMBER:

C1.0



BENCHMARK
THE BENCHMARK FOR THIS PROJECT IS CITY OF MORRO BAY BENCHMARK AT THE NE CORNER OF BEACH STREET AND WEST AVENUE ELEVATION = 41.05' (NAVD83)

LEGEND
AC = ASPHALT
CR = CROWN
EP = EDGE OF PAVEMENT
FL = FLOWLINE
FS = FINISHED SURFACE
GD = ORIGINAL GROUND
TC = TOP OF CURB



14

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



PROJECT:
 1148 MARKET AVE
 RESIDENCE AND
 ACCESSORY
 DWELLING UNITS
 MORRO BAY
 CALIFORNIA 93442

CLIENT:
 KAREN BIAGGINI
 PO BOX 161
 CAYUCOS
 CALIFORNIA 93430

SCHEMATIC
 DESIGN

No.	Revision	Date	By



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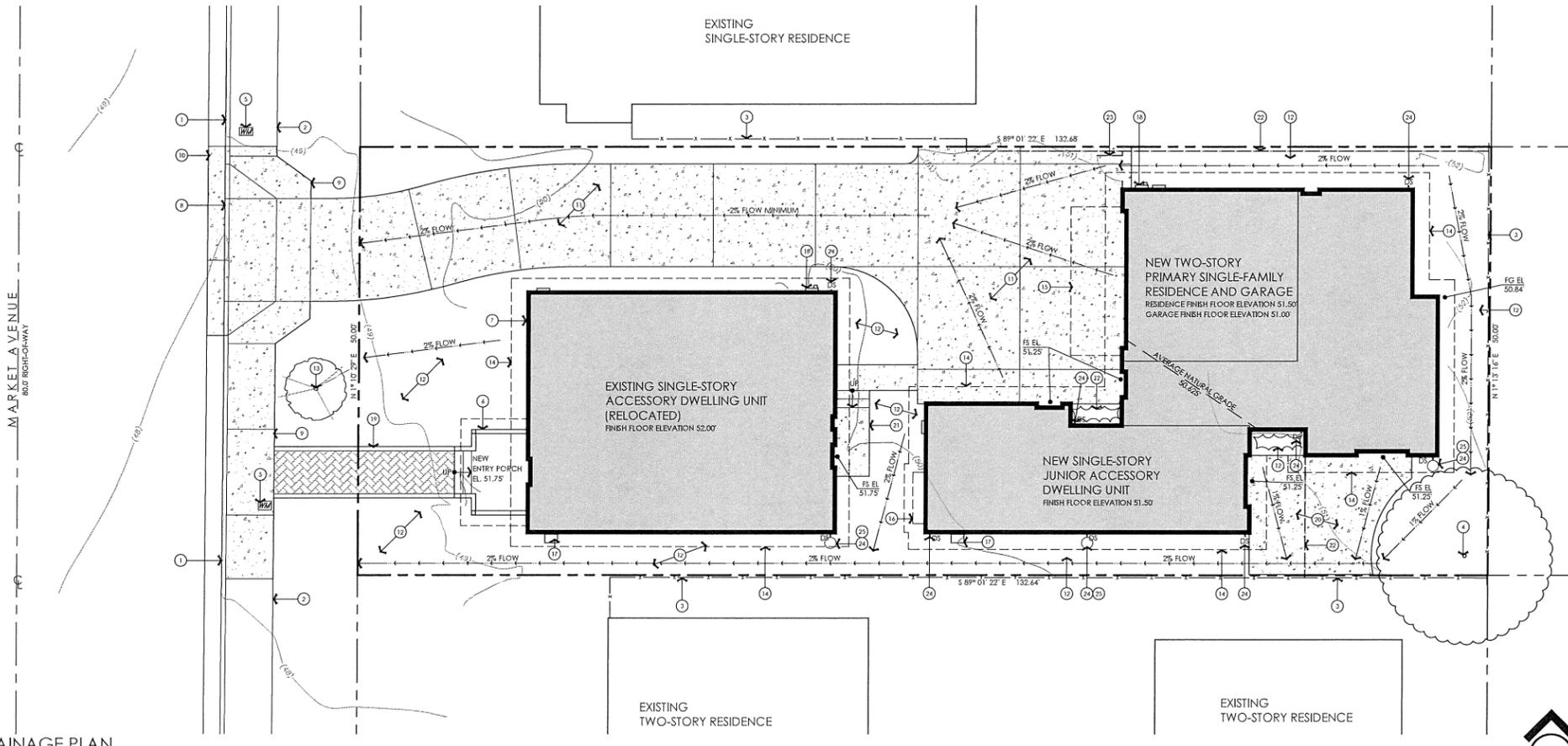
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PROJECT NUMBER: 1240-01
 DATE: JULY 24, 2020
 SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

C2.0



- 1 EXISTING CONCRETE CURB AND GUTTER
- 2 EXISTING SIDEWALK
- 3 EXISTING FENCE TO REMAIN
- 4 EXISTING TREE TO REMAIN
- 5 EXISTING WATER METER
- 6 NEW ENTRY PORCH
- 7 EXISTING RESIDENCE RELOCATED ON NEW FOUNDATION
- 8 PROPOSED DRIVEWAY ENTRANCE AS PER CITY OF MORRO BAY STANDARD DRAWING B-6
- 9 PROPOSED 6' WIDESIDEWALK AS PER CITY OF MORRO BAY STANDARD DRAWING B-5
- 10 PROPOSED CONCRETE CURB AND GUTTER AS PER CITY OF MORRO BAY STANDARD DRAWING B-5
- 11 PROPOSED CONCRETE DRIVEWAY
- 12 PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLAN L1.0
- 13 PROPOSED STREET TREE. SEE LANDSCAPE PLAN L1.0
- 14 PROPOSED ROOF OVERHANG ABOVE
- 15 PROPOSED BALCONY ABOVE
- 16 BAY WINDOW PROJECTION
- 17 NEW GAS METER LOCATION
- 18 ELECTRICAL PANEL AND METER
- 19 NEW CONCRETE PAVING WALKWAY
- 20 NEW CONCRETE PAVING PATIO
- 21 NEW BACK PORCH AND STEPS
- 22 NEW 6'-0" HEIGHT FENCE
- 23 NEW GATE
- 24 DOWNSPOUT LOCATION, TYPICAL
- 25 RAIN-WATER BARREL

REFERENCE NOTES

1

25

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS SHOWN ON ALL SHEETS OF THE PLANS.
2. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE COUNTY OF SAN LUIS OBISPO AND ITS OFFICIALS, THE ENGINEER, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RE-SETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYOR'S ACT AT THE CONTRACTOR'S OWN EXPENSE.
4. ALL UTILITIES SHOWN ARE ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. THE CONTRACTOR HAS THE TOTAL RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND TO NOTIFY UTILITY COMPANIES WHEN WORKING IN THEIR PROXIMITY.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT AT 1-800-227-2800 FOR LOCATION OF POWER, GAS, OIL, TELEPHONE AND OTHER UNDERGROUND FACILITIES. CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCY FOR THE LOCATION OF ALL UNDERGROUND FACILITIES.
6. THE CONTRACTOR SHALL FOTHOLE AND VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK IN THAT AREA. NOTIFY ENGINEERING OF ANY DISCREPANCIES PRIOR TO WORK.
7. THESE PLANS DO NOT AUTHORIZE SITE DISTURBANCE BEYOND THE LIMITS OF GRADING SHOWN. OBTAIN NECESSARY PERMITS TO GRADE ELSEWHERE.
8. OBTAIN WRITTEN PERMISSION TO ENTER UPON ADJOINING PROPERTY TO CONSTRUCT IMPROVEMENTS OR TO GRADE PRIOR TO CONSTRUCTION. THE ENGINEERING DEPARTMENT DOES NOT AUTHORIZE ENTRY PER THESE APPROVED PLANS.
9. ANY DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER SHALL BE AT THE CONTRACTOR'S OWN RISK AND EXPENSE.
10. AGGREGATE BASE MATERIAL SHALL CONFORM TO THE REQUIREMENTS FOR AGGREGATE BASE AS SPECIFIED IN SECTION 26 OF THE STATE STANDARD SPECIFICATIONS. ANY WORK DONE THAT DOES NOT MEET OR EXCEED THE MINIMUM SPECIFICATION WILL BE REJECTED.
11. ASPHALT CONCRETE PAVING SHALL CONFORM TO THE REQUIREMENTS FOR ASPHALT CONCRETE AS SPECIFIED IN SECTION 39 OF THE STATE STANDARD SPECIFICATIONS. ANY WORK DONE THAT DOES NOT MEET OR EXCEED THE MINIMUM SPECIFICATIONS WILL BE REJECTED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY OWN DESIGN GROUP IMMEDIATELY, AND IN WRITING, OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN, WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
13. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNMENT ORDINANCES AND REGULATIONS RELATING TO THE WORK SHOWN ON THIS PLAN.
14. CLEARING AND GRUBBING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF CALTRANS STANDARD SPECIFICATIONS, JULY 1999, SECTIONS 16-1.01 - 16-1.04, EXCEPT WHERE INDICATED OTHERWISE ON THE PLANS.
15. ALL GRADING SHALL MEET THE CONDITIONS OF THE CITY OF MORRO BAY ADOPTED ORDINANCES AND 2019 CALIFORNIA BUILDING CODE, CHAPTER 33.
16. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
17. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING OPERATION.

GENERAL NOTES

24

DRAINAGE NOTES

1. ROOF DOWNSPOUTS SHALL TERMINATE AT FLASHBLOCKS OR PAVED SURFACE, AND SHALL BE DISCHARGED IN A NON-EROSIVE MANNER.
2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PHASE I AND J OR PHASE II STORM WATER PROGRAM AND THE COUNTY'S STORM WATER POLLUTION CONTROL AND DISCHARGE ORDINANCE.

14

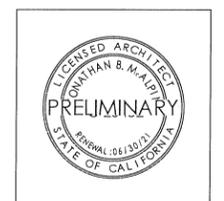


PROJECT:
1148 MARKET AVE
RESIDENCE AND
ACCESSORY
DWELLING UNITS
MORRO BAY
CALIFORNIA 93442

CLIENT:
KAREN BIAGGINI
PO BOX 161
CAYUCOS
CALIFORNIA 93430

SCHEMATIC
DESIGN

No.	Revision	Date	By



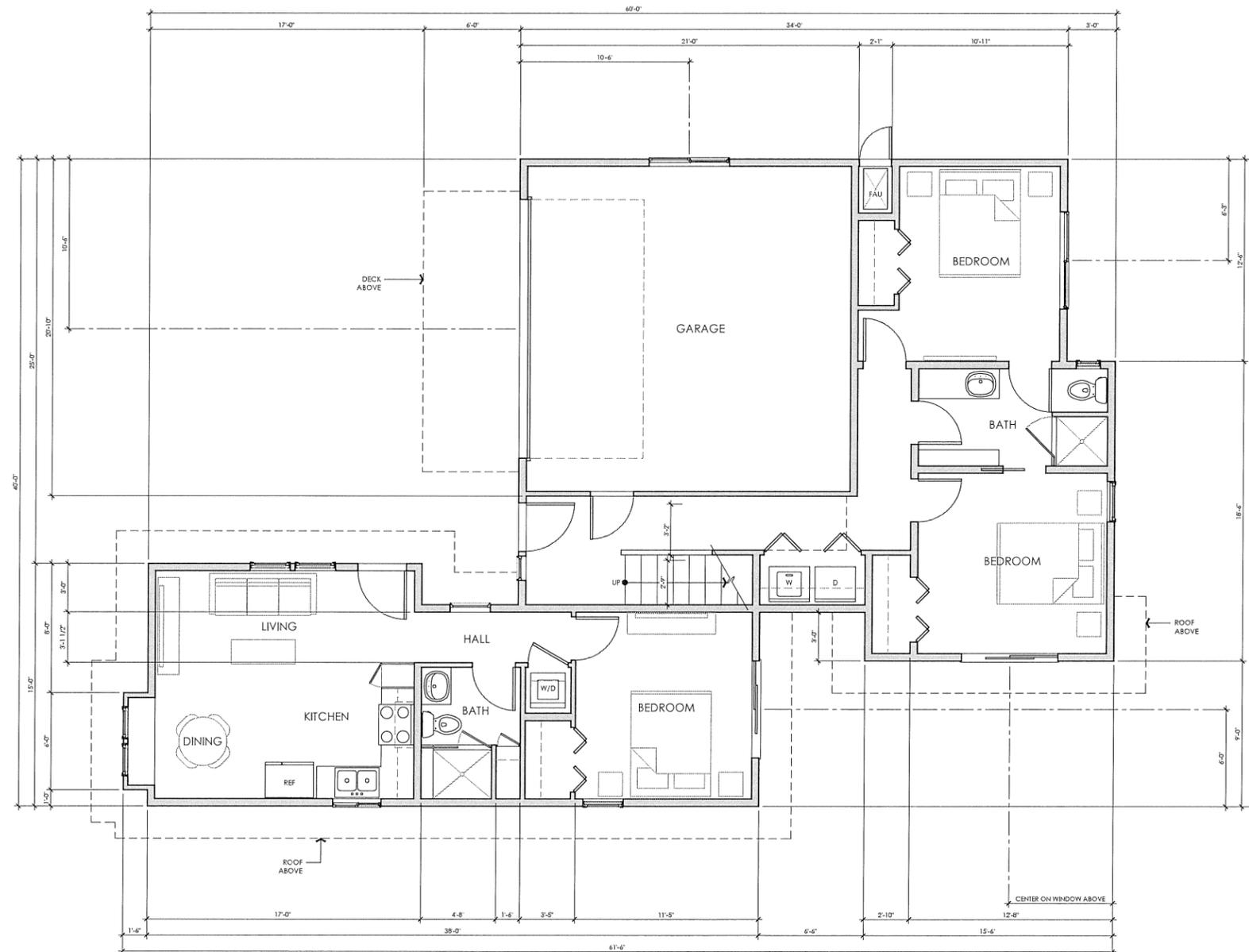
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PROJECT NUMBER: 1240-01
DATE: JULY 24, 2020

SHEET TITLE:
PRIMARY RESIDENCE AND JUNIOR ADU
LOWER FLOOR PLAN

SHEET NUMBER:



PRIMARY RESIDENCE AND JUNIOR ADU LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



A1.0

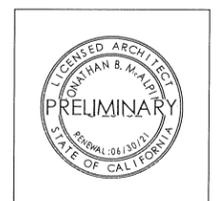


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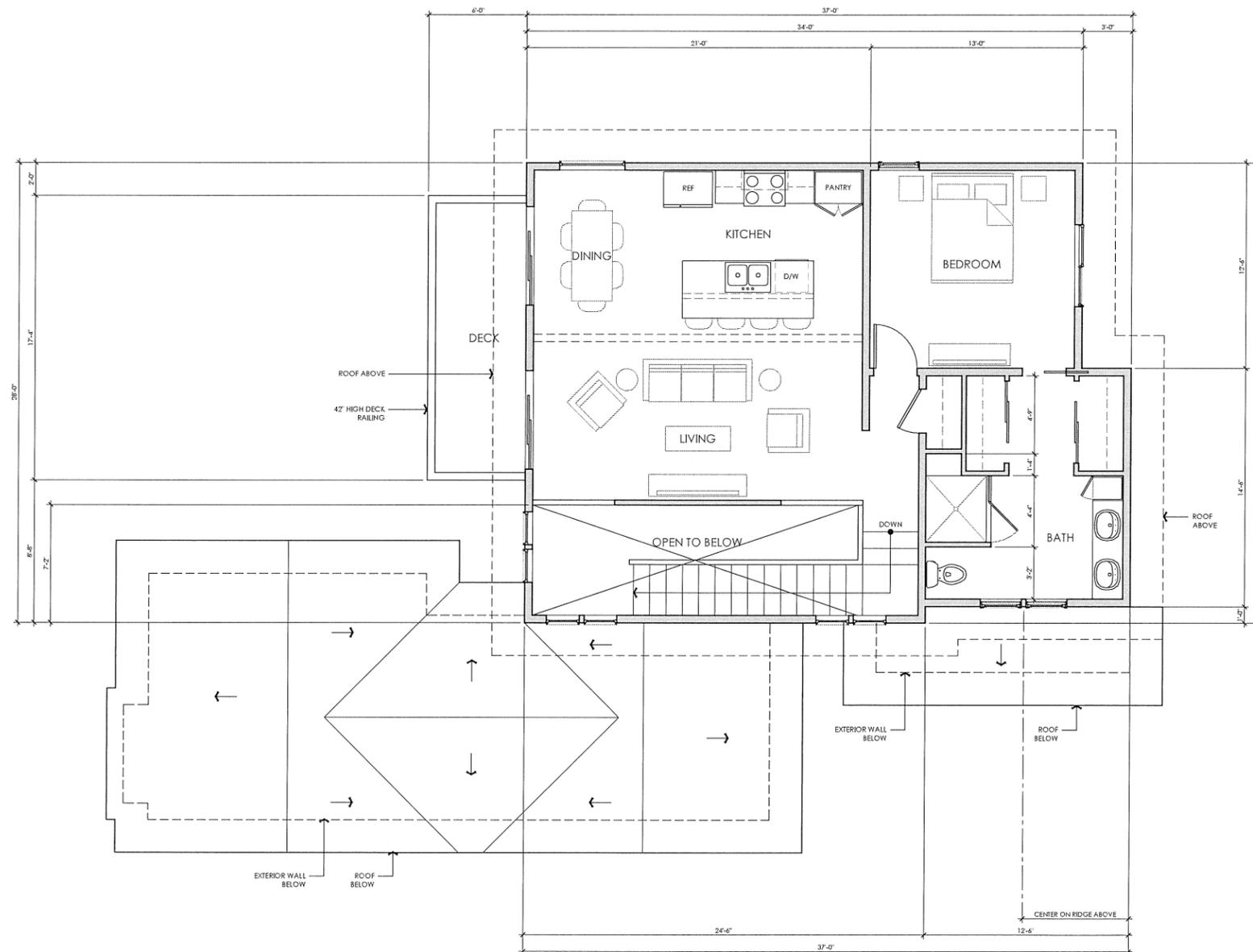
SHEET TITLE:

PRIMARY
RESIDENCE UPPER
FLOOR PLAN

SHEET NUMBER:



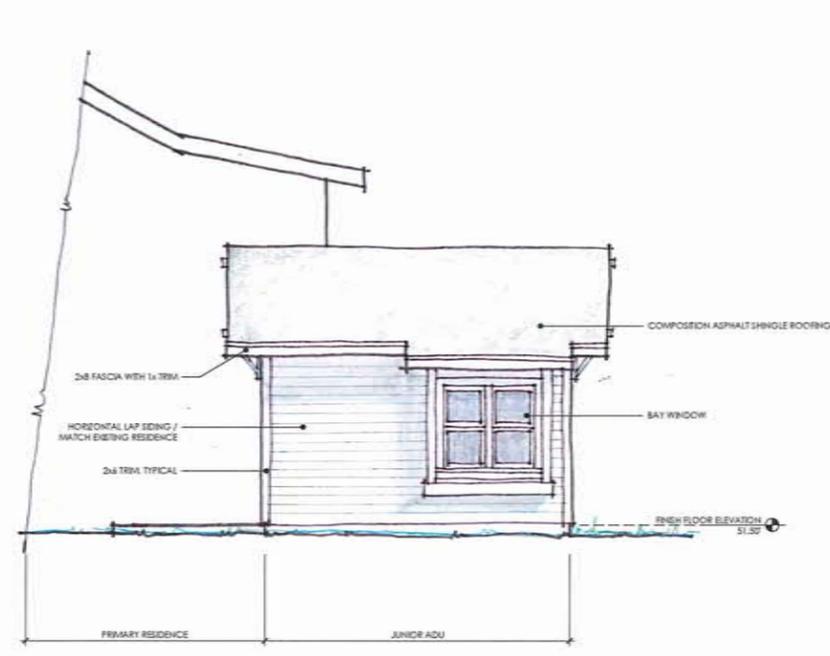
A1.1



PRIMARY RESIDENCE UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
**1148 MARKET AVE
RESIDENCE AND
ACCESSORY
DWELLING UNITS**
MORRO BAY
CALIFORNIA 93442

CLIENT:
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PO BOX 161
CAYUCOS
CALIFORNIA 93430



WEST ELEVATION (JUNIOR ADU)
SCALE: 1/4" = 1'-0"



WEST ELEVATION (MARKET AVENUE)
SCALE: 1/4" = 1'-0"

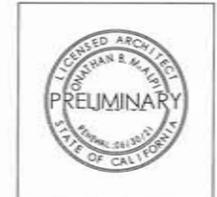


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SCHEMATIC
DESIGN

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DATE: JULY 24, 2020
SHEET TITLE:

MAIN RESIDENCE
AND JUNIOR ADU
ELEVATIONS

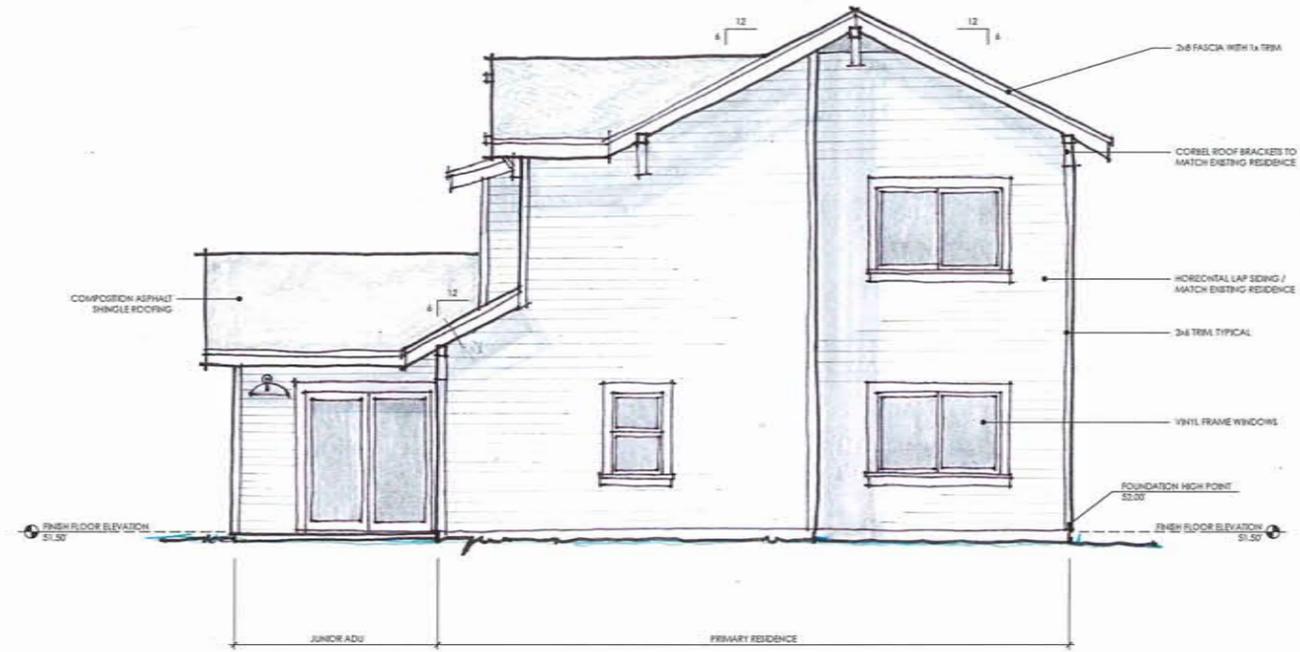
SHEET NUMBER:

A2.0



PROJECT:
1148 MARKET AVE
RESIDENCE AND
ACCESSORY
DWELLING UNITS
MORRO BAY
CALIFORNIA 93442

CLIENT:
KAREN BIAGGINI
PO BOX 161
CAYUCOS
CALIFORNIA 93430



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

E



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

N

SCHEMATIC
DESIGN

No.	Revision	Date	Rv



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DATE: JULY 24, 2020

SHEET TITLE:
MAIN RESIDENCE
AND JUNIOR ADU
ELEVATIONS

SHEET NUMBER:

A2.1



PROJECT:
1148 MARKET AVE
RESIDENCE AND
ACCESSORY
DWELLING UNITS
MORRO BAY
CALIFORNIA 93442

CLIENT:
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PO BOX 161
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SCHEMATIC
DESIGN

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PRELIMINARY

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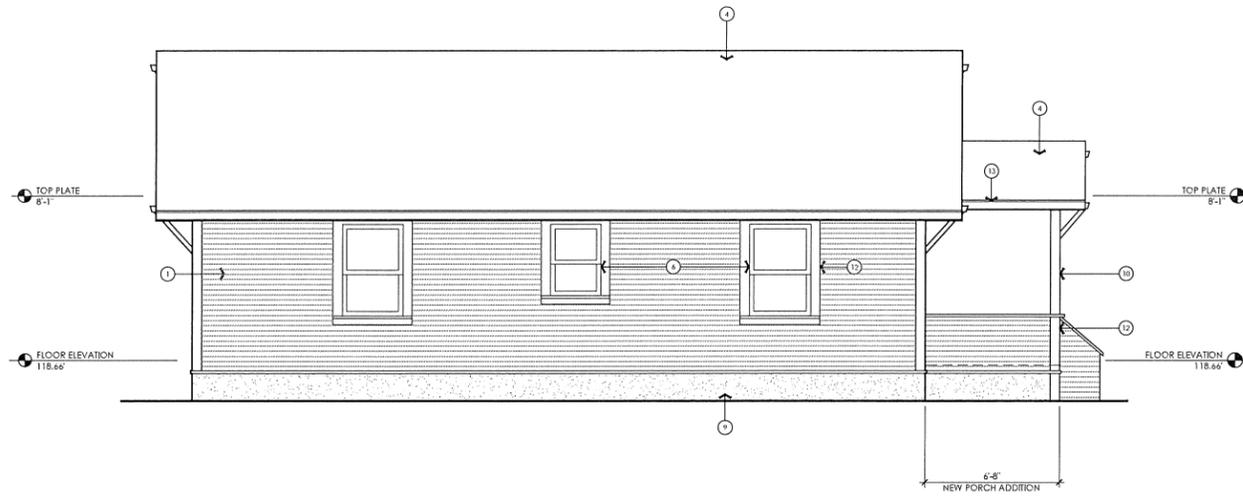
DATE: JULY 24, 2020

SHEET TITLE:

PROPOSED ADU
EXTERIOR
ELEVATIONS

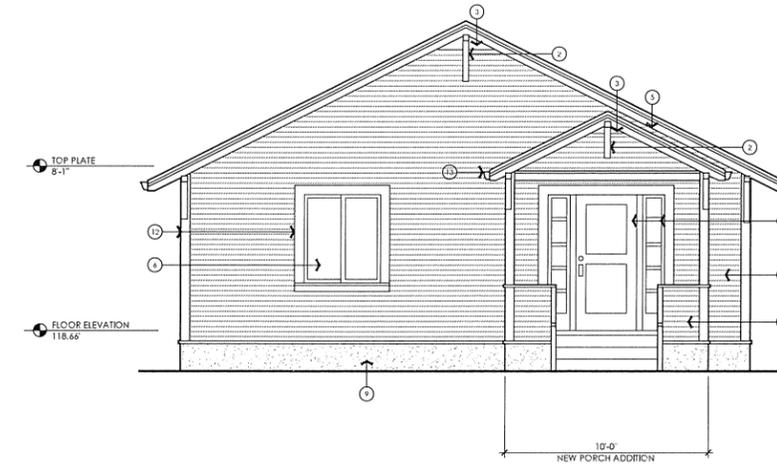
SHEET NUMBER:

A2.2



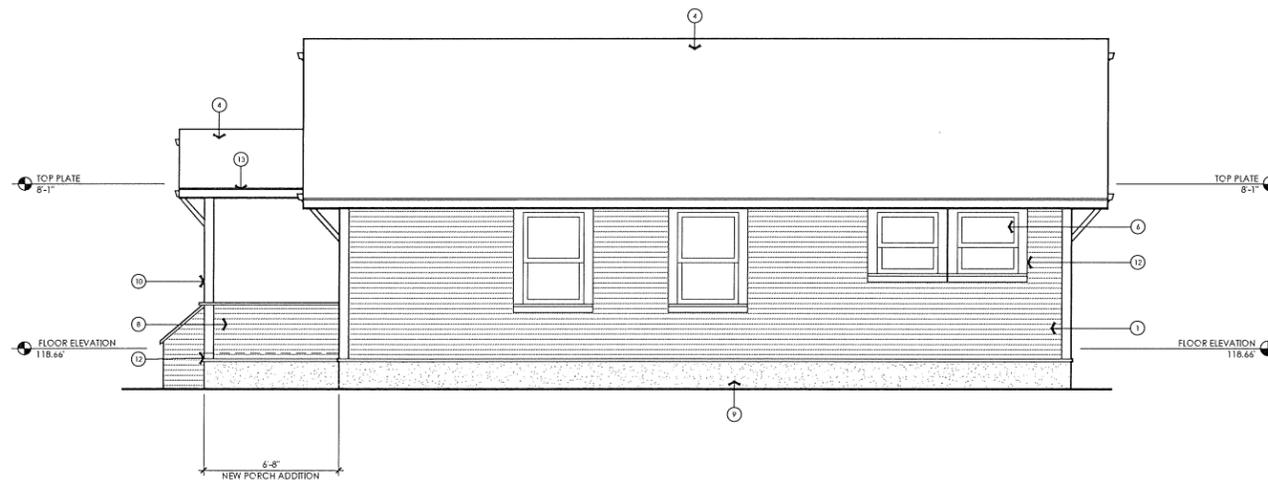
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

N



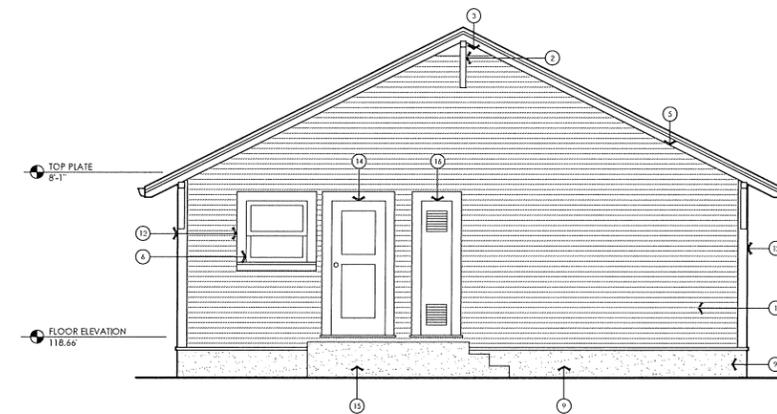
WEST ELEVATION (MARKET AVENUE)
SCALE: 1/4" = 1'-0"

W



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

S



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

E

- ① EXISTING REDWOOD HORIZONTAL LAP SIDING
- ② EXISTING CORBEL ROOF BRACKETS
- ③ ATTIC VENT
- ④ COMPOSITION ASPHALT SHINGLE ROOFING
- ⑤ 2x8 FASCIA WITH DRIP FLASHING
- ⑥ NEW VINYL FRAME WINDOWS AT EXISTING WINDOWS
- ⑦ NEW ENTRY DOOR AND SIDE LITES
- ⑧ MATCH EXISTING SIDING
- ⑨ NEW RAISED FOUNDATION
- ⑩ 6x6 POST
- ⑪ MATCH EXISTING CORBEL ROOF BRACKETS
- ⑫ 2x6 TRIM TYPICAL
- ⑬ OGEE - STYLE RAINGUTTERS, TO MATCH EXISTING
- ⑭ NEW EXTERIOR DOOR
- ⑮ NEW CONCRETE PORCH AND STEPS
- ⑯ WATER HEATER ACCESS DOOR

REFERENCE NOTES

14

HORIZONTAL LAP SIDING
 COLOR: BEHR 'MISSION CONTROL GREY' (N530-5)

WOOD DECK AND RAILING
 COLOR: BEHR 'ZERO GRAVITY' (N450-2)

EXTERIOR DOORS
 COLOR: BEHR 'BROOKVIEW' (M400-4)

COMPOSITION ASPHALT SHINGLE ROOFING
 COLOR: GAF 'PEWTER GRAY'

FASCIA AND TRIM
 COLOR: BEHR 'ZERO GRAVITY' (N450-2)

MILGARD VINYL WINDOWS
 COLOR: MILGARD 'WHITE'

EXISTING REDWOOD HORIZONTAL LAP SIDING
 COLOR: BEHR 'MISSION CONTROL GREY' (N530-5)



MARKET AVENUE ELEVATION

EXISTING REDWOOD HORIZONTAL LAP SIDING
 COLOR: BEHR 'MISSION CONTROL GREY' (N530-5)

COMPOSITION ASPHALT SHINGLE ROOFING
 COLOR: GAF 'PEWTER GRAY'

HORIZONTAL LAP SIDING
 COLOR: BEHR 'MISSION CONTROL GREY' (N530-5)

MILGARD VINYL WINDOWS
 COLOR: MILGARD 'WHITE'



SOUTH ELEVATION

Omni Design Group

EXHIBIT C

HISTORIC RESOURCE EVALUATION



*1148 Market Avenue
Morro Bay, CA
APN 066.037.013*

**Prepared for: Karen Biaggini
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March 2020

EXHIBIT C

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ABSTRACT

A request was made by the owner, Karen Biaggini, for an historic significance evaluation of a property located at 1148 Market Avenue in Morro Bay, California. The owner is proposing to relocate on the same parcel a residence that was constructed over fifty years ago. This study finds that the property does not meet the criteria for significance as defined by the California Environmental Quality Act (CEQA). No further study of the potential significance of the built environment is necessary for the proposed project to proceed.

INTRODUCTION

The work carried out as a part of this study was conducted by Betsy Bertrando, of Bertrando & Bertrando Research Consultants (BBRC), who was assisted in the field by Luther Bertrando. Betsy Bertrando has over twenty-five years experience researching the cultural resources of the central coast. The project property (APN 066.037.013) is depicted on the Morro Bay South 7.5 quadrangle topographic map as existing in Morro Bay at 1148 Market Avenue (Appendix A) and on the assessors parcel map (Appendix B).

PROJECT DESCRIPTION

The owner of the property is proposing to relocate the current cottage to the rear of the lot and build new housing in the front (Appendix C). The cottage will be turned so that the entrance will no longer be on the south side but facing west. The house is over fifty years old and has triggered an historical evaluation prior to the proposed relocation.

METHODS

Archival Research

Background for the property was gathered by a search of the historic literature, maps, directories, newspapers, documents, the internet, census and Great Register records. Additional information was graciously provided by the current owner, Karen Biaggini and Jim Pierce, a family member of the previous owners.

Field Investigation

The field investigation took place on February 25, 2020. The purpose of the investigation was to record and photograph the setting and exterior of the residence. Survey assistance was

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provided by Luther Bertrando. Notes were written focusing on the original features of the house and property. Important information collected included:

- Architectural features within the context of the “Historical Period of Significance”
- Type of construction and materials used
- Modifications through time
- Grounds, setting and landscaping

HISTORICAL CONTEXT

Morro Bay Prior to 1847

A scattering of native villages clustered around the fresh water sources from the creeks that entered Morro Bay. The estuary, marine terraces and bay provided an abundance of food for the native population. The first European explorer to see Morro Rock was Juan Cabrillo as he sailed past in 1542. Cabrillo named the edifice *El Moro*, but it wasn't until 1769, that the first land expedition led by Gaspar de Portolà passed by heading north to find Monterey Bay. After leaving camp by the estuary in Los Osos, one of the diarist for the group, Juan Crespi, noted that Morro Rock was separated from the land during high tide. The field draft, written September 9, 1769, by Crespi is the first description of Morro Bay.

“The small valley of the village of San Adriano, Saint Adrian, belonging to La Navidad de María Santisima. This spot lies very close to the shore, the harbor that I spoke of being in sight from here, with the harbor mouth in front of this place; but we have been able to see clearly that there is no passage into it, for it is breakers everywhere. In front of us we have a quite high, round island rock; and a very high mountain range is in view a long way off, now that the weather has cleared a little this afternoon. Impossible to make an observation, as nearly the whole day it was very overcast.” (Brown 2001:491).

Three years later, Mission San Luis Obispo de Tolosa was established in 1772. The back valleys surrounding Morro Bay were used as grazing land by the mission. After Mexico won its independence from Spain, the lands formerly under the control of the mission were granted to citizens of Mexico. Three large tracts of land were granted that surrounded Morro Bay from the north to south; the Ranchos Moro y Cayucos, San Bernardo and Canada de Los Osos.

The American Period

In 1847, the Treaty of Hidalgo ceded California to the United States. The ranchos began to change ownership and settlers began to trickle into the county. Franklin Riley and his wife Hannah filed for 160 acres of bay front property in 1861 (Homestead Declaration Book A:24). Morro Township was established and Riley built the Embarcadero and the first house in 1870.

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Starting a small nursery, it was Riley who introduced the eucalyptus and cedar into the area to help control damage from the blowing sands (Hammond 2010). In 1872, Carolan Mathers surveyed and filed the first map of the township. Lots were still available over ten years later (The Library Associates 1993). Population estimates ranged between 100 to an optimistic 250 during the 1870s. Becoming a hub for the growing dairy industry, the area also engaged in the cultivation of flax, potatoes and hay. Another early settler was Ezra Stocking who kept a store and ran the first post office.

A partnership between Captain Williams and Franklin Riley in the early 1870s was formed to construct a new wharf and warehouse to provide regular service for transporting goods and merchandise between San Francisco and Morro Bay. A small shipping business was established, but the harbor was never really successful until 1878. At that time lumber dealers Jones and Shepard, acting as agents for a Santa Cruz lumber company, began shipping lumber down from the mills in Santa Cruz unloading at the two wharves in Morro Bay. The Morro Lumber Company supplied redwood and pine to the local community (Angel 1883). The same year crops were successful and the outlook brightened for the harbor.

After 1900, the population grew as land speculators began to carve up the large tracts into small lots. E. G. Lewis developed the Atascadero Beach, constructing an hotel, beach cottages and a golf course on his 3,000 acres that were subdivided to enhance his Atascadero Colony (Lewis 1974). The Los Angeles firm of Miller and Murphy developed three large parcels totaling 1600 acres called Morro Bay Vista that included the Cabrillo Country Club. The promotional efforts focused on appealing to people living in the interior valleys as a way of escaping the hot summers. Camping, clamming, boating, duck hunting and fishing were features that brought visitors to Morro Bay.

Things soon changed as the great Depression effectively brought an end to the real estate transactions. Developers went broke. Harbor work was being done by the Works Progress Administration (WPA) during the 1930s and early 1940s. They filled in the north entrance channel and built the north breakwater resulting in the causeway that tied Morro Rock to the land in 1936. WPA was also responsible for the revisions to the golf course and adjacent Morro Bay State Park and Campground. Quarrying Morro Rock, that began during the 1890s, continued until 1963. Morro Rock became State Historical Landmark #821 in 1968. That effectively ended the quarrying activities.

World War II brought other changes to Morro Bay. Starting in 1940 with 100 acres of waterfront land that grew to 250 acres, an amphibious training base was established by the navy coast-patrol (Castle and Ream 2006). The facility included two "T" piers, rows of Quonset huts and large administrative buildings. Much of the navy base was in and around the land that was later taken over by P G & E for its power plant (now decommissioned).

The fishing industry that began shipping to the San Francisco Market in the 1890s continues to catch fish today, albeit in a smaller scope. In 1953 there were 75 fishing boats using

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Morro Harbor (Gates and Bailey 1982). A strong abalone industry formed and peaked between 1930 and 1960. It resulted in piles of abalone shells near the processing plants (Castle and Ream 2006).

After many attempts during the 1950s, finally in 1964 Morro Bay was incorporated. The process started by the Chamber of Commerce President Vernon D. Crass was not an easy one (Gates and Bailey 1982). The growth that began in the early 1900s slowly began again. Vacation cottages and small retirement homes became the face of Morro Bay.

SIGNIFICANCE CRITERIA

Effective in February 1999, changes made to the California Environmental Quality Act of 1970 (CEQA) removed thresholds of significance from the main document and relied upon criteria set forth in Public Resources Code, Section 5024.1 Title 14 CCR Section 4852. These revisions to qualifying criteria for determining the significance of a resource include the following;

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic value.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Cultural resources displaying one or more of these criteria, may be considered significant and thereby subject to special measures of avoidance or evaluation prior to any potential impacts. If impacts cannot be avoided then a mitigation plan is normally developed. CEQA directives regarding mitigation of cultural resources are also addressed in the Public Resources Code.

These criteria will be applied in this report.

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RESULTS

In 1888, a *Map Showing the Lands of March and McAlister in the Town of Morro*, was surveyed by H. C. Ward and filed at the beginning of 1889 with the County Recorder. (Figure 1)



Figure 1: 1888 Map of the Lands of March and McAlister

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The Development - Lands of March & McAlister

Soon after the Town of Morro was surveyed, blasting began at Morro Rock to furnish rock to built the breakwater at Port Harford. Often the newspaper of the day referred to the development as Rockville while the blasting continued through the early 1890s.

Morro

Ed. Tribune: At last Morro has got something to disturb her Rip Van Winkle slumbers. The new town of Rockville, situated on the east side of Morro rock, is building up rapidly. Granite is used for foundations and floors; already they have a Grand Hotel, blacksmith shop, a few dwellings and quite a number of inhabitants. Judging from the racket, they must have a battery of at least four guns which they fire at intervals both day and night.

We are informed that they intend drilling a hole in the solid granite 49 feet deep, to be used as a big gun. The boss says it will require about two tons of powder for a charge, and several tons of rock as "grape and canister." When this gun goes off we look to see the old town move back toward the foothills.

T. C. H. Whitelow, understand, has the contract of freighting the rock and getting away with a big share of the profits.

F. S. March left for Santa Cruz Thursday morning. He goes overland with his horses and buggy. (*Morning Tribune June 6, 1891*)

However, improvements made were quickly taken away when the following was reported in the newspaper less than a year later.

Morro

The most terrific storm known for years visited this place Tuesday evening. The gale reached its height about midnight, but before morning had passed, leaving unmistakable evidence of its violence. Fences that once stood, now lay. At the Santa Cruz Lumber Companies wharf at least \$300 damage has been done, the warehouse on the wharf is a total wreck, the chute is also carried away, and the lumber is scattered in all directions

At Rockville, we are told that the Blacksmith shop is wrecked and the cookhouse lost its roof. (*Morning Tribune January 2, 1892*)

The wharf had finally been completed just the year before.

William F. March and Sons

William F. March was a lumber merchant in Santa Cruz originally from Maine. William was living in Santa Cruz in 1870 with his wife Jane and three sons, Frank, George and Edward, until he moved his business interests as a lumber dealer south to Morro Bay. By 1880 two more sons had joined the family

While William took over the lumber business in Morro Bay, he also served as Secretary for the Farmer's Alliance in Morro. The sons added to the entertainment opportunities in Morro when they opened the March Brothers Dance Hall in the old grain warehouse. By 1897, it became known as the "Pavilion" dance hall and skating rink (Gates and Bailey 1982).

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By 1890 son, Frank Sewell March, was a lumber dealer in Morro Bay. He later headed north and in 1900 was living in San Simeon with his wife Luella and three small children. Frank had erected a new sawmill at the site of the old Enterprise Mill in Cambria to grow the family business.

In 1903, the old Leffingwell's Landing wharf in Cambria was in disuse. Frank March had purchased it with hopes of rebuilding the old wharf. He joined in partnership with Tognazzini, and an effort was made to expand by constructing a new wharf at the Cambria landing. Phoebe Hearst bought all surrounding land that would deny access to the wharf in effort to protect Hearst interests in their wharf at San Simeon. All of Cambria was up in arms in protest to the Hearst efforts to stop the new wharf.

The March family legacy on the central coast remained with William and Frank. Some of the sons ran the lumber mill in Santa Cruz and others went into the printing business.

Archibald McAlister

Born in Ireland in 1852, Archibald McAlister immigrated in 1869 settling in San Luis Obispo. In 1884, "Archie" married Maggie Phelan who was from a pioneer Cambria family. Archie had various enterprises and was generous in his involvements with the community. He served on juries; worked on the arrival of the Southern Pacific railroad to San Luis Obispo; on the committee to secure a Polytechnic School in San Luis Obispo; and was a leader in the Mission San Luis Obispo activities. Archie was also a stock raiser with a ranch near Simmler. In 1891, he was promoting a road through Calf Canyon to have access to his ranch and was responsible for the canyon's name. The family lived in the McAlister Building on Higuera Street opposite Garden Street above their general merchandise establishment. The McAlister Building was replaced before the Mission Mall was built. They had one daughter Marguerite, who married Ernest Vollmer. Both Vollmer's father and McAlister dealt in real estate and insurance while living in the city. Archie died in 1920 and is buried in the old Santa Rosa Church Cemetery where his wife later joined him.

OWNERSHIP HISTORY - 1148 MARKET AVENUE

Since the March and McAlister property was subdivided in 1888, the area developed slowly. The 1937 Sanborn Map, depicts six small houses on the same side of the street of the 1100 block of Market Avenue. (Figure 2) One of which is the Kline house, the subject of this research.

Ralph Layman Kline

The property at 1148 Market Avenue was sold by Lincoln Bearce to Ralph L. Kline in 1925 (#1925003462). The house on the property had already been built in 1923 by Ralph Kline for his family. Ralph was born in 1883 in Kansas. He lived in the house with his wife Lucy until

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he died in 1962. They raised three children, Ruby, Katherine and William while Ralph worked as a carpenter. The long building in the back served as his carpentry shop until he retired, and it became his retreat. They also owned the lots on either side of the cottage (#9 and #13). The parcel to the south was used as their vegetable garden where corn, squash and tomatoes were grown. After Lucy in died in 1979, the house went to their daughter, Katherine Kline Pierce (Doc #1979052566).



Figure 2: 1937 Sanborn Map of Morro Bay - Arrow points to 1148 Market Avenue

The Pierce Family

Katherine Kline married Tom Pierce with whom she had a daughter, Barbara. Tom's parents were Walter William Pierce (1872-1953) and Annie Kester Pierce (1884-1968). Walter was from Santa Cruz and Annie was from Cayucos. Tragically, a hard hat diving accident in Monterey took the life of Tom Pierce in 1939 (Jim Pierce pers. comm.). In 1943, Katherine married Tom's younger brother William B. Pierce and they had two sons, Jim and Lloyd. William "Bill" Pierce was born in 1922, one of eight children. The family lived on land by the Cerro Alto Campground and later in Morro Bay. Mining and fishing occupied the large extended Pierce family.

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The Pierce family was instrumental in the fishing industry of Morro Bay. Six brothers as well as eight cousins did commercial diving for abalone. The brothers also managed a plant for A. Paladini and Company, a national seafood processor (Castle & Ream 2006).

Following a Pierce family tradition, mining was a part of the work that was done intermittently over the years. "... Walter and sons mined for chrome during World War I up there in back of Camp San Luis. The sons went back to it again in the Second World War." (Moses 2003:39)

After Katherine died in 1988, the property was purchased by Harold J. Biaggini. Harold was born in Cayucos in 1923 to Edward and Stella Biaggini, an Italian-Swiss pioneer family on the San Geronimo Ranch up Little Morro Creek. Harold died in 2014 and it is the Biaggini family that is proposing to relocate the Kline residence to the rear of the lot and develop more housing on the parcel.

FIELD SURVEY RESULTS

Exterior

The residence is kept in good condition. The house has clapboard siding and is topped with an asphalt shingle roof. The two front windows are fixed pane under a west to east medium size gable. (Figure 3) Parking is in the front, but the entrance is from the south side of the house as depicted on the report cover. Both the north and south sides of the house have drop sash windows that appear to be original. There is a small rear extension under a lower roof line with an offset door and window under the gable that opens to the back yard. (Figure 4)



Figure 3: Street View



Figure 4: Rear Extension

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At the back of the house a long shed runs along the north property line. It is in very poor condition and appears to have been attached to the garage after the garage was built. (Figure 6) The garage has 7 inch horizontal board siding whereas the rear long shed is covered with a corrugated metal roof and sided with very weathered clapboard.



Figure 5: Shed



Figure 6: Garage on Left with Shed Attached

The shed entrance is midway on the south facing side. (Figure 5) The windows barely in place are fixed glass pane each with three lights across the top. The windows are barely still in place along the south side and the shop window on the north side has been replaced with a smaller opening. Looking in the windows the shed had a wood floor but no foundations and seems to be currently used as storage.

The back yard is shaded by an avocado and an oak tree along the southern fence. (Figure 7)



Figure 7: View of the House from the Back of the Lot

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Setting

On the adjoining parcel to the south, there is a two-story residence with a two-story garage apartment. (Figure 8) The structures were constructed after 2008. On the north side there is an older one-story residence in good condition.



Figure 8: Adjacent House

Across the street is the former office of the Sun Bulletin and a bait and tackle shop reflecting a mixed use area. (Figure 9)



Figure 9: View Across Market Avenue

SIGNIFICANCE DETERMINATION

The research developed for this report was applied to the following criteria to determine the significance of the residence at 550 Fresno Avenue.

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
No events were uncovered that would place the residence under this criterium.
2. Is associated with the lives of persons important in our past.
The research did not uncover names living on the property that brought the property to the level of importance for this criterium.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic value.
This small cottage is a common type of construction found during the 1920s in Morro Bay and as such, it does not meet the level of distinctive characteristics as defined above.

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4. Has yielded, or may be likely to yield, information important in prehistory or history.
N/A

CONCLUSION/RECOMMENDATIONS

The existing residence at 1148 Market Avenue in Morro Bay, California, while over fifty years of age, does not meet the standards for historical significance. There were no historic events that took place, nor people important to our past, living on the property. The architecture, while appropriate for the period of construction, does not reach the level of design and uniqueness that would be consistent with the guidelines to bring the residence up to a level of significance. The change proposed for the structure will not effect any known or unknown historic properties or landscapes nearby.

The repositioning of the house on the lot will not require further study.

REFERENCES CITED

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1974 *Atascadero's Colony Days*. Published by the Atascadero Historical Society, Atascadero, CA.

Moses, Mary J.

2003 *Morro Bay Remembered... Volume II*. Published by Premier Press, Paso Robles, CA

Prentice, Helene Kaplin and Blair Prentice

1986 *Rehab Right*. Produced by the City of Oakland Planning Department.

The Library Associates

1993 *A Vast Pastoral Domain, San Luis Obispo County in the 1870s*. Reprints produced by the Robert E. Kennedy Library, California Polytechnic State University.

Maps

1888 *Map Showing the Lands of March and McAlister in the Town of Morro*

1937 *Morro Bay* - Produced by the Sanborn Map Company

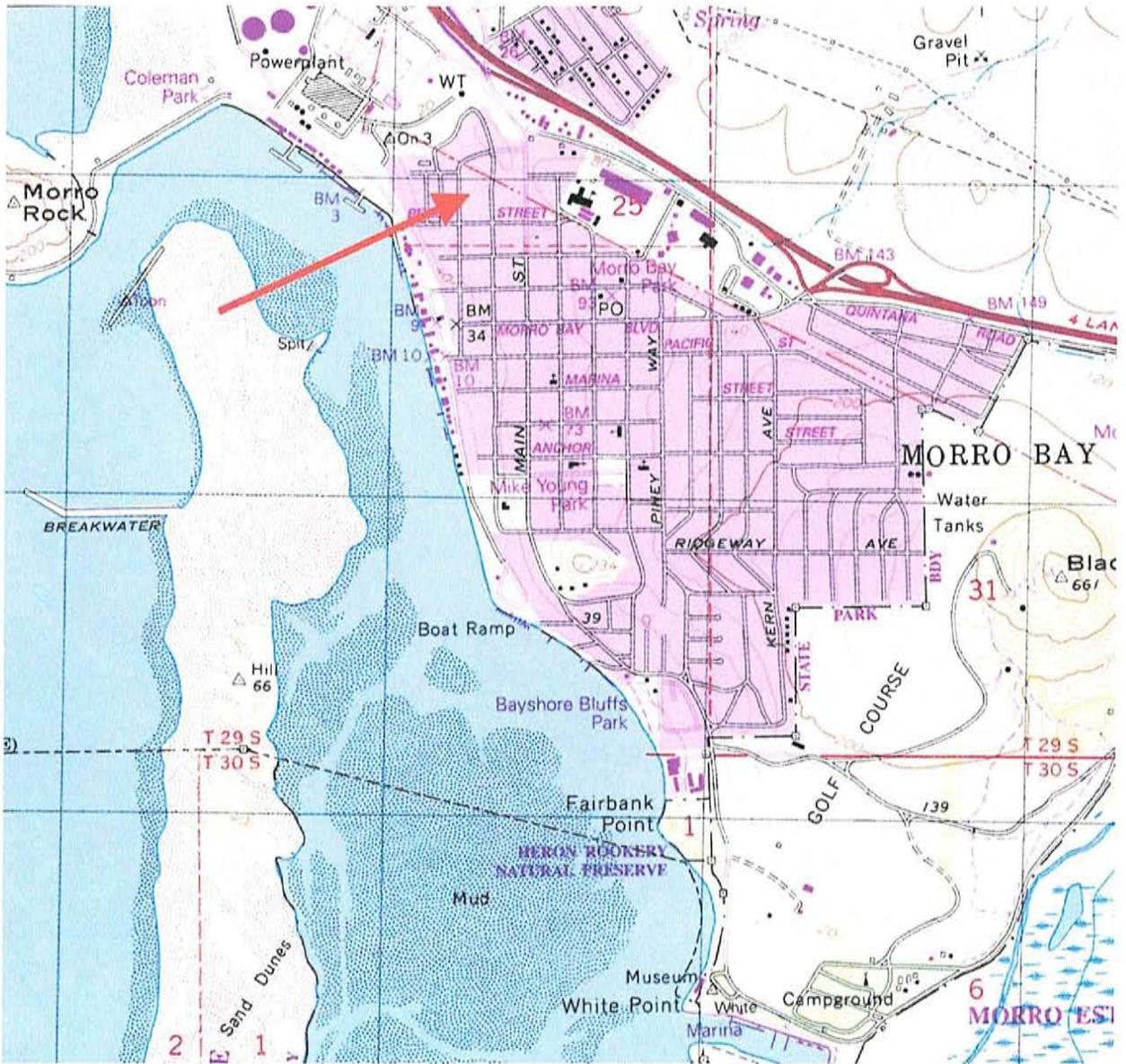
Documents

1861 Homestead Declaration Book A:24 - Riley

1925 Doc #1925003462 - Bearce to Kline

1979 Doc #1979052566 - Kline to Pierce

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APPENDIX A: Project Location Map

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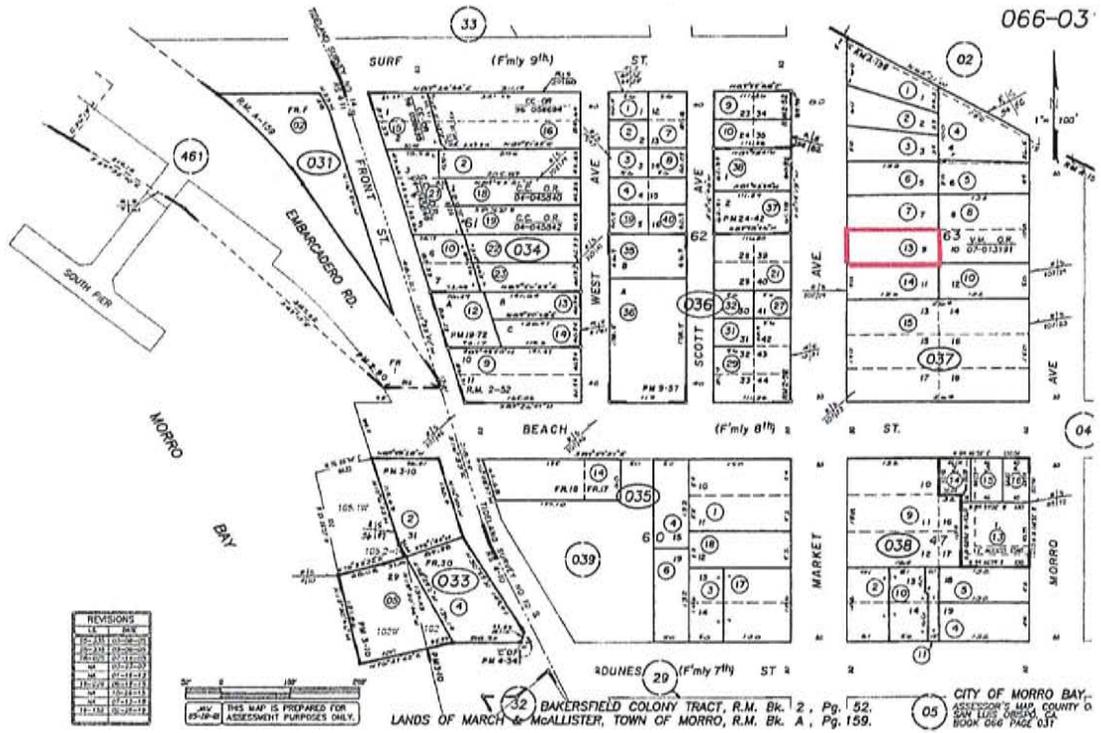
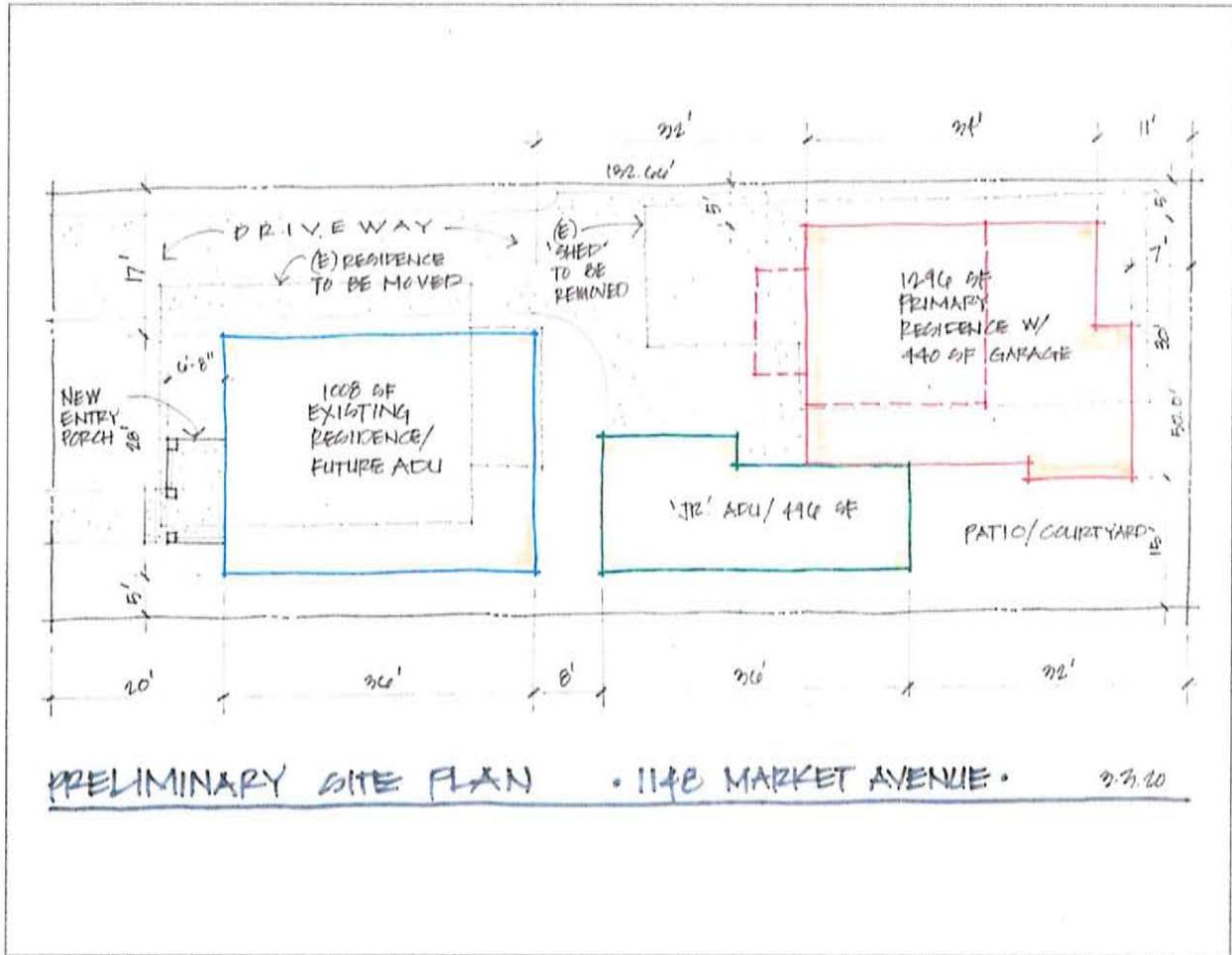


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APPENDIX C: Proposed Project



AGENDA NO: B-2

MEETING DATE: October 20, 2020

Staff Report

TO: Planning Commissioners **DATE:** October 8, 2020

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

SUBJECT: Adoption Hearing Draft of Plan Morro Bay: General Plan/Local Coastal Program Update

RECOMMENDATION:

Staff recommends the Planning Commission review the hearing draft of Plan Morro Bay and provide recommendation to City Council for adoption.

DISCUSSION/ BACKGROUND:

Plan Morro Bay is the City's combined comprehensive update of its 1988 General Plan and 1984 Local Coastal Program (LCP) Land Use Plan (LUP). This long-range planning document guides development and conservation policies within the City. The goal of the combined GP/LCP is to improve the ease of use, update policies to reflect current practices, be consistent with current state and federal legislation, and most importantly reflect the goals and vision of the community.

Since 2015, Plan Morro Bay has been developed through extensive public outreach and involvement. This has been reflected in the 34 General Plan Advisory Committee (GPAC) meetings held to develop Plan Morro Bay in addition to previous Planning Commission (PC) meetings and joint PC/City council meetings, multiple public workshop and focus groups, stakeholder interviews, both online and mailed survey, water billing insert announcements, and multiple in-person and phone meetings with Coastal Commission staff to coordinate priority Coastal Act issues.

The Public Draft was released for public review in May 2018 and was reviewed by the GPAC and PC. Planning Commission reviewed the Public Draft document over four meetings on

Prepared By: ___CJ___

Department Review: ___SG___

August 7, 2018, September 4, 2018, December 4, 2018, and December 18, 2018.

Subsequent to the Planning Commission review, staff received extensive comments on the Public Draft from Coastal Commission staff in 2019. The comments received from the public, GPAC, Planning Commission, and Coastal Commission have all been incorporated into the final Adoption Hearing Draft. A summary of comments received and how the requested edits were incorporated and where is included in the online links below.

COASTAL COMMISSION

Input provided by Coastal Commission (CCC) staff is itemized in the CCC Comments summary link below. The CCC comments received covered a range of information on the Plan. In summary, these comments included a strong emphasis on making clear in the document what is included in the LCP and what is not included in the LCP. This includes specifying the distinction between Goals, Policies, and Implementation Actions and clarifying instances when some or all of the policies are included in the LCP.

Coastal staff edits including both organizational comments as well as policy comments. In some instances, these Coastal Commission comments superseded PC requested edits. City staff worked with Coastal Commission staff to clarify comments or edits received from CCC staff; in some cases accepting edits, and in other cases rejecting edits made by CCC staff in favor of Planning Commission direction.

Other broad areas of edits received included addressing priority Coastal Act issues, policy edits related to public access, defining coastal-dependent uses, ensuring protection of environmental sensitive habitat, appropriately defining bluffs, additional waterfront standards, creating a Embarcadero-specific section that reiterate those policies that clearly apply to the waterfront, improved parking on the Embarcadero (with the intention to increase walkability and deemphasize vehicles), protection of agricultural resources, natural resource protection, visual resource protection, and ensuring definitions are consistent with the Coastal Act.

CONCLUSION:

Staff recommends the Planning Commission take public comment, review adoption hearing draft and provide recommendation to City Council for adoption.

ATTACHMENTS:

- A. Powerpoint Presentation
- B. Online Document Links below:

Adoption Hearing Draft of Plan Morro Bay:

<https://www.morrobayca.gov/DocumentCenter/View/14876/Hearing-Draft-Plan-Morro-Bay-Oct-2020>

PC Comments Summary:

<https://www.morrobayca.gov/DocumentCenter/View/14871/PC-Comments-matrix>

Coastal Commission Comments Summary:

<https://www.morrobayca.gov/DocumentCenter/View/14870/CCC-Comments-matrix>

GPAC Comments Summary:

<https://www.morrobayca.gov/DocumentCenter/View/14872/GPAC-comments-matrix>

GP/LCP Comparison Chart (Comparison of old Element names to new Element name)

<https://www.morrobayca.gov/DocumentCenter/View/14869/GP-LCP-Comparison-Table>

2018 Public Draft Plan Morro Bay

<http://www.morro-bay.ca.us/DocumentCenter/View/11817/Plan-Morro-Bay-LCP-Public-Draft-May-2018>

PLANNING COMMISSION

October 20, 2020



Status Update

- Initiate Planning Commission review of Adoption Hearing Draft Plan Morro Bay
- Drafting Environmental Impact Report
- Drafting Zoning Code Update



Changes Since Public Draft

- Public Draft was released in May 2018
- Comments received from:
 - General Plan Advisory Committee (GPAC)
 - Members of the public
 - Planning Commission
 - Coastal Commission staff
- Summaries of comments



Coastal Commission Comments

- Coastal Commission staff provided substantial comments on all portions of Plan Morro Bay that are part of the LCP
- Key Comments
 - Re-organization to clarify what portions are part of the Local Coastal Program and those that are not



Coastal Commission Comments (cont'd)

- Key issue areas comments focused on:
 - Public Access
 - Coastal-Dependent Uses
 - Environmentally Sensitive Habitat Areas (ESHA)
 - Defining Bluffs



Coastal Commission Comments (cont'd)

- Key issue areas comments focused on:
 - Embarcadero specific policies and actions
 - Parking
 - Agricultural resource protection



Coastal Commission Comments (cont'd)

- Key issue areas comments focused on:
 - Natural resource protection
 - Visual resource protection
 - Consistency of terms/ definitions with Coastal Act

