



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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*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, January 19, 2021 - 6:00 P.M.  
Held Via Teleconference**

Vice-Chairperson Jesse Barron  
Commissioner Michael Lucas

Chairperson vacant

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](mailto: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.

**A-2** Approval of minutes from the Planning Commission meeting of October 20, 2020.  
**Staff Recommendation:** Approve minutes as submitted.

**A-3** Approval of minutes from the Planning Commission meeting of November 4, 2020.  
**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

C. NEW BUSINESS

**C-1** Review and presentation for the Morro Bay to Cayucos Connector Trail, an approximate one-mile Class 1 multi-use trail along the west side of Highway 1 between the communities of Morro Bay and Cayucos. This new segment will be part of the California Coastal Trail, includes five bridges, retaining walls, and connects with existing bike paths to the north and south. Improvements to adjacent bike paths (parking, signs, stripping) are included in this project.  
**No action will be taken by the Planning Commission on this item.**  
**Staff Contact:** Scot Graham, Community Development Director (805) 772-6291

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting on February 2, 2021 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](http://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](http://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 January 19, 2021

#	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
<b>Hearing or Action Ready Projects:</b>										
1	City of Morro Bay	Citywide			<b>Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project</b>	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 <a href="http://www.morrobayca.gov/planmb">www.morrobayca.gov/planmb</a> . 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. Reviewed by PC at the 11/4/2020 & 11/17/20, 12/1/20, & 12/15/20 PC meetings. Next meeting expected to be Feb. 2021 with review of the EIR and recommendations to City Council.				
2	Keith	500 Atascadero Rd, #F1	10/26/20	CDP20-018	<b>Admin CDP for tree removal (Italian stone pine) in a mobile home space.</b>	Under review. Comment letter sent 11/9/2020, awaiting resubmittal. Resubmittal received 11/23/2020, under review. Project deemed complete, to be noticed for admin approval on 12/7/2020. Permit approved on 12/18/20.				am
3	AGS Recycling	2650 Main Street	12/16/20	CUP20-12/CDP20-022	<b>Recycling center in parking lot</b>	Under review. Minor comments provided, resubmittal pending. Project approved by Building/PW and Fire. Tentatively scheduling for planning commission hearing February 2, 2021				nh
4	Ennis	655 Paula St	11/3/20	CDP20-019	<b>Admin CDP for new 395 sf attached garage with 866 sf ADU. Concurrent with B20-0189.</b>	Under review. Disapproved 11/23/2020. Awaiting resubmittal. Resubmittal received 11/24/2020. Under review. Deemed complete 12/9/2020, preparing noticing. Noticed 12/14/20 for admin action on 12/29/20. Permit issued 12/29/2020.				am
5	AT&T	800 Quintana	9/23/20	MAJ20-001	<b>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.</b>	Under review. Incomplete letter sent 10/22/20. Resubmittal received 10/28/20 and under review. Project requests a 2nd height exception for a total height of approximately 36 feet. Applicant advised on 11/30/20 that project should be redesigned to comply with height or provide greater substantiation why project is otherwise infeasible. Also requested a coverage map. Project waiting on height substantiation prior to PC meeting.				cj
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										

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6	Miagany	405 Elena	12/29/20	CUP20-15 & PKG20-05	<b>Conditional Use Permit &amp; Parking Exception for addition to an existing non-conforming single family home</b>	Under review				am
7	Vistra	1290 Embarcadero	12/28/20	CDP20-026 & CUP20-14	<b>Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.</b>	Under initial review.				cj
8	Twin Bay Inc.	2460 Main Street	12/15/20	MUP20-02	<b>Alcohol and drug rehab center (supportive housing)</b>	This is a resubmittal of previously withdrawn application. Planning disapproved with minor comments. All other departments conditionally approved. Expect resubmittal within 2 weeks.				nh
9	Cia	2551 Koa Ave	12/21/20	CDP20-023	<b>New SFR with attached garage</b>	Under review				nh
10	Phelps	490 Piney Way	11/18/20	CUP20-10/ CDP20-020	<b>1124 sf addition to existing 736 sf home with 518 sf decks, conversion of garage to ADU</b>	Under Review - PC approval of CUP, Admin approval of CDP for ADU. Project deemed incomplete on 12/7/20. Waiting for resubmittal..				nh
11	Van Beurden Investments	701 Embarcadero Road	11/17/20	MAJ20-004	<b>Dutchman Harborwalk public access and improvements with wharf changes. Major Modification to CUP.</b>	Under review. Incomplete letter sent 12-10-20.				cj
12	Vazquez	590 Morro Ave	10/22/20	MAJ20-002	<b>CDP/CUP Major Modification to propose equipment upgrade to an existing rooftop telecom wireless site.</b>	Under review. Incomplete letter sent 11/19/20.				cj
13	Gaffney	960 Napa	10/14/20	CUP20-09/CDP20-017/PKG 20-03	<b>A 984 sf addition to existing single family home with single car garage. Resubmittal changes: demo existing garage, build new 2 car garage with ADU above.</b>	Under review. Comment letter sent 11/1/20, need resubmittal. Resubmittal received, need PW/Fire dept review comments..				nh
14	HASLO	405 Atascadero	10/8/20	LTM20-01	<b>Lot Merger application</b>	Under Review. Comment letter sent 10/29/20. Need resubmittal.				nh
15	Zinngabe	Seashell Estates Subdivision / 1305 Theresa Dr. (301 Sea Shell Cove)	9/28/20	MIN20-008	<b>Minor Modification to subdivision approvals to reduce lot size of Lots 7 &amp; 8 to reduce impacts to sensitive plant species.</b>	Under review. Applicant requested project to be put on hold.				cj
16	Appel	400 Pico	8/24/20	CDP20-013	<b>Admin CDP for garage conversion to a 408sf ADU</b>	Submittal is under review. Deemed incomplete. Correction letter sent 9/14/2020, waiting for resubmittal				am

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17	Hurless	2290 Greenwood Ave	5/7/20	CDP20-007	<b>Legalize ADU from prior construction. Was a previous Code Enforcement issue. Plans difficult to understand.</b>	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
18	Bean	197 Main Street (formerly known as 199 Sandpiper Court)	12/19/19	CUP19-20, CDP19-04, VAR20-001	<b>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</b>	Project deemed incomplete, comment letter sent January 7, 2020. Resubmittal received 10/26/20 adding a variance request, under review. Planning deemed incomplete, comments sent 11/29/20. Waiting for resubmittal.				nh
19	Gambriel	571 Embarcadero	10/14/19	MAJ19-006	<b>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</b>	Correction letter sent 11/13/2019. Awaiting resubmittal. No recent activity		PN-Conditionally Approved 10/16/2019		cj
20	Cleary	1282 and 1290 Embarcadero Road	5/23/19	CDP19-016	<b>CDP for removal of major vegetation.</b>	Submittal is under review. Correction letter sent 6/10. Awaiting resubmittal.				cj
<b>Projects Appealed to Planning Commission or PC Continued projects:</b>										
21	State Parks - Mike Walgren	11 State Park Road	8/20/18	CDP 18-004, CUP18-04	<b>Coastal Development Permit &amp; Conditional Use Permit to install modular building for office space, parking and landscape improvements at Morro Bay State Park</b>	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. Application is withdrawing this application and may resubmit for another location (1/12/20)		PN- Approved 9/4/2018		nh
<b>Projects Appealed or Forwarded to City Council: None at this time</b>										
<b>Environmental Review:</b>										
22	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	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

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<b>Final Map Under Review Projects:</b>										
23	Eisemann	535 Atascadero Road	3/7/19	PAR19-01	<b>Final Parcel map</b>	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 extension of the timeline to finalize the final parcel map to August 8, 2021. Resubmittal received, planning approved 12/6/20		PN- Disapproved 11-6-2019		nh
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>										
24	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	<b>Zoning Text Amendment - Second Unit</b>	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. <b>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.</b>	No review performed.			wm
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>										

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25	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	<b>Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.</b>	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		ig
<b>Grants</b>										
26	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		<b>\$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 \$65,000 received Mar 2020.</b>	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 \$65,000 to complete LCP update.	No review performed.	N/A		sg
27	City of Morro Bay	City-wide			<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	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
28	City of Morro Bay	City-wide			<b>Climate Action Plan - Implementation</b>	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
<b>Projects in Building Plan Check:</b>										
29	HASLO	405	Atascadero	12/22/20	B20-0215	35 unit affordable apartments	Planning approved 1/10/21.	Bldg. - Plancheck		nh

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30	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20			sg
31	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.	Permit extended to 9-22-22	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	cj
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.	Planning disapproved 1/31/20. Project requires a Conditional Use permit. Planning cannot approve building permit until Conditional Use Permit is final and permit issued. CUP20-13 assigned, but submittal not received.	Bldg. - Approved 12/29/20			nh
33	Brebes	495	Driftwood	12/20/19	B19-0269	New 3778 sf duplex homes including garages on lot with existing SFH	Planning permit issued 9/4/20. Resubmittal received 12/20/20. Planning disapproved 1/4/21.	Bldg - Disapproved 2/7/20			nh
34	Associated Pacific Constructors Inc.	495	Embarcadero	12/16/20	B20-0210	Repair of 7 existing wooden pilings using fiberglass/epoxy sleeving & epoxy grout/steel sleeve acceptable alternative. Removal of 3 abandoned non-structural piles & removal & replacement of 3 fence piles on 495 Embarcadero Wharf Associated Pacific Constructors.	Disapproved 12/17/20. cj.	Bldg. - Approved 12/21/20			cj
35	City of Morro Bay	833	Embarcadero	12/30/20	B20-0220	Demo existing 2 story structure (formerly Off the Hook - Retail & Restaurant) Construct new mixed use structure, 2 story with retail, restaurant, and hotel space.		Bldg. - Plancheck			am
36	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.	Bldg. - Approved 4/8/20			nh
37	Yaroslava	2670	Laurel Ave.	10/28/20	B20-0186	New multi-level SFR on existing vacant R-1/S2 lot. Residence designed as 3 bedroom, 3 bathroom, approx 2150 sf w/play room & enclosed attached 485 sf 2 car garage. Existing driveway, graded/paved pad & site retaining wall to be modified.	Approved 11/23/2020.	Bldg. - Disapproved 11/24/20	Disapproved 12-10-20.		am
38	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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39	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 <b>Permit extended to 4/18/21</b>	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
40	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
41	Pavacich	501	Marina St.	12/28/20	B20-0216	Bring into conformance; SFR w/existing duplex to become conforming duplex. Installation of 2 windows & relocation of entry door. Include a D.G. parking area & deferred frontage improvements.		Bldg - Plancheck			nh
42	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
43	Kolb	691	Morro Ave	7/30/20	B20-0121	1,150 S.F. TI in an existing medical office building		Bldg. - Approved 12/21/20			sg
44	Stewart	2401	Nutmeg Ave	12/30/20	B20-0219	Remove two existing damaged wind barrier walls (Dryrot and termite) From west facing 12'-0" x 24'-0" 2nd story. Rebuild approx. 60% of same ( 12'-0" x 24'-0") to include (1) a partially enclosed all weather cover. (2) Convenience electrical wall outlets / lighting. (3) Create an additional emergency exit to ground level.		Bldg. - Approved			am
45	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
46	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	Ready to issue			nh
47	Enns	655-A	Paula St.	11/3/20	B20-0189	ATTACHED ADU - Demo existing attached garage & construct new 395 sf attached garage with 866 sf ADU.	Under review. Disapproved 11/23/2020. Awaiting resubmittal of CDP 20-019 before building plans can be approved. CDP approved 12/29/2020.	Bldg. - Disapproved 11/05/20			am

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48	Renent	325	Pico St.	11/4/20	B20-0191	Install sunroom 12'x20.5'	Disapproved 11/10/2020. Awaiting resubmittal.	Bldg. - Disapproved 11/09/20			am
49	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
50	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
51	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. - Approved 1/12/20			wu
52	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
53	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
54	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
55	Stanton	351	Trinidad	3/26/19	B19-0054	Repairs to existing 200 sf rooftop deck. Replace all dry-rot structural members, install new waterproof membrane, new copper drip edge flashing, replace plaster, replace guardrail if needed.	Disapproved 4/11/19. Awaiting resubmittal.	Bldg. - Approved 3/27/19			wu
56	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
<b>Planning Projects &amp; Permits with Final Action:</b>											
57	Martin	355 Cerrito		11/19/20	CDP20-021	<b>Admin CDP for removal of major vegetation. Proposal to remove 14 trees (9 on private property and 5 in public right of way)</b>	Under review. Project complete and site noticed on 12/1/20 for admin action. Permit issued 12/11/2020.				cj

#	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
58	Blue Heron Mobile Home Park	475 South Bay Blvd.	12/17/20	CDP20-023	<b>Tree removal of one Monterey Pine behind space #3 at the Blue Heron Mobile Home Park.</b>	Under review. Noticed for admin action on 12/17/20. Permit approved 12/29/20.				cj
59	State Parks - Mike Walgren	11 State Park Road	12/7/20	MIN20-010	<b>Minor Amendment to existing CUP/CDP to approve a fence around a maintenance/work area near the campground.</b>	Project deemed complete 12/23/20. Permit approved and issued 12/26/20.				nh
<b>Staff Directory:</b>										
Scot Graham - sg      Chad Ouimet - co      Cindy Jacinth - cj      Pam Newman - pn      Nancy Hubbard - nh      Abby Miramontes - am										

AGENDA ITEM:     A-2    

DATE: JANUARY 19, 2021

ACTION:     DRAFT    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – OCTOBER 20, 2020  
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Gerald Luhr Jesse Barron Joe Ingraffia Michael Lucas Susan Stewart	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Nancy Hubbard Amy Sinsheimer	Community Development Director Senior Planner Contract Planner Placeworks Consulting

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS -NONE

PUBLIC COMMENT PERIOD - NONE

**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](mailto: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=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>  
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- NONE

### A. CONSENT CALENDAR

<https://youtu.be/jphj8jKUHGY?t=119>

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

**MOTION:** Commissioner Stewart moved to receive and file the Current and Advanced Planning Processing List. Commissioner Luca seconded, and the motion passes 5-0, with Stewart, Lucas, Ingraffia, Barron, and Luhr voting yes.

<https://youtu.be/jphj8jKUHGY?t=145>

### B. PUBLIC HEARING

<https://youtu.be/jphj8jKUHGY?t=190>

- 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](mailto:nhubbard@morrobayca.gov)

## COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS -

Commissioner Stewart spoke to the applicant.

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.  
<https://youtu.be/jphj8jKUHGY?t=971>

Sean Green, Morro Bay, commended the applicant for moving forward with the project despite all the challenges that come with the property.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/jphj8jKUHGY?t=1100>

Discussion, comments, and questions from the Commissioners.

**MOTION:** Commissioner Stewart moved to approve PC Resolution 17-20, a resolution of the Morro Bay Planning Commission for approval of conditional use permit CUP20-05 and coastal development permit CDP20-012 for the proposed new residential construction project at 1148 Market Avenue in Morro Bay. Vice-Chairperson Barron seconded the motion, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia, and Luhr voting yes.

<https://youtu.be/jphj8jKUHGY?t=1792>

**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 an 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

<https://youtu.be/jphj8jKUHGY?t=1942>

Sinsheimer presented the staff report.

Chairperson Luhr opened the Public Comment period.  
<https://youtu.be/jphj8jKUHGY?t=2923>

Sean Green, Morro Bay, stated the General Plan's scope of work was vast for the size of Morro Bay. Green thanked the Commissioners and staff for reviewing the documents.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/jphj8jKUHGY?t=2980>

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/jphj8jKUHGY?t=2988>

Erica Crawford, Morro Bay Chamber of Commerce, also thanked the Commissioners and staff for spending so much time on the document and noted it was instrumental for the future of the community. Crawford also thanked the volunteers in the community for all the work they do.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/jphj8jKUHGY?t=3045>

The Commissioners and staff reviewed the General Plan/LCP Update.

**MOTION:** Commissioner Stewart moved to continue the special meeting to November 4, 2020. Vice-Chairperson Barron seconded the motion, and the motion passes 5-0, with Stewart, Barron, Lucas, Ingraffia, and Luhr voting yes.

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS – NONE
- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

**ADJOURNMENT**

The meeting adjourned at 9:37 p.m. to the next scheduled Planning Commission meeting via teleconference, on November 4, 2020 at 6:00 p.m.

---

Gerald Luhr, Chairperson

ATTEST:

---

Scot Graham, Secretary

AGENDA ITEM:     A-3      
DATE: JANUARY 19, 2021  
ACTION:     DRAFT    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 4, 2020  
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Gerald Luhr Jesse Barron Joe Ingraffia Michael Lucas Susan Stewart	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS – NONE

PUBLIC COMMENT PERIOD – NONE

**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:*

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- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>  
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 – NONE

### A. CONSENT CALENDAR

<https://youtu.be/U6Vk-sIS2mw?t=133>

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

**A-2** Approval of minutes from the Planning Commission meeting of August 18, 2020.  
**Staff Recommendation:** Approve minutes as submitted.

Commissioner Lucas presented his questions to staff regarding the Current and Advanced Planning Processing List.

**MOTION:** Commissioner Stewart moved to approve the Current and Advanced Planning Processing List. Commissioner Luca seconded, and the motion passes 5-0, with Stewart, Lucas, Ingraffia, Barron, and Luhr voting yes.

<https://youtu.be/U6Vk-sIS2mw?t=224>

### B. PUBLIC HEARING

**B-1** **Case No.:** CDP20-008 / CUP20-04

**Site Location:** 475 Radcliff, Morro Bay, CA

**Request:** Approval of Coastal Development Permit #CDP20-008 and Conditional Use Permit CUP20-04 for establishment of a wireless telecommunication facility with antennas on an existing PG&E tower. The request includes a 20' x 15' outdoor equipment slab surrounded by 8-foot CMU wall to screen the associated wireless equipment and generator where 6 ½ feet is the maximum height allowed. The project site is in the R-A zone with a Planned Development (PD) Overlay and located outside of the Coastal Commission Appeals Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3

**Staff Recommendation:** Conditionally approve

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

[cjacinth@morrobayca.gov](mailto:cjacinth@morrobayca.gov)

<https://youtu.be/U6Vk-sIS2mw?t=255>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Jacinth presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/U6Vk-sIS2mw?t=1112>

Applicant was having technical difficulties connecting to the meeting. The Commission will follow up later to see if they have any comments.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/U6Vk-sIS2mw?t=1179>

**MOTION:** Vice-Chairperson Barron moved to approve CDP20-008/ CUP20-04, establishment of a wireless telecommunication facility with antennas on an existing PG&E tower. The request includes an eight-foot CMU wall to be split face and to try and blend into the surroundings as to the discretion of the Community Development Director, to screen the associated wireless equipment and generator where six and a half feet is the maximum height, also added condition regarding native landscaping. Commissioner Stewart seconded the motion, and the motion passes 4-1, with Barron, Stewart, Ingraffia voting yes and Luca voting no.

<https://youtu.be/U6Vk-sIS2mw?t=1652>

**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:** A continued Public Hearing (From October 20, 2020) for 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 an 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 draft of Plan Morro Bay and recommend approval to City Council.

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

<https://youtu.be/U6Vk-sIS2mw?t=1746>

**COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS**

Chairperson Luhr, Vice-Chairperson Barron, and Commissioner Stewart stated they each met with the Embarcadero leaseholders.

Chairperson Luhr opened the Public Comment period and seeing none closed the Public Comment period.

<https://youtu.be/U6Vk-sIS2mw?t=2240>

The Commissioners and staff review the Plan Morro Bay: General Plan/Local Coastal Program Update

Chairperson Luhr re-opened the Public Comment period for the Applicant from the previous Public Hearing B-1.

<https://youtu.be/U6Vk-sIS2mw?t=2865>

John Pappas, Applicant, spoke and had no questions concerning the approval of the previous public hearing item.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/U6Vk-sIS2mw?t=2971>

The Commissioners and staff continue reviewing the Plan Morro Bay: General Plan/Local Coastal Program Update

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/U6Vk-sIS2mw?t=3238>

Due to technical difficulties, Cathy Novak was unable to communicate with the Commission regarding public correspondence submitted.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/U6Vk-sIS2mw?t=3288>

The Commissioners and staff continue to review the Plan Morro Bay: General Plan/Local Coastal Program Update.

**MOTION:** Commissioner Stewart moved to continue the discussion at the next Planning Commission meeting on November 17<sup>th</sup>. Commissioner Lucas seconded the motion, and the motion passes 5-0, with Barron, Stewart, Lucas, Ingraffia, and Luhr voting yes.

<https://youtu.be/U6Vk-sIS2mw?t=9312>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/U6Vk-sIS2mw?t=9364>

Commissioner Stewart thanked and congratulated everyone who came out to vote and ran for office.

Vice-Chairperson Barron commented he would be re-applying for the Planning Commission.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

ADJOURNMENT

The meeting adjourned at 8:37 p.m. to the next scheduled Planning Commission meeting via teleconference, on November 17, 2020 at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 4, 2020

\_\_\_\_\_  
Gerald Luhr, Chairperson

ATTEST:

\_\_\_\_\_  
Scot Graham, Secretary



AGENDA NO: C-1

MEETING DATE: January 19, 2021

## Staff Report

**TO:** Planning Commissioners

**DATE:** January 12, 2021

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

**SUBJECT:** Review and presentation for the Morro Bay to Cayucos Connector Trail, an approximate one-mile Class 1 multi-use trail along the west side of Highway 1 between the communities of Morro Bay and Cayucos. This new segment will be part of the California Coastal Trail, includes five bridges, retaining walls, and connects with existing bike paths to the north and south. Improvements to adjacent bike paths (parking, signs, stripping) are included in this project. ***No action will be taken by the Planning Commission on this item.***

### **RECOMMENDATION**

This is an informational item and Staff thereof recommends the Planning Commission receive the presentation by Elizabeth Kavanaugh, Park Planner for the County and provide any questions/comments and afford an opportunity for the public to provide comment on the project.

### **DISCUSSION**

The Morro Bay to Cayucos Connector has been in the planning stages for several years and consists of a proposed 12-foot wide multi-use trail extending from Toro Lane in Morro Bay to Studio Drive in Cayucos. See path alignment below.

Prepared By: \_\_\_SG\_\_\_

Department Review: \_\_\_SG\_\_\_



For a better understanding of the project scope, please see project plans and the Power Point presentation provided as Exhibits A & B to the staff report.

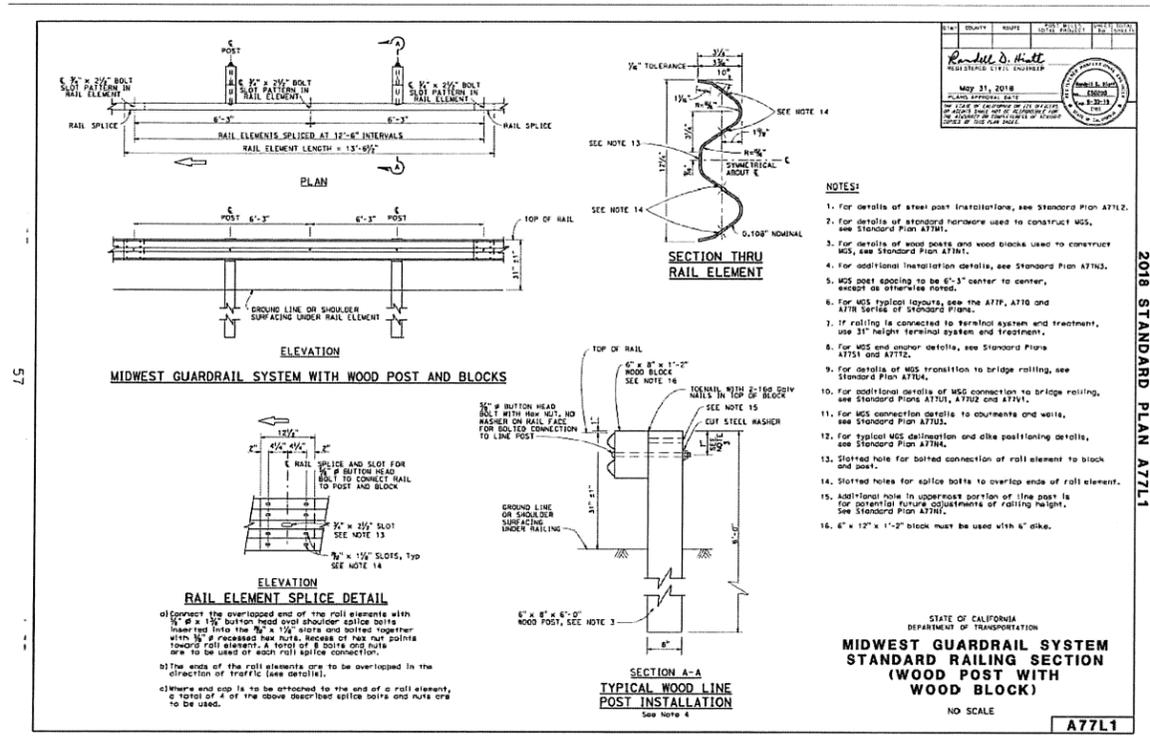
**CONCLUSION:**

Staff recommends the Planning Commission receive the presentation and afford an opportunity for the public to provide comment on the project. The Planning Commission should also provide relevant questions and comments. This is an informational item and no action will be taken by the Planning Commission.

**Exhibits:**

- A. Plans
- B. Power Point Presentation





2018 STANDARD PLAN AT711

A77L1

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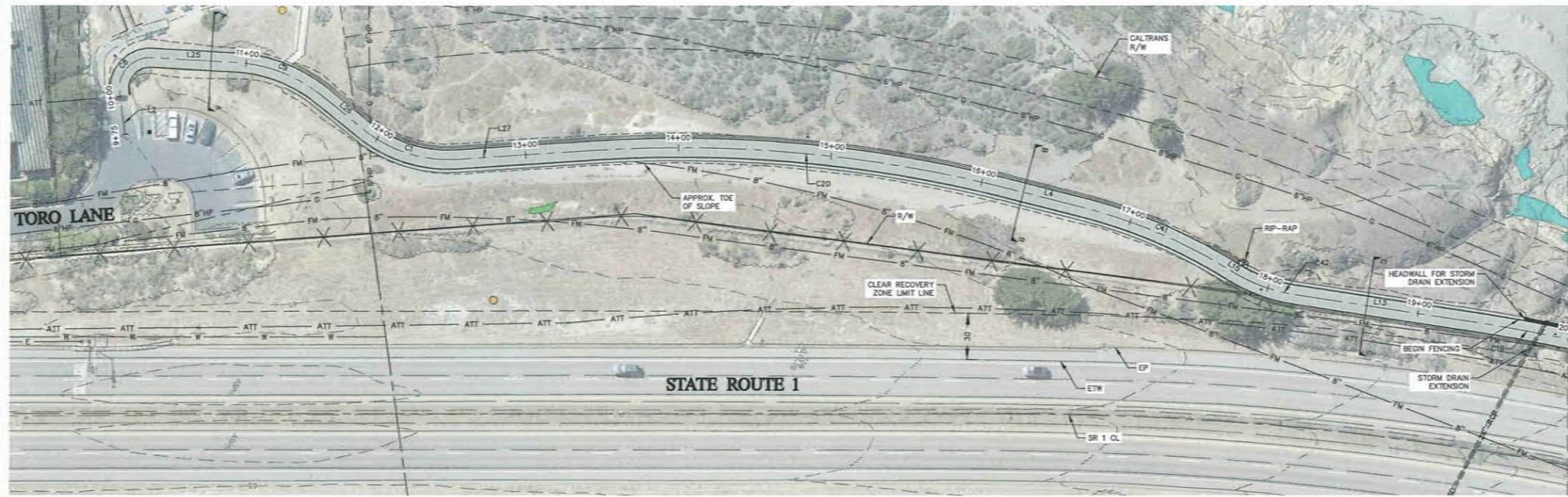
**PRELIMINARY  
NOT FOR CONSTRUCTION**



REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CHK. BY	APRD BY

1050 Southwood Drive  
San Luis Obispo, CA 93401  
P 805.544.7407 F 805.544.3863

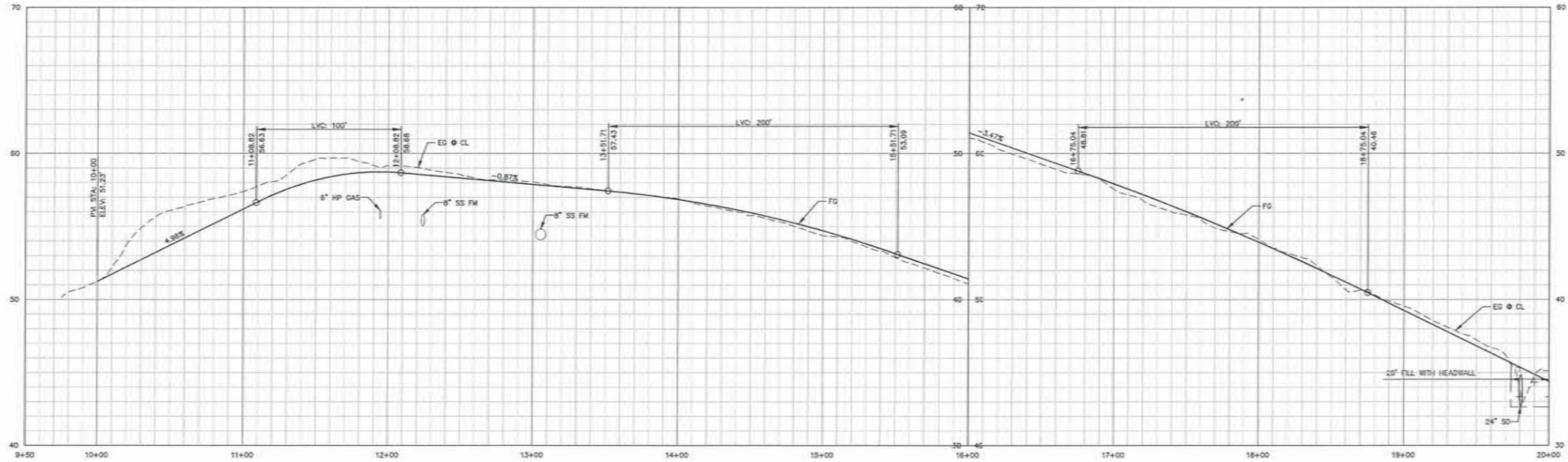
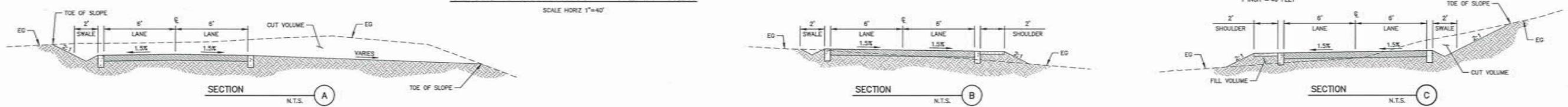
<b>MORRO BAY TO CAYUCOS CONNECTOR</b>		
<b>DETAILS</b>		
COUNTY OF SAN LUIS OBISPO		
DRAWN BY FC	DATE 01/14/2021	CA JOB NO. 140102
CHECKED BY	SCALE AS SHOWN	SHEET 2 OF 12



SEGMENT ID	START STATION	START NORTHING	START EASTING	LENGTH	END STATION	DIRECTION/ DELTA	RADIUS
L2	9+75	2346396.72	5706390.39	27.46	10+02.46	S47°21'17"W	
C8	10+02.46	2346378.11	5706370.19	35.18	10+37.64	N82°15'39"W	20.00
L25	10+37.64	2346382.26	5706339.66	55.58	10+93.21	N31°52'34"W	
C9	10+93.21	2346429.46	5706310.31	80.66	11+53.87	N13°57'37"W	97.00
L26	11+53.87	2346467.37	5706295.91	35.17	11+89.05	N03°57'21"E	
C1	11+89.05	2346522.46	5706298.34	65.34	12+54.39	N17°18'53"W	88.00
L27	12+54.39	2346583.42	5706279.33	90.91	13+45.30	N38°35'08"W	
C20	13+45.30	2346654.48	5706222.63	276.14	16+21.44	N29°37'35"W	883.00
L4	16+21.44	2346893.54	5706086.68	46.08	16+67.52	N20°40'03"W	
C41	16+67.52	2346936.66	5706070.42	105.67	17+73.19	N11°53'35"W	345.00
L15	17+73.19	2347039.66	5706048.73	0.69	17+73.88	N03°07'07"W	
C42	17+73.88	2347040.35	5706048.69	44.59	18+18.47	N14°43'54"W	110.00
L13	18+18.47	2347083.18	5706037.43	111.91	19+30.39	N26°20'42"W	
C19	19+30.39	2347185.47	5705987.76	120.30	20+50.68	N23°41'53"W	1302.00

**LEGEND**  
 COASTAL WETLAND   
 SPECIAL-STATUS SPECIES   
 SPECIAL-STATUS SPECIES (<5 INDIVIDUALS)

CLASS 1 PATHWAY - PLAN VIEW  
 SCALE HORIZ 1"=40'



CLASS 1 PATHWAY - PROFILE VIEW  
 SCALE: HORIZ 1"=40'; VERT 1"=4'

**PRELIMINARY**  
 NOT FOR CONSTRUCTION



REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CKD. BY	APRD. BY



MORRO BAY TO CAYUCOS CONNECTOR PLAN & PROFILE STA. 9+50 TO 20+00 COUNTY OF SAN LUIS OBISPO		
DRAWN BY FC	DATE 01/14/2021	CA JOB NO. 140102
CHECKED BY	SCALE AS SHOWN	SHEET 3 OF 12

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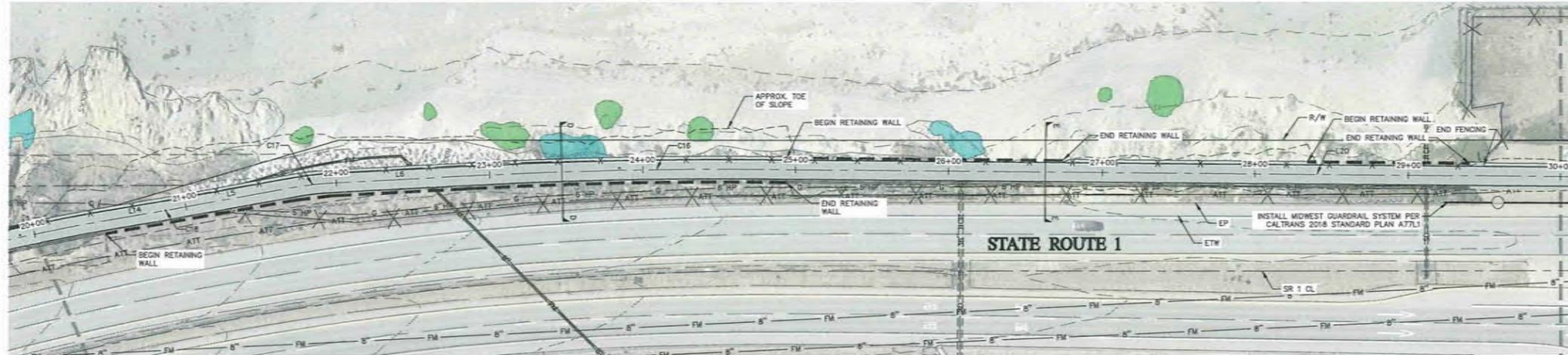
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L14	20+50.68	2347293.58	5705939.43	32.58	20+83.27	N21°03'04"W	
C18	20+83.27	2347323.99	5705927.73	6.74	20+90	N21°20'45"W	655.00
L5	20+90	2347330.27	5705925.27	81.43	21+71.43	N21°38'25"W	
C17	21+71.43	2347405.85	5705865.25	25.43	21+96.86	N17°39'51"W	200.00
L6	21+96.86	2347430.12	5705887.39	89.88	22+86.74	N14°21'17"W	
C16	22+86.74	2347517.20	5705865.11	196.57	24+83.31	N12°36'12"W	3215.00
L20	24+83.31	2347709.00	5705822.22	782.06	32+65.37	N10°51'06"W	

**LEGEND**

- COASTAL WETLAND ■
- SPECIAL-STATUS SPECIES ■
- SPECIAL-STATUS SPECIES (<5 INDIVIDUALS) ●

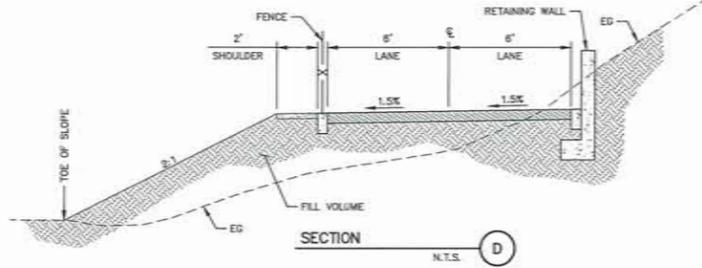
MATCHLINE STA. 20+00  
SEE SHEET 3

MATCHLINE STA. 30+00  
SEE SHEET 5

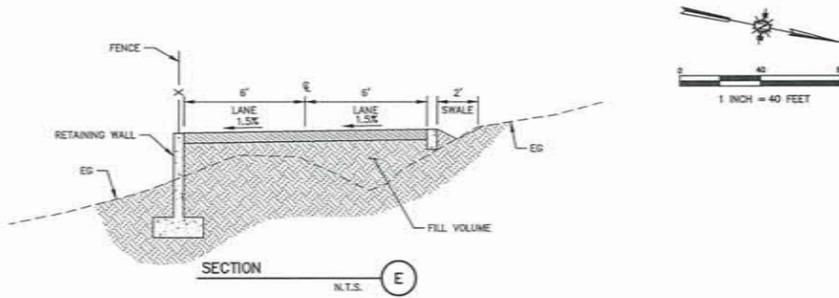


**CLASS 1 PATHWAY - PLAN VIEW**

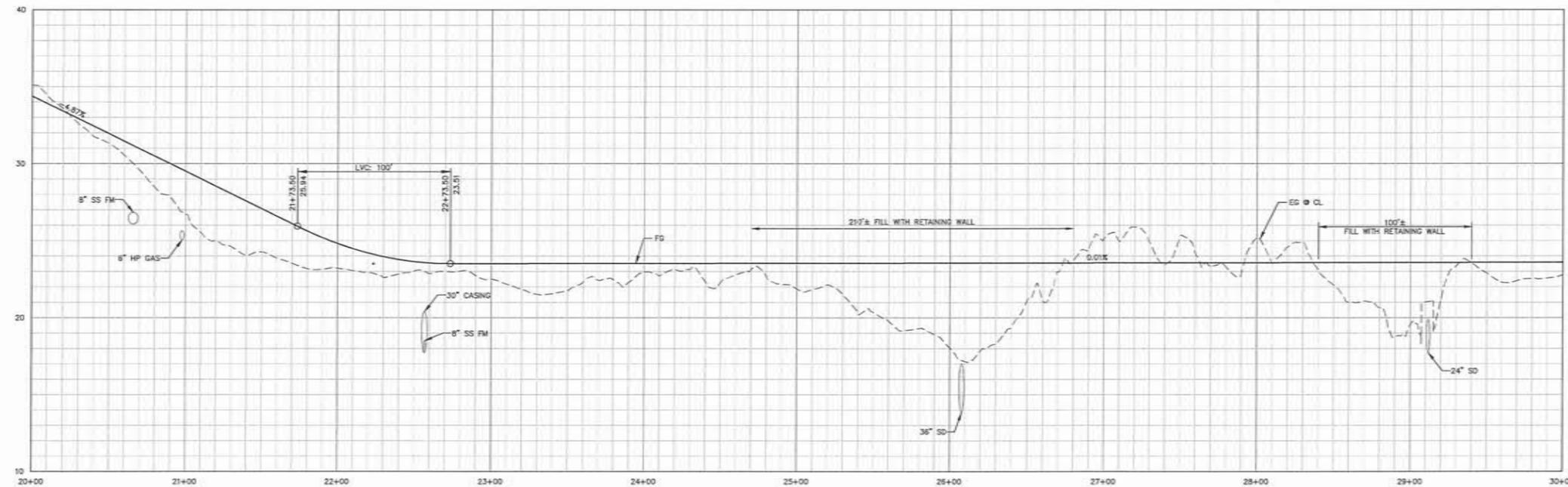
SCALE HORIZ 1"=40'



SECTION D  
N.T.S.



SECTION E  
N.T.S.



**CLASS 1 PATHWAY - PROFILE VIEW**

SCALE: HORIZ 1"=40'; VERT 1"=4'

**PRELIMINARY  
NOT FOR CONSTRUCTION**



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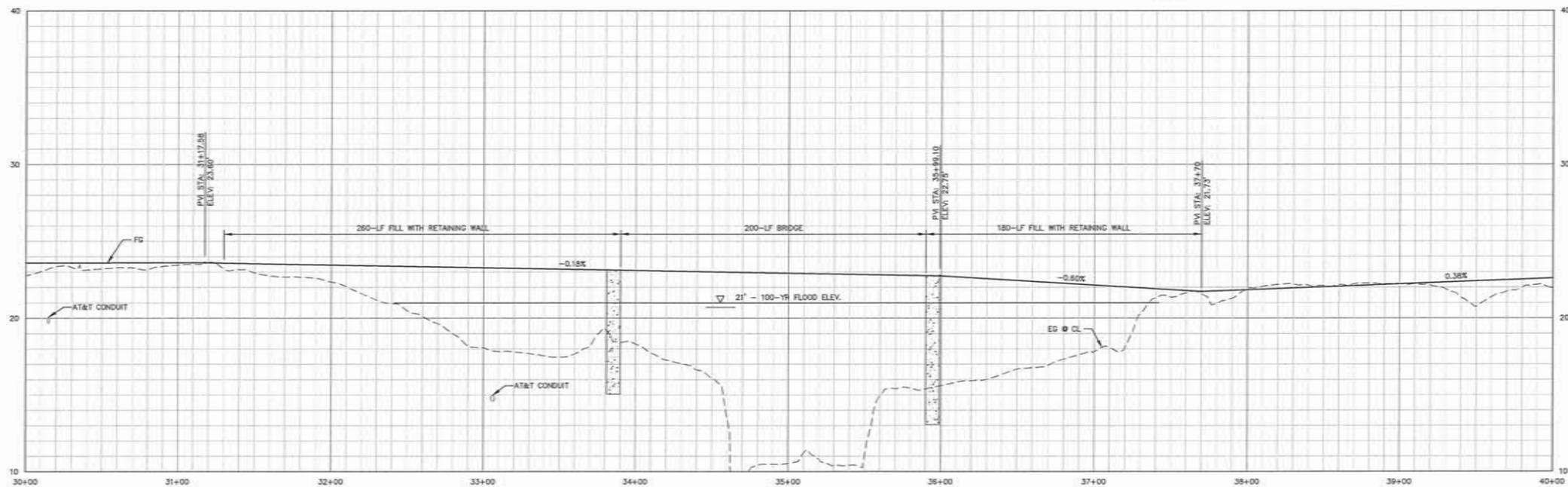
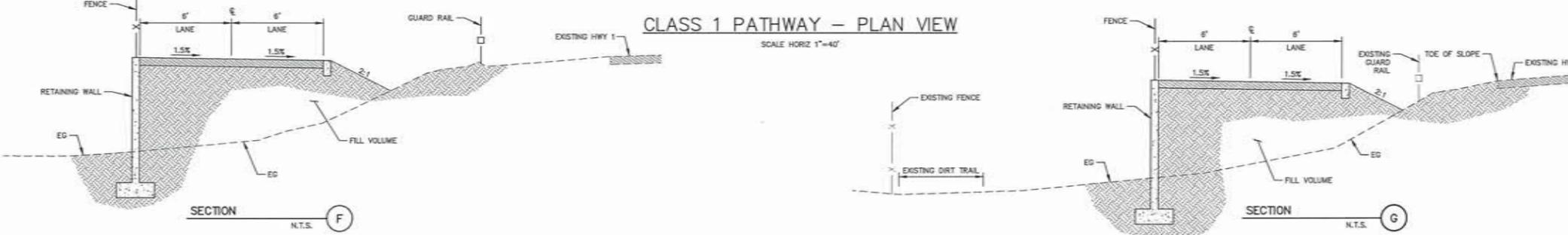
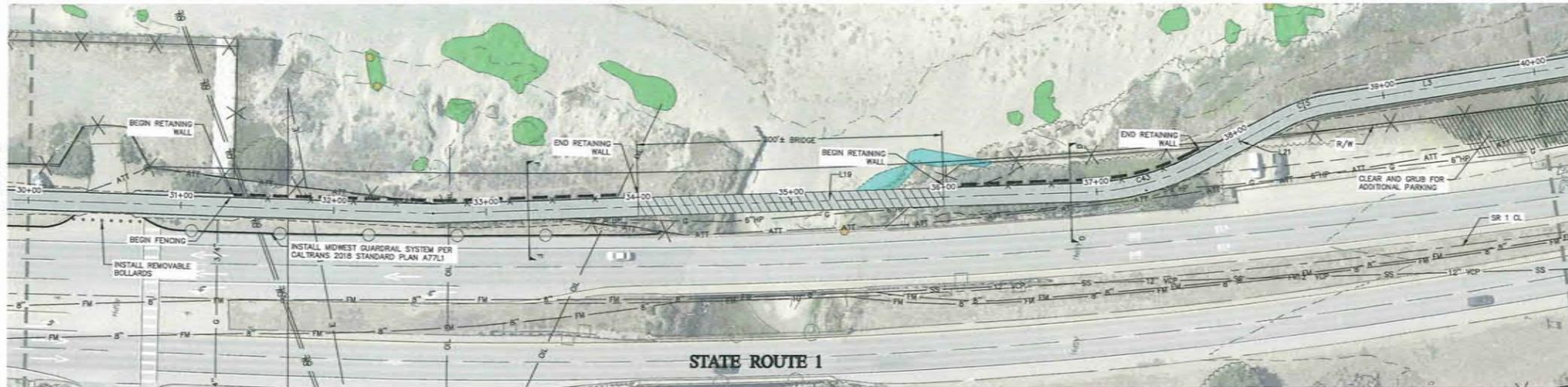
MORRO BAY TO CAYUCOS CONNECTOR  
**PLAN & PROFILE**  
 STA. 20+00 TO 30+00  
 COUNTY OF SAN LUIS OBISPO

DRAWN BY FC	DATE 01/14/2021	CA JOB NO. 140102
CHECKED BY	SCALE AS SHOWN	SHEET 4 OF 12

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PATH ALIGNMENT TABLE						
SEGMENT ID	START STATION	START NORTHING	START EASTING	LENGTH	END STATION	DIRECTION/ DELTA
L20	24+83.31	2347709.00	5705822.22	782.06	32+65.37	N10°51'06"W
L19	32+65.37	2348477.07	5705674.99	428.25	36+93.62	N14°32'51"W
C43	36+93.62	2348891.60	5705567.42	76.15	37+69.77	N27°22'49"W 170.00
L21	37+69.77	2348958.65	5705532.69	61.47	38+31.25	N40°12'43"W
C15	38+31.25	2349005.60	5705493.00	32.83	38+64.08	N30°48'30"W 100.00
L3	38+64.08	2349033.67	5705476.26	131.32	39+95.40	N21°24'13"W

**LEGEND**  
 COASTAL WETLAND  
 SPECIAL-STATUS SPECIES  
 SPECIAL-STATUS SPECIES (<5 INDIVIDUALS)



CLASS 1 PATHWAY - PROFILE VIEW  
 SCALE: HORIZ 1"=40'; VERT 1"=4'

**PRELIMINARY**  
 NOT FOR CONSTRUCTION



REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CHK. BY	APRD. BY



MORRO BAY TO CAYUCOS CONNECTOR  
 PLAN & PROFILE  
 STA. 30+00 TO 40+00  
 COUNTY OF SAN LUIS OBISPO

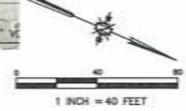
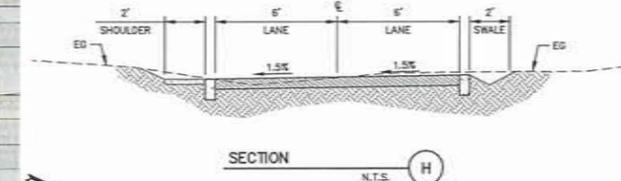
DRAWN BY	FC	DATE	01/14/2021	CA JOB NO.	140102
CHECKED BY		SCALE	AS SHOWN	SHEET	5 OF 12

SEGMENT ID	START STATION	START NORTHING	START EASTING	LENGTH	END STATION	DIRECTION/ DELTA	RADIUS
L3	38+64.08	2349033.67	5705476.26	131.32	39+95.40	N21°24'13"W	
C2	39+95.40	2349155.93	5705428.34	465.12	44+60.51	N25°15'57"W	3450.00
L16	44+60.51	2349576.23	5705229.97	2.15	44+62.66	N29°07'41"W	
L17	44+62.66	2349578.11	5705228.92	48.52	45+11.18	N24°20'19"W	
C3	45+11.18	2349622.31	5705208.92	94.53	46+05.71	N15°00'01"W	290.00
L12	46+05.71	2349713.22	5705184.57	57.98	46+63.69	N05°39'45"W	
C4	46+63.69	2349770.92	5705178.85	28.12	46+92.81	N14°25'52"W	90.00
L18	46+92.81	2349798.93	5705171.38	331.27	50+24.08	N24°2'02"W	

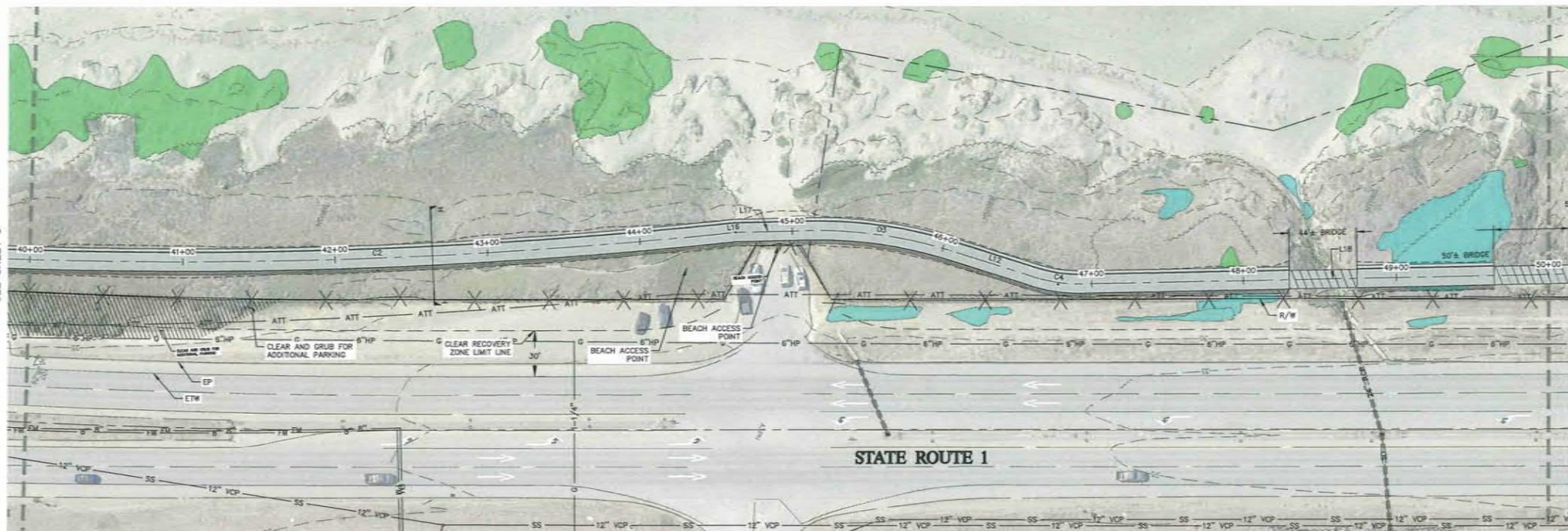
**LEGEND**

- COASTAL WETLAND █
- SPECIAL-STATUS SPECIES █
- SPECIAL-STATUS SPECIES (<5 INDIVIDUALS) ●

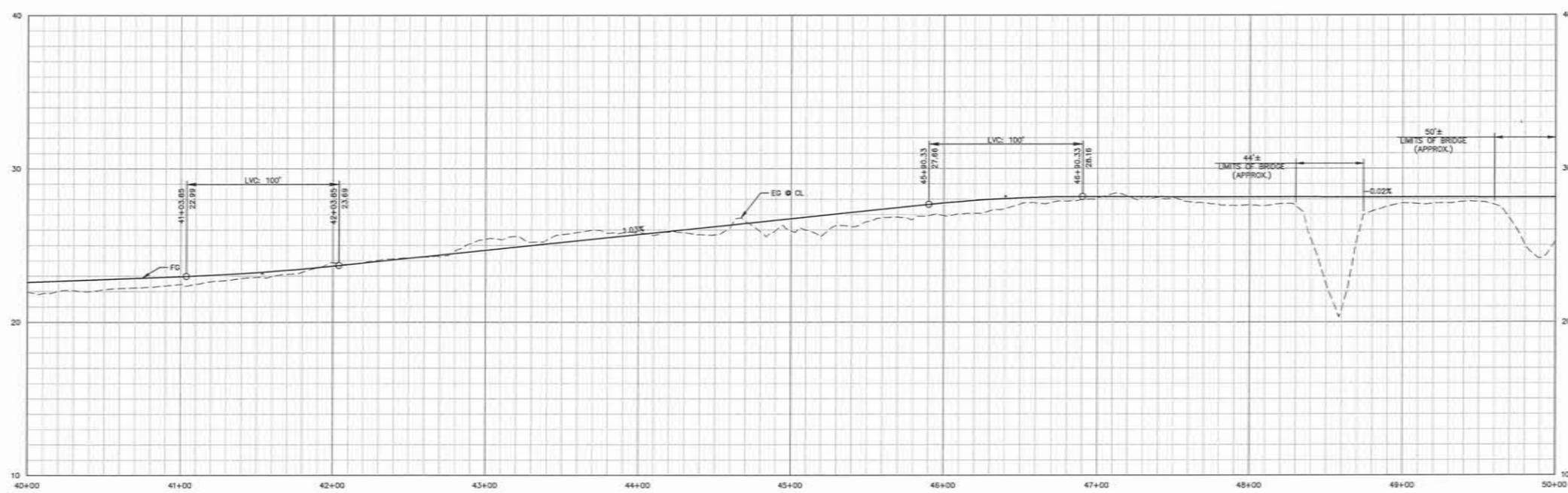
MATCHLINE STA 50+00  
SEE SHEET 7



MATCHLINE STA 40+00  
SEE SHEET 5



**CLASS 1 PATHWAY – PLAN VIEW**  
SCALE HORIZ 1"=40'



**CLASS 1 PATHWAY – PROFILE VIEW**  
SCALE: HORIZ 1"=40'; VERT 1"=4'

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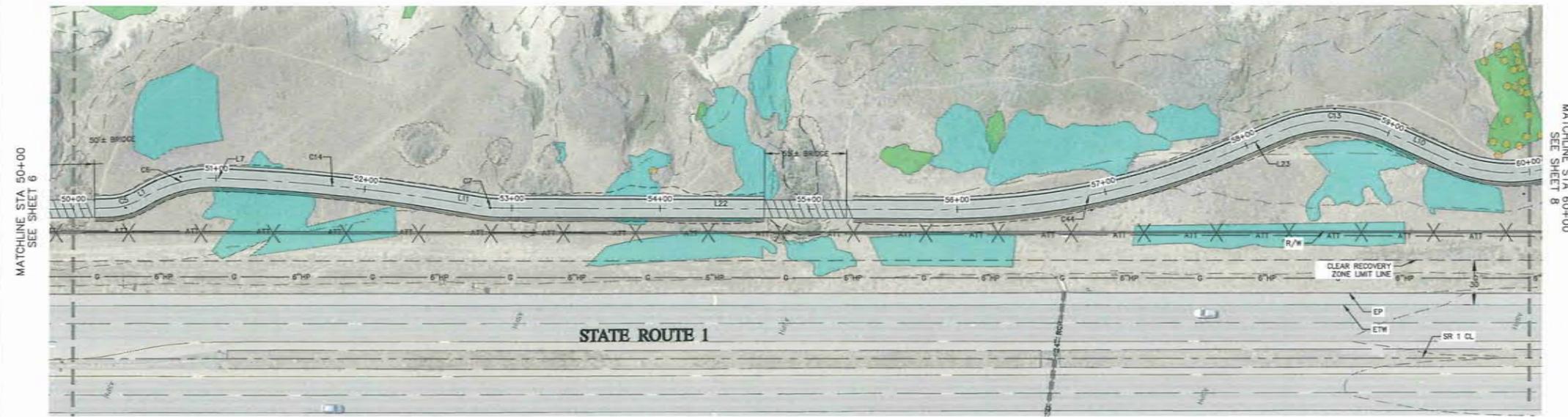
**PRELIMINARY**  
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MORRO BAY TO CAYUCOS CONNECTOR		
PLAN & PROFILE		
STA. 40+00 TO 50+00		
COUNTY OF SAN LUIS OBISPO		
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FC	01/14/2021	140102
CHECKED BY	SCALE	SHEET
	AS SHOWN	6 OF 12



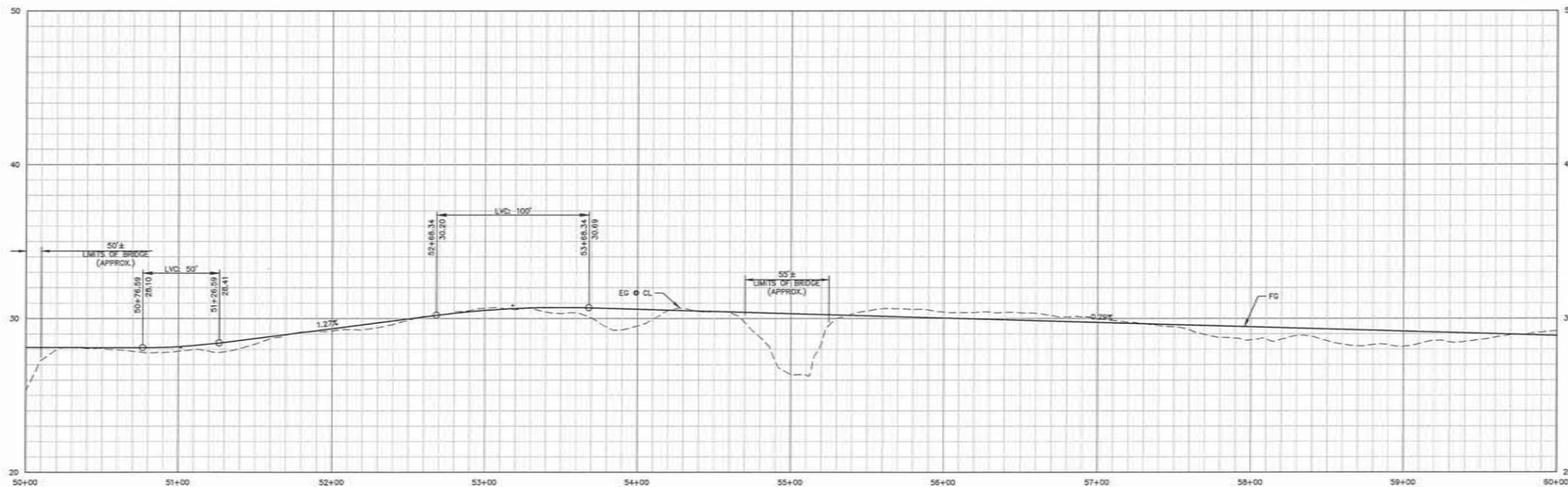
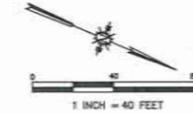
CLASS 1 PATHWAY – PLAN VIEW

SCALE HORIZ 1"=40'

SEGMENT ID	START STATION	START NORTHING	START EASTING	LENGTH	END STATION	DIRECTION/ DELTA	RADIUS
L18	46+92.81	2349798.93	5705171.38	331.27	50+24.08	N24°12'02"W	
C5	50+24.08	2350101.09	5705035.58	21.42	50+45.51	N38°18'30"W	43.51
L1	50+45.51	2350117.74	5705022.43	6.36	50+51.87	N52°24'58"W	
C6	50+51.87	2350121.82	5705017.39	48.15	51+01.02	N36°46'11"W	90.00
L7	51+01.02	2350160.50	5704988.33	0.51	51+01.54	N21°07'24"W	
C14	51+01.54	2350160.98	5704988.14	152.97	52+54.51	N17°31'53"W	1220.00
L11	52+54.51	2350306.75	5704942.09	24.04	52+78.55	N13°56'21"W	
C7	52+78.55	2350330.09	5704936.30	14.10	52+92.66	N18°25'43"W	90.00
L22	52+92.66	2350343.46	5704931.85	296.77	55+89.42	N22°55'06"W	
C44	55+89.42	2350616.80	5704816.28	198.54	57+87.96	N34°17'37"W	500.00
L23	57+87.96	2350779.75	5704705.15	38.63	58+24.59	N45°40'09"W	
C13	58+24.59	2350805.34	5704678.95	74.97	58+99.56	N22°19'11"W	91.98
L10	58+99.56	2350872.79	5704651.26	43.51	59+43.07	N01°01'47"E	
C12	59+43.07	2350916.30	5704652.04	104.04	60+47.11	N27°23'03"W	104.90

LEGEND

- COASTAL WETLAND
- SPECIAL-STATUS SPECIES
- SPECIAL-STATUS SPECIES (<5 INDIVIDUALS)



CLASS 1 PATHWAY – PROFILE VIEW

SCALE: HORIZ 1"=40'; VERT 1"=4'

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MORRO BAY TO CAYUCOS CONNECTOR  
PLAN & PROFILE  
STA. 50+00 TO 60+00  
COUNTY OF SAN LUIS OBISPO

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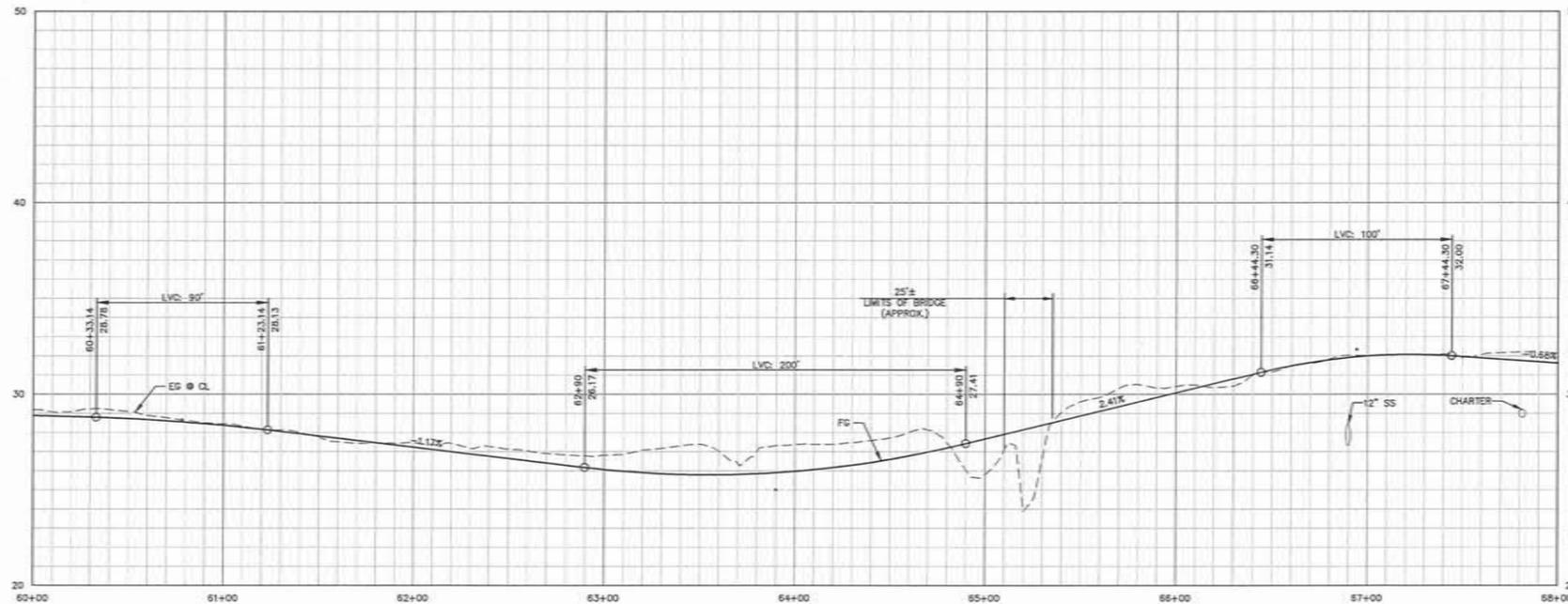
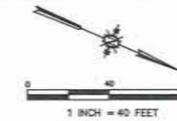
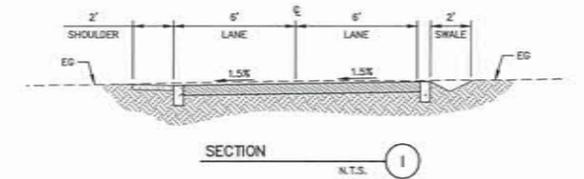
CLASS 1 PATHWAY – PLAN VIEW

SCALE HORIZ 1"=40'

SEGMENT ID	START STATION	START NORTHING	START EASTING	LENGTH	END STATION	DIRECTION/ DELTA	RADIUS
C12	59+43.07	2350916.30	5704652.04	104.04	60+47.11	N27°23'03"W	104.90
L9	60+47.11	2351004.94	5704606.13	83.39	61+30.50	N55°47'54"W	
C11	61+30.50	2351001.81	5704537.16	328.00	64+58.50	N21°37'45"W	275.00
L8	64+58.50	2351338.96	5704423.30	113.85	65+72.35	N12°32'24"E	
C10	65+72.35	2351450.10	5704448.02	109.85	66+82.21	N02°28'45"W	210.00
L24	66+82.21	2351558.60	5704443.38	105.68	67+87.88	N17°25'54"W	

**LEGEND**

- COASTAL WETLAND ■
- SPECIAL-STATUS SPECIES ■
- SPECIAL-STATUS SPECIES (<5 INDIVIDUALS) ●



CLASS 1 PATHWAY – PROFILE VIEW

SCALE: HORIZ 1"=40'; VERT 1"=4'

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MORRO BAY TO CAYUCOS CONNECTOR  
PLAN & PROFILE  
STA. 60+00 TO 66+95  
COUNTY OF SAN LUIS OBISPO

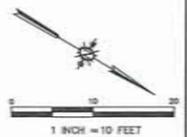
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CHECKED BY		SCALE	AS SHOWN	SHEET	8 OF 12



**LEGEND**

- COASTAL WETLAND
- SPECIAL-STATUS SPECIES
- SPECIAL-STATUS SPECIES (<S INDIVIDUALS)

SEE SHEET 3 FOR CONTINUATION



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**TORO LANE**

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<b>MORRO BAY TO CAYUCOS CONNECTOR</b>		
<b>IMPROVEMENT PLANS</b>		
COUNTY OF SAN LUIS OBISPO		
DRAWN BY FC	DATE 01/14/2021	CA JOB NO. 140102
CHECKED BY	SCALE 1" = 10'	SHEET 9 OF 12

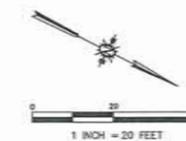
SEE SHEET 5 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



**LEGEND**

- COASTAL WETLAND
- SPECIAL-STATUS SPECIES
- SPECIAL-STATUS SPECIES (<5 INDIVIDUALS)



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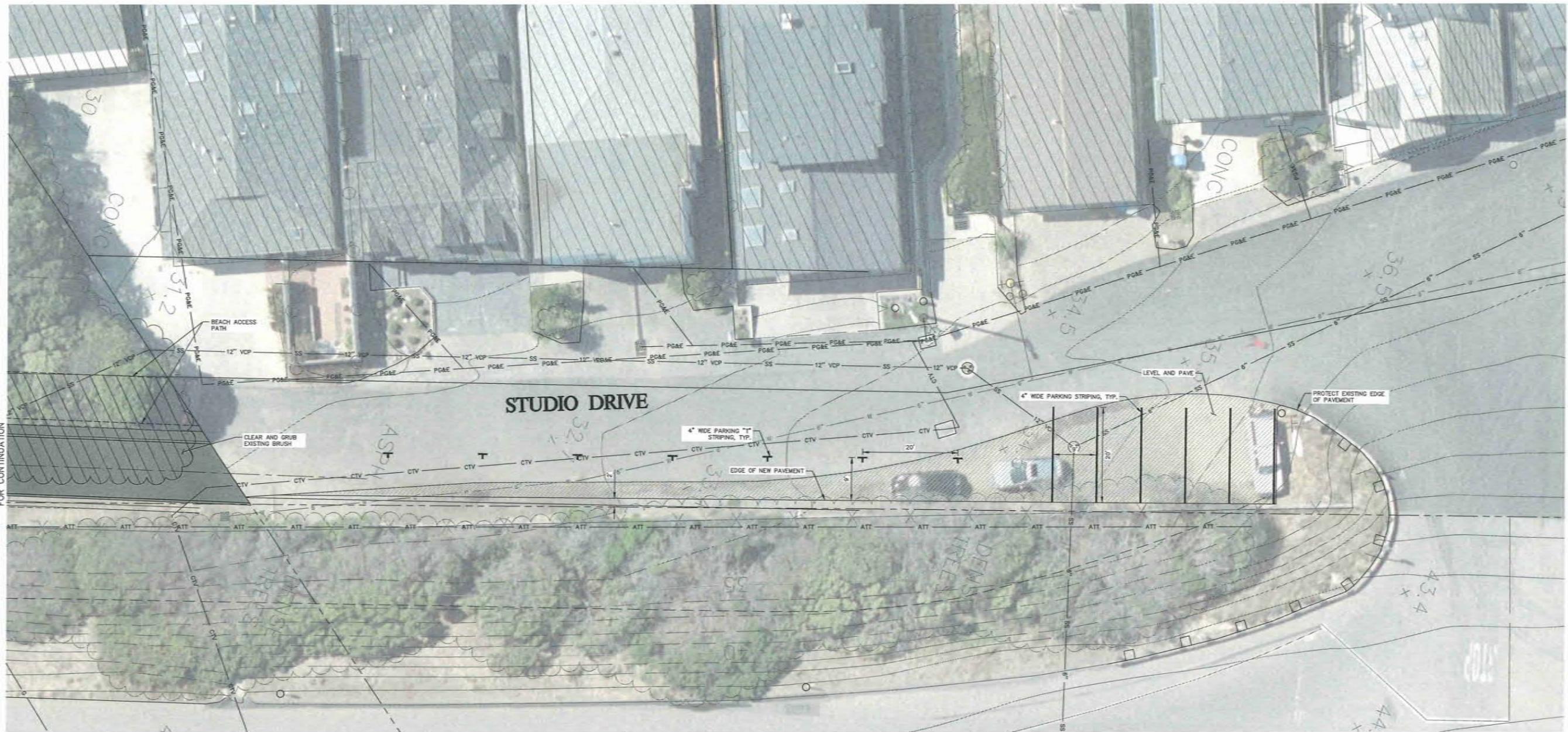


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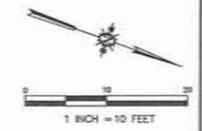
<b>MORRO BAY TO CAYUCOS CONNECTOR</b>		
<b>IMPROVEMENT PLANS</b>		
COUNTY OF SAN LUIS OBISPO		
DRAWN BY FC	DATE 01/14/2021	CA JOB NO. 140102
CHECKED BY	SCALE 1" = 20'	SHEET 10 OF 12



SEE SHEET 8 FOR CONTINUATION

STUDIO DRIVE IMPROVEMENT PLAN

SCALE: 1"=10'



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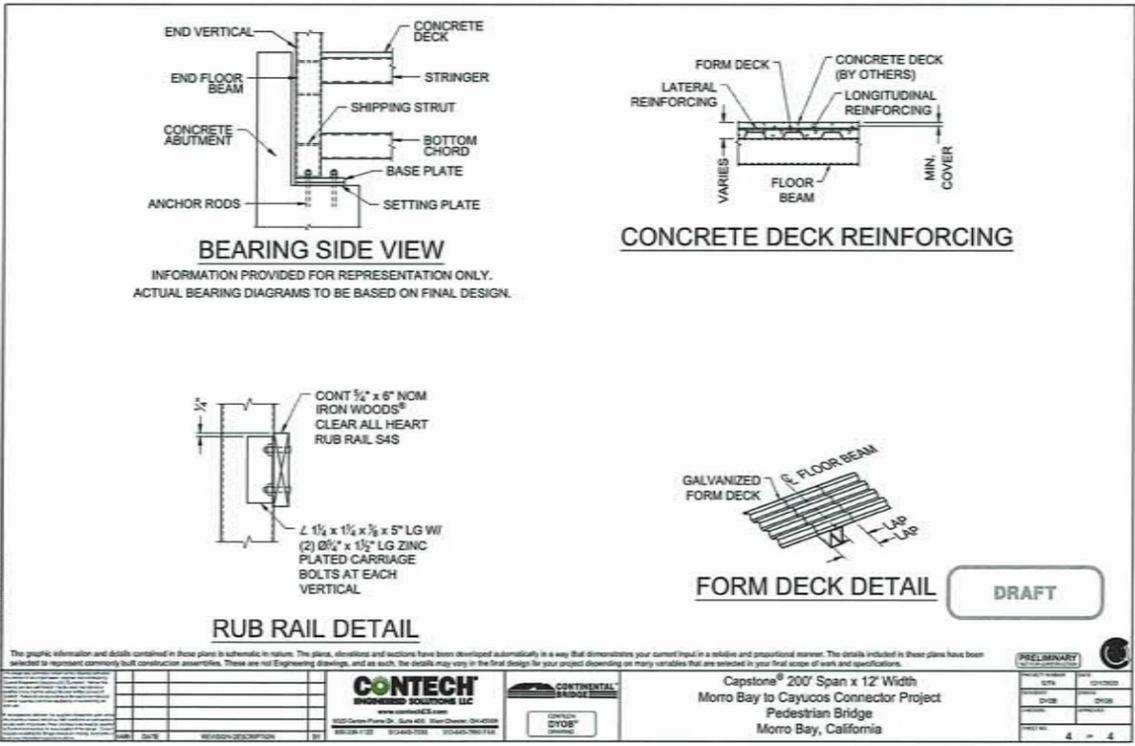
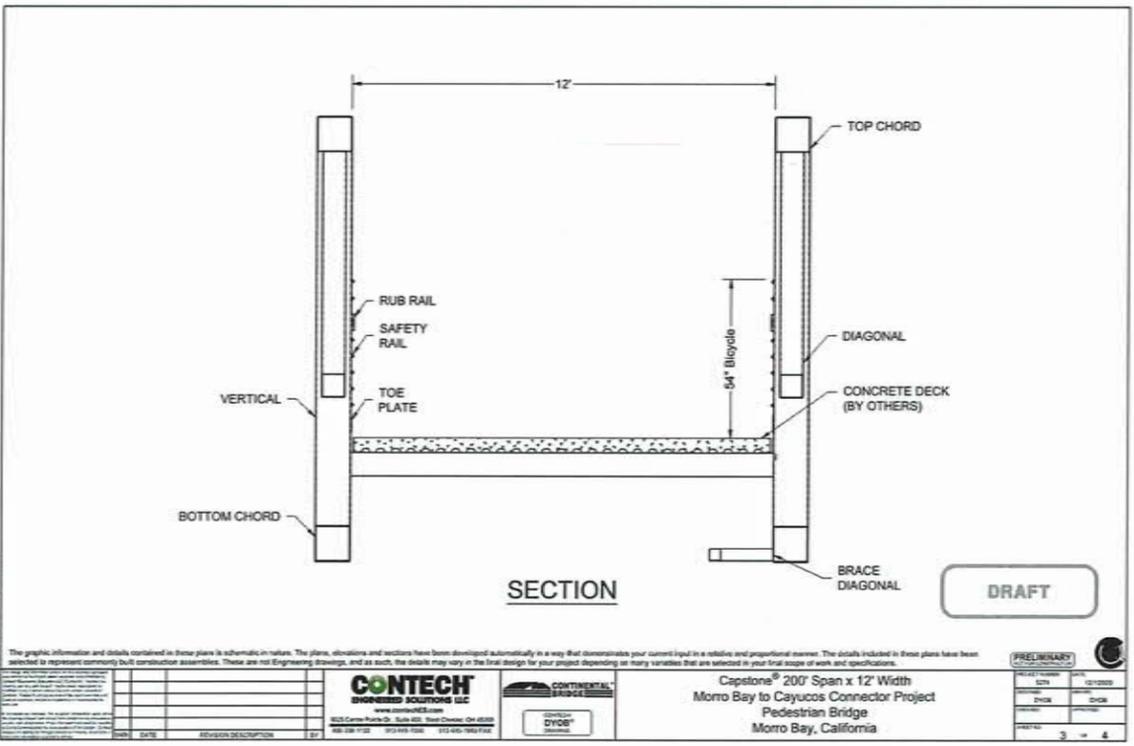
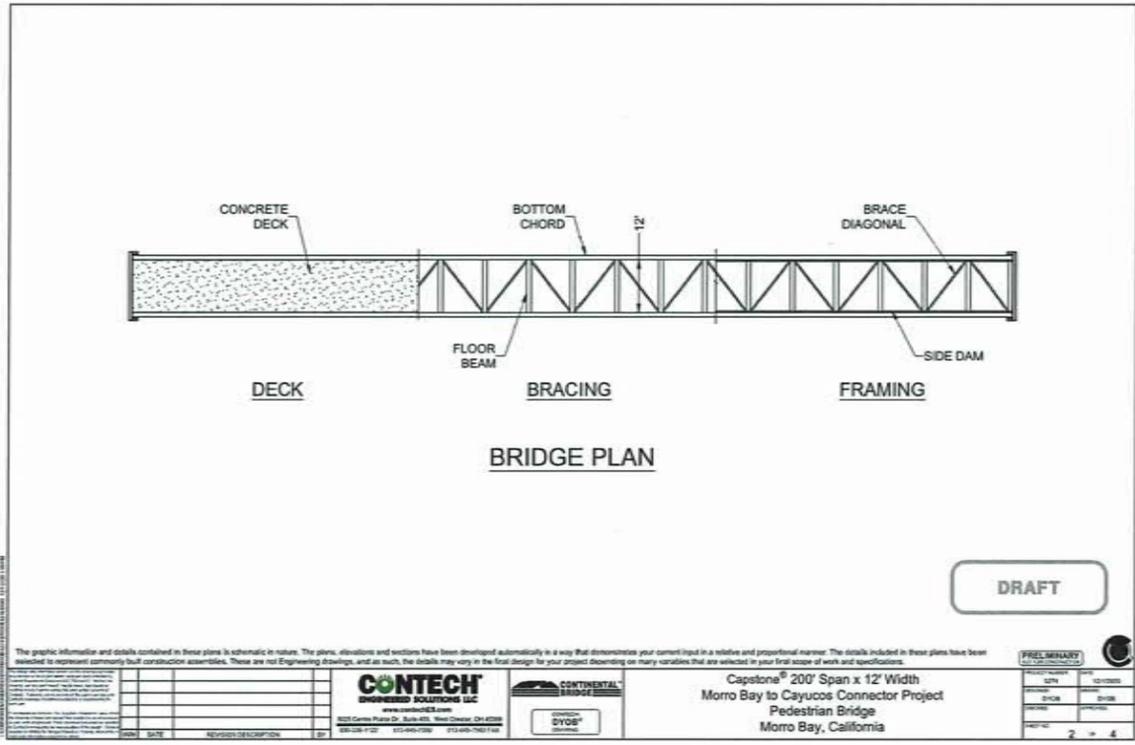
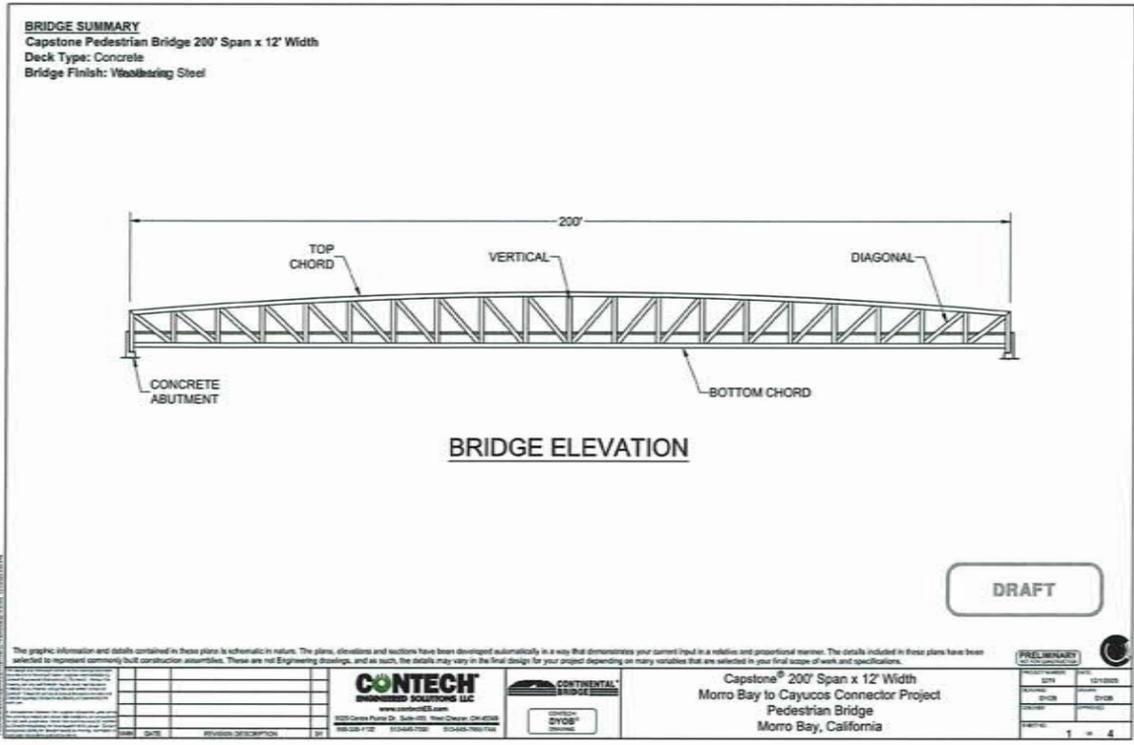


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MORRO BAY TO CAYUCOS CONNECTOR		
IMPROVEMENT PLANS		
COUNTY OF SAN LUIS OBISPO		
DRAWN BY	DATE	CA JOB NO.
FC	01/14/2021	140102
CHECKED BY	SCALE	SHEET
	1" = 10'	11 OF 12



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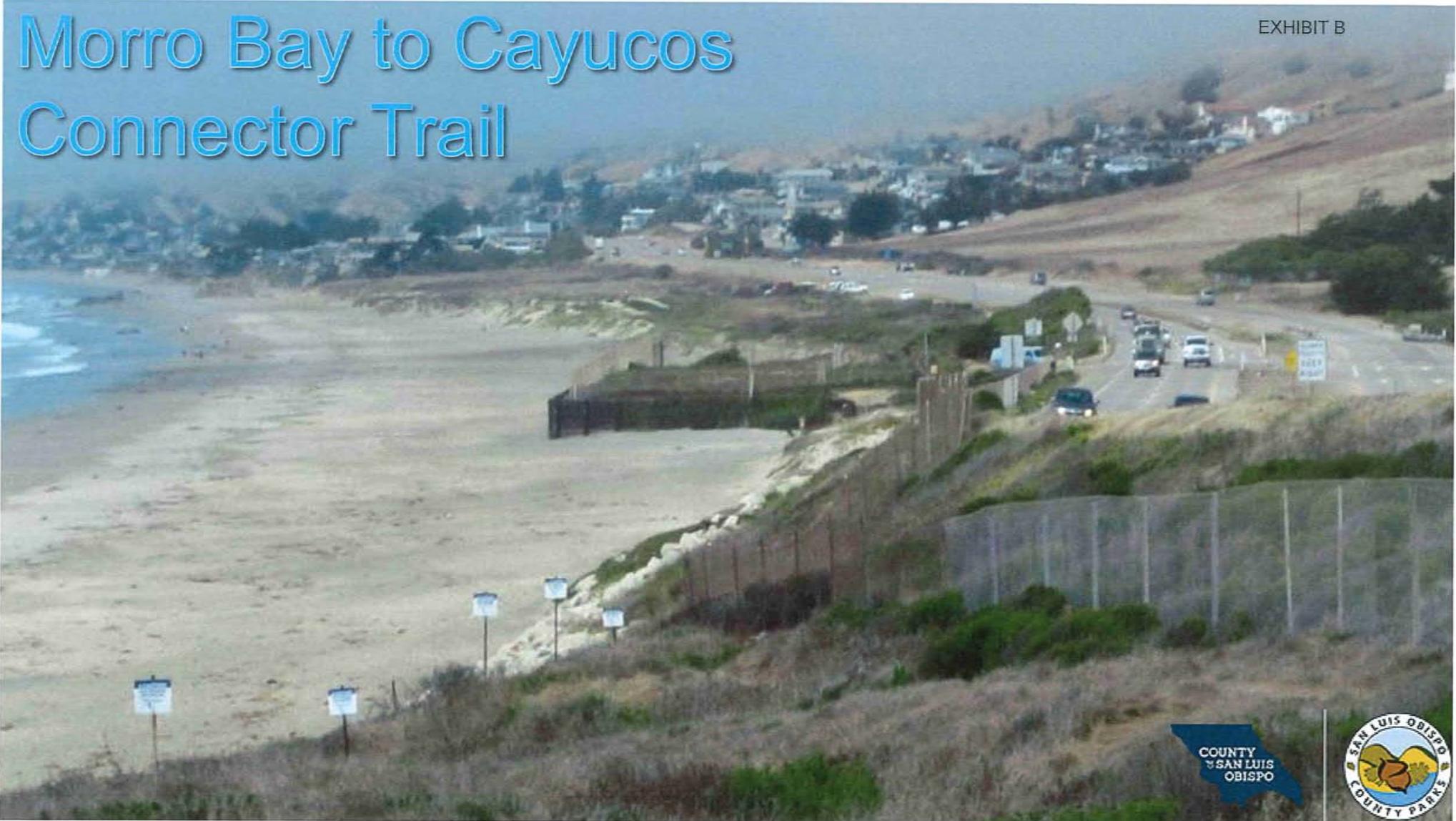
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MORRO BAY TO CAYUCOS CONNECTOR  
 BRIDGE DETAILS  
 COUNTY OF SAN LUIS OBISPO

DRAWN BY	DATE	CA JOB NO.
FC	01/14/2021	140102
CHECKED BY	SCALE	SHEET
	AS SHOWN	12 OF 12

# Morro Bay to Cayucos Connector Trail

EXHIBIT B



# Morro Bay to Cayucos Connector Trail

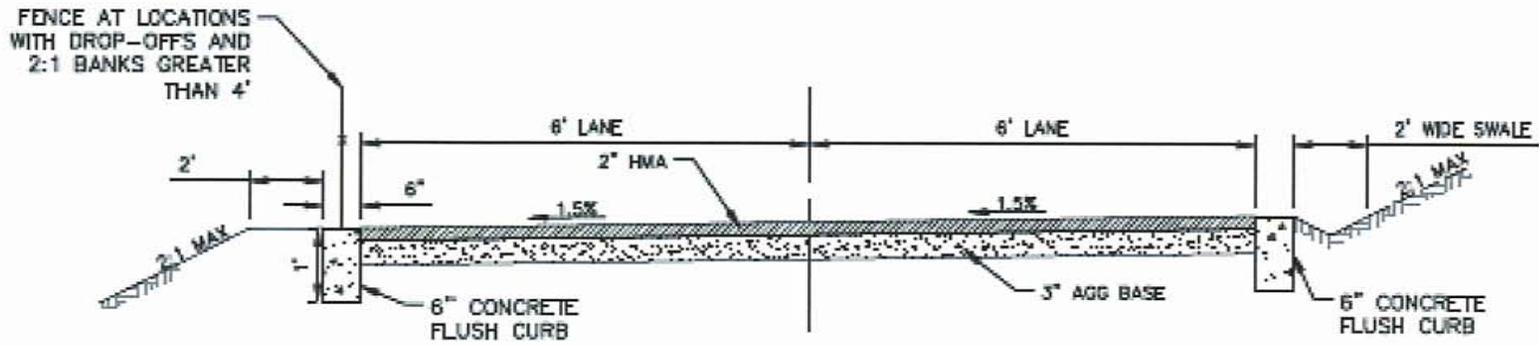
- New 1-mile trail between Morro Bay and Cayucos
- Along the sand bluffs between Highway 1 and dog beach
- 12-foot-wide multi-use trail between Toro Lane and Studio Drive
- A 200-foot-long bridge across Toro Creek and four small bridges
- Improvements and wayfinding signs on connecting bike routes
- New segment of the California Coastal Trail



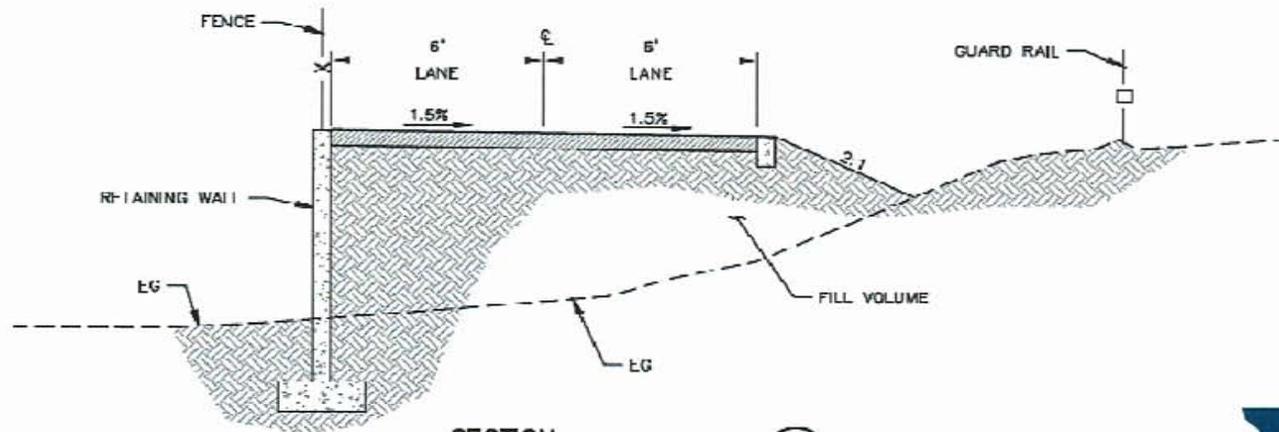


EXHIBIT B





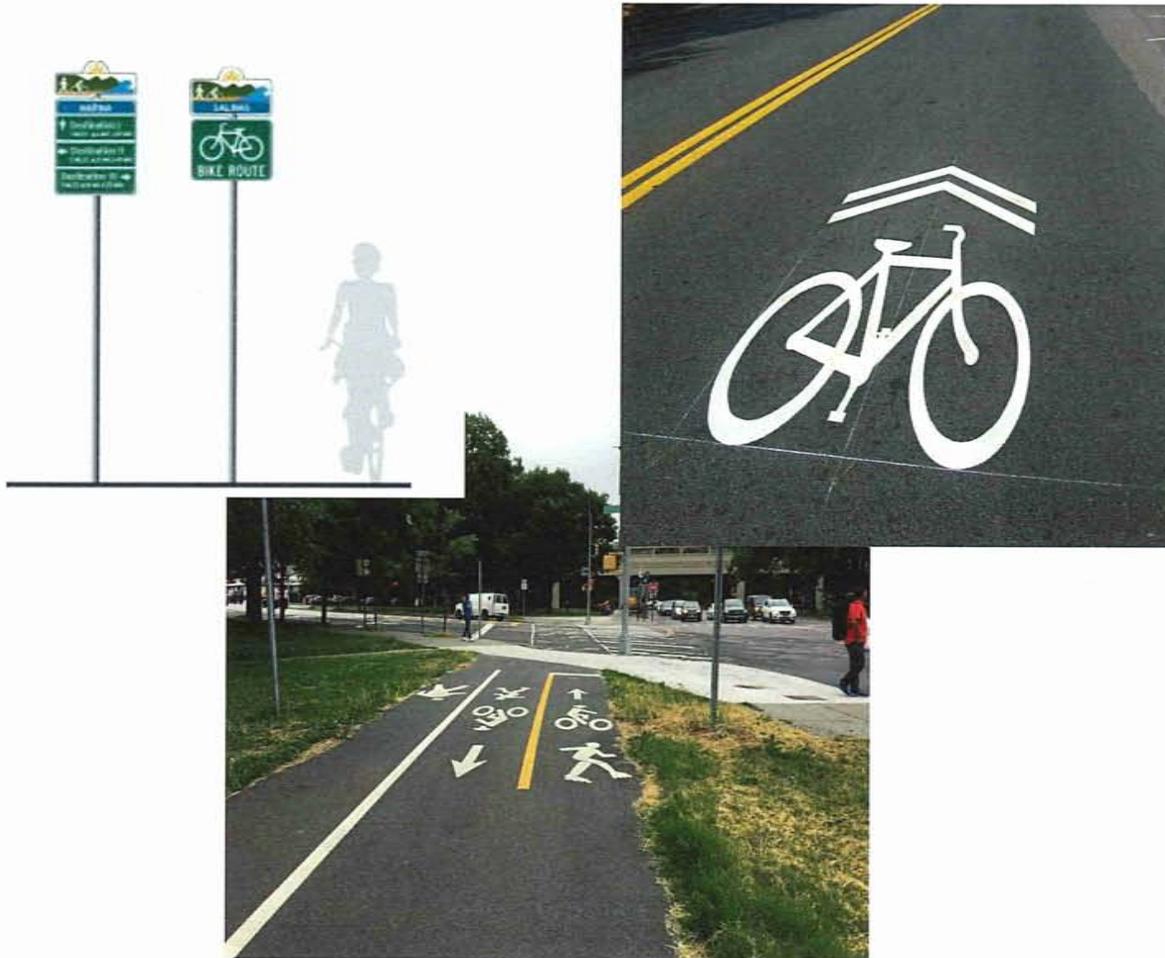
TYPICAL PATH SECTION 1  
N.T.S.



SECTION F  
N.T.S.



# Bike Route Improvements



Beachcomer Dr.

Sandalwood Ave.

Yerba Buena St.

Toro Lane

Studio Drive

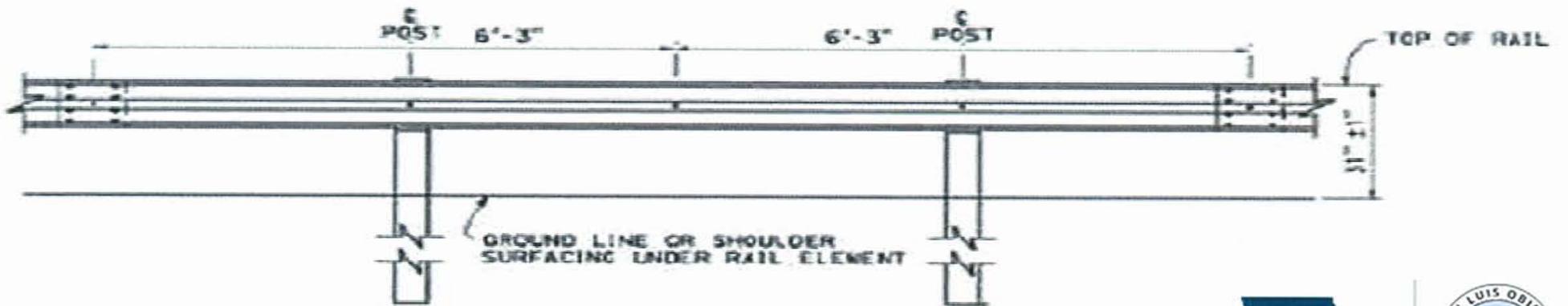
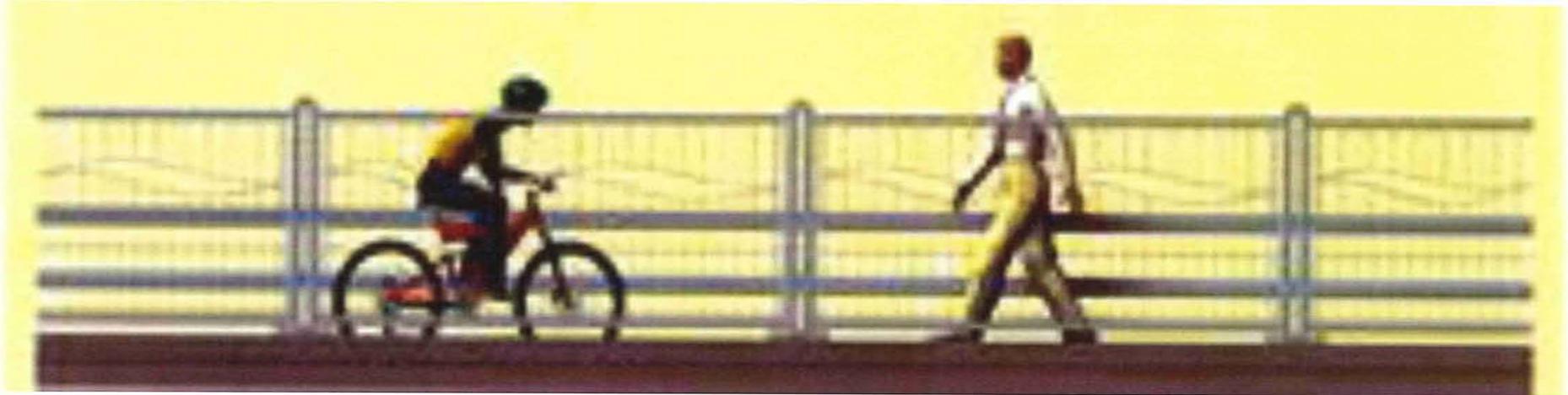


# Progress

- ✓ **Design**
- ✓ **Environmental**
- ✓ **Land Acquisition**
- Permitting**
- Funding**
- Construction**







# Collaborative Process

County Parks

Coastal Commission

City of Morro Bay

County Public Works

Cal Trans

Coastal Conservancy

State Parks

SLOCOG



# 2011 Morro Bay Bicycle & Pedestrian Master Plan

EXHIBIT B

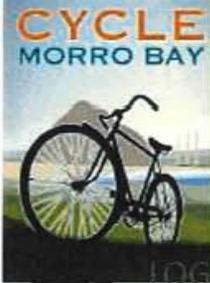


Table 21: Compiled List of Bicycle Projects & Programs determined by Stakeholder Priority and Weighted Ranking

Rank Order	Bicycle Projects & Programs – Stakeholder Priority	Weighted Ranking*
1	Bike-Ped bridge over Morro Creek & connector paths to Atascadero Rd & Embarcadero	214
2	Safer crossing at San Jacinto and Hwy 1/Main/Alder	152
3	Bike-Ped path through Power Plant	116
4	Make Embarcadero more bike-friendly	113
5	between HS and Morro Shores Inn at Atascadero Road	94
6	Connection to future Cayucos Trail - bike route on Sandalwood & Beachcomber	94
7	Improve bike routes through State Park	93
8	Safe bike route to Del Mar School on Greenwood	92
9	connection to south end of Class 1 at Quintana & Main	78
10	Install more bike racks in business district	



# What's next?

- Consolidated Coastal Permit 2021-2022
- Construction drawings/permitting 2022-2023
- **Construction Funding ???**
- Construction



# Questions???



# Existing Bike Routes



# Parking Locations

EXHIBIT B

