



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, February 2, 2021 - 6:00 P.M.
Held Via Teleconference**

Vice-Chairperson Jesse Barron
Commissioner Bill Roschen
Commissioner Jennifer Ford

Commissioner Joseph Ingraffia
Commissioner Susan Stewart

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

ELECTION OF CHAIR AND VICE CHAIR

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.

A-2 Approval of minutes from the Planning Commission meeting of November 17, 2020.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of December 1, 2020.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

B-1 **Case No.:** CUP20-12 and CDP20-022
Site Location: 2650 Main Street, Morro Bay, CA
Request: Approval of Coastal Development Permit (CDP20-022) and a Conditional Use Permit (CUP20-12) to allow a new recycling center consisting of two 216 square foot cargo containers on a 750-sf gravel pad in the undeveloped area north of the Spencer's Market building along Elena Street. The project complies with the development standards of the zone and the Cargo Container policy. The project zoning is MCR/R-4/SP and the site is not located within the coastal appeals jurisdiction
CEQA Determination: Categorically Exempt, Section 15311, Class 11
Staff Recommendation: Conditionally approve
Staff Contact: Nancy Hubbard, Contract Planner nhubbard@morrobayca.gov

C. NEW BUSINESS

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 16, 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 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 February 2, 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
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. 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	Gaffney	960 Napa	10/14/20	CUP20-09/CDP20-017/PKG 20-03	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.	Under review. Comment letter sent 11/1/20, need resubmittal. Comments sent 1-15-21. Resubmittal received 1/25/21 and is under review. Tentative PC hearing on March 2, 2021				nh
3	AGS Recycling	2650 Main Street	12/16/20	CUP20-12/CDP20-022	Recycling center in parking lot	Under review. Minor comments provided, resubmittal pending. Project approved by Building/PW and Fire. Noticed and scheduled for planning commission hearing February 2, 2021				nh
4	Twin Bay Inc.	2460 Main Street	12/15/20	MUP20-02	Alcohol and drug rehab center (supportive housing)	This is a resubmittal of previously withdrawn application. Planning disapproved with minor comments. All other departments conditionally approved. Submittal received, preparing for public notice.				nh
5	CCCMB	301 Little Morro Creek	1/19/21	MSC21-002	Extention of time on Interim Conditional Use permit to allow BMX Bike Park to continue to operate in existing location. No changes to operations or facility.	Scheduled for Planning commission on 2/16/21				nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:										

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6	Tmobile / Joshua Alba	1245 Little Morro Creek Rd	1/20/21	MIN21-001	Minor Modification to existing Tmobile wireless telecommunication facility.	Under review.				cj
7	Vallerie	490 Mindoro St.	1/20/21	CDP21-001	Convert existing garage into a single family home with an Accessory dwelling unit.	Submittal received and under review.				nh
8	Diaz	365 Driftwood	1/19/21	CUP20-13	Addition to existing single family home. This is an addition to a non-conforming home which requires a conditional use permit.	Under review.				nh
9	Miagany	405 Elena	12/29/20	CUP20-15 & PKG20-05	Conditional Use Permit & Parking Exception for addition to an existing non-conforming single family home	Under review. Project deemed incomplete and incomplete letter sent 1-21-2021. Awaiting resubmittal.				am
10	Vistra	1290 Embarcadero	12/28/20	CDP20-026 & CUP20-14	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.	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021.				cj
11	Cia	2551 Koa Ave	12/21/20	CDP20-023	New SFR with attached garage	Comment letter sent 1/22/21. Waiting for resubmittal				nh
12	Phelps	490 Piney Way	11/18/20	CUP20-10/ CDP20-020	1124 sf addition to existing 736 sf home with 518 sf decks, conversion of garage to ADU	Under Review - PC approval of CUP, Admin approval of CDP for ADU. Project deemed incomplete on 12/7/20. Waiting for resubmittal..				nh
13	Van Beurden Investments	701 Embarcadero Road	11/17/20	MAJ20-004	Dutchman Harborwalk public access and improvements with wharf changes. Major Modification to CUP.	Under review. Incomplete letter sent 12-10-20.				cj
14	Vazquez	590 Morro Ave	10/22/20	MAJ20-002	CDP/CUP Major Modification to propose equipment upgrade to an existing rooftop telecom wireless site.	Under review. Incomplete letter sent 11/19/20.				cj
15	HASLO	405 Atascadero	10/8/20	LTM20-01	Lot Merger application	Under Review. Comment letter sent 10/29/20. Need resubmittal.				nh

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16	AT&T	800 Quintana	9/23/20	MAJ20-001	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. 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 Applicant emailed 1/22/2020 to request change to application and state they are no longer seeking a height exception or to make exterior changes. Project would be modified to swap out and upgrade existing facilities only. Project being reviewed for determination of administrative approval as a result.				cj
17	Zinngrabe	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. Applicant requested project to be put on hold. Applicant's Agent emailed /14/21 to request to proceed with processing amendment.				cj
18	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
19	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. Resubmittal received January 20, 2021, under review.				nh
20	Bean	197 Main Street (formerly known as 199 Sandpiper Court)	12/19/19	CUP19-20, CDP19-04, VAR20-001	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. Resubmittal received 10/26/20 adding a variance request, under review. Planning deemed incomplete, comments sent 11/29/20. Waiting for resubmittal.				nh
21	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. Applicant inquired 1-21-21 about potentially re-designing project to include ADA lift access from street side of the building. Awaiting further information.		PN-Conditionally Approved 10/16/2019		cj
22	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:										
Projects Appealed or Forwarded to City Council: None at this time										
Environmental Review:										

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23	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:										
24	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 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
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
25	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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26	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		ig
Grants										
27	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 \$65,000 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 \$65,000 to complete LCP update.	No review performed.	N/A		sg
28	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
29	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:										
30	HASLO	405	Atascadero	12/22/20	B20-0215	35 unit affordable apartments	Planning approved 1/10/21.	Bldg. - Plancheck		nh

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31	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20			sg
32	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
33	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 received.	Bldg. - Approved 12/29/20			nh
34	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 1/19/21			nh
35	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
36	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.	Disapproved 1-25-21. Correction memo sent to Bldg. Cj.	Bldg. - Disapproved 1/25/21			cj
37	Lawrence	2590-A	Hemlock Ave.	1/21/21	B21-0009	Attached ADU - The first floor of new single family residence will consist of a 643 sf Accessory Dwelling Unit (ADU). See permit B21-0008 for primary dwelling permit.		Bldg. Plancheck			nh
38	Lawrence	2590	Hemlock Ave.	1/20/21	B21-0008	Demolition of existing 888 sf single family residence (SFR) and construction of new two story SFR, 1298 sf living on second floor with a 630 sf attached tandem garage and 119 sf 2nd floor deck. See permit B21-0009 for first floor Accessory Dwelling Unit (ADU).	Planning approved 1/24/21	Bldg. - Plancheck			nh
39	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

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40	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
41	Haworth Beach Properties	273 1/2	Main St.	1/25/21	B21-0011	Replace damaged flooring & drywall, upgrade electrical wiring, repair roof damage, upgrade kitchen cabinets & appliances.		Bldg. Disapproved 1/27/21			sg
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
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	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
45	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 - Approved 1/25/21			nh
46	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
47	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
48	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.	Planning disapproved 01/04/2021. Awaiting resubmittal.	Bldg. - Approved 1/7/21			am
49	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

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50	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
51	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
52	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
53	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
54	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
55	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 1/12/21			wu
56	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
57	Kennedy	1130	Scott Street	12/20/19	B19-0271	New commercial project with residential security unit above	Conditionally approved 1/3/20. Review resubmittal - disapproved 1-25-21 - conditions not met.	Bldg. - Disapproved 1/7/20			nh
58	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
59	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
60	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

#	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
Planning Projects & Permits with Final Action:										
Staff Directory: Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Abby Miramontes - am										

AGENDA ITEM: A-2

DATE: FEBRUARY 2, 2021

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 17, 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	Community Development Director Senior Planner Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/l1f1qY28k3c?t=64>

Carole Truesdale, Morro Bay, voiced her concerns regarding changing the zone for 3300 Panorama Drive.

Kristen Headland, Morro Bay, stated she submitted questions to staff regarding the incorrect density listed for the 3300 Panorama Drive. Headland noted the map is still incorrect.

Mark Davis, Morro Bay, also voiced his concerns regarding the zoning for 3300 Panorama Drive.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/l1f1qY28k3c?t=544>

Graham responded to the questions asked in the Public Comment period.

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=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>
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/l1f1qY28k3c?t=675>

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

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

<https://youtu.be/l1f1qY28k3c?t=696>

B. PUBLIC HEARING

B-1 **Case No.:** Major Modification (MAJ20-003) to UPO-520, CPO -562 and ADO-132

Site Location: 2996 Alder Avenue, Morro Bay, CA

Project Description: Major Modification for approval of exterior modifications to the building and landscaping. The changes reflect change in roof line variation on east side, change to siding material on north and south sides at garage level, changes to landscape screening wall on west side and changes to second floor balcony dividing walls to full height. This project is in the R-4/SP zoning district and is not within the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Section 15301, Class 1a

Staff Recommendation: Conditionally Approve the project subject to Finding and Conditions.

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

<https://youtu.be/l1f1qY28k3c?t=732>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – All of the Commissioners had spoken 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/l1f1qY28k3c?t=1555>

Paul Nagy, applicant, explained how some conditions were not met due to the fact that he was not involved with the project in the beginning. Nagy welcomes any suggestions made by the Planning Commission.

Ed Applegate, Morro Bay, commented how the footprint of the project didn't affect the safety of the neighborhood.

The Commissioners presented their comments to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/l1f1qY28k3c?t=2099>

Discussion and comments from the Commissioners.

MOTION: Vice-Chairperson Barron moved to approve Major Modification, MAJ20-003 to UP0-520, Coastal Development permit CP0-562 and Parking Exception AD0-132, to amend the roof line for option one; metal awning. Planning condition 1C should have a continuous banding around the building, the lighting changed to warm white CR190, and also to include A and B lighting in the parking area. Commissioner Ingraffia seconded the motion, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia, and Luhr voting yes.

<https://youtu.be/l1f1qY28k3c?t=4610>

Commissioner Ingraffia presented his question to the Commission.

The Commissioners responded.

B-2 Case No.: UP0-044 / UP0-200

Site Location: 560 Embarcadero, Morro Bay, CA

Project Description: Review of Conditional Use Permits for Thai Bounty restaurant: UP0-044 was approved by Planning Commission on November 15, 2004 for a restaurant use. UP0-200 was administratively approved on January 13, 2009 for approval of an outdoor dining area and grill. UP0-044 was administratively amended on April 23, 2010 for outdoor dining changes. Project includes review of restaurant and outdoor dining uses as it relates to repeated noise complaints received. The project

zoning is WF/PD/S.4 and the site is located within the Coastal Commission appeals jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301.

Staff Recommendation: Conditionally Approve

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

<https://youtu.be/l1f1qY28k3c?t=5360>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Graham presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/l1f1qY28k3c?t=5988>

Jorge Milanes, owner of Thai Bounty, explained how the issue has gotten out of control and would like to discuss how to address the issue.

Jane Heath, Milanes attorney, questioned what the actual issue was. She would like for the Commission to give Mr. Milanes a set standard for what is required.

Aaron Young, Chamber Board, agreed with Jane Heath and stated he was disappointed the issue has gotten to where it is now. Young does not know what the issue is.

Margarita Falcon, Cuban doctor, spoke of the Cuban culture and how it includes music and dancing. Falcon explained the noise was not intentional and would like for the Commissioners to have some compassion.

Helen Beard, resident affected by the music, stated this has been an ongoing issue for the past two years. Beard stated the other neighbors, business owners, and herself have no problem with listening to music. It becomes a problem when they close their windows and could still hear the music.

Noreen Fernandez had technical difficulties trying to connect to the meeting.

Phil Kispersky, owner of the building, stated when he started his business, they had live music on the patio with no complaints. The understanding he had was he could play music until 9 p.m. daily. Phil noted other festivals have played music in the area and it was much louder. He would like a standard to be set and the City to work with Mr. Milanes.

Noreen Fernandez again had technical difficulties trying to connect to the meeting.

Chairperson Luhr close the Public Comment period.

<https://youtu.be/l1f1qY28k3c?t=7806>

The Commissioners presented their questions to staff.

Comments from the Commissioners.

MOTION: Commissioner Stewart moved to approve PC Resolution 19-20, resolution of the Morro Bay Planning Commission approval of an amendment of Conditional Use permit, UP0-044 and Minor Use permit UP0-200, site location 560 Embarcadero specifically with the planning conditions noted in Item 1. Commissioner Lucas seconded the motion, and the motion passes 4-1, with Stewart, Lucas, Ingraffia, and Luhr voting yes and Barron voting no.

<https://youtu.be/l1f1qY28k3c?t=9696>

B-3 Case No.: *Plan Morro Bay: General Plan/Local Coastal Program Update*
Site Location: Citywide
Applicant/Project Sponsor City of Morro Bay
Proposed Project: General Plan/ Local Coastal Program Update known as “Plan Morro Bay” hearing draft for review and adoption. 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 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 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/l1f1qY28k3c?t=10336>

Graham updated the Commissioners on where they left off in their review and suggested the Commissioners take public comments first.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/l1f1qY28k3c?t=10366>

Betty Winholtz, Morro Bay, wanted to acknowledge the correspondence she sent regarding the two different elements and hopes the Planning Commission will take them into consideration.

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

MOTION: Commissioner Stewart moved to approve the public hearing on the General Plan to the next meeting on December 1, 2020. Vice-Chairperson Barron seconded the motion, and the motion passes 5-0, with Stewart, Barron, Lucas, Ingraffia, and Luhr voting yes.

<https://youtu.be/l1f1qY28k3c?t=14479>

C. NEW BUSINESS – NONE

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 17, 2020

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

ADJOURNMENT

The meeting adjourned at 10:03 p.m. to the next scheduled Planning Commission meeting via teleconference, on December 1, 2021 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: A-3

DATE: FEBRUARY 2, 2021

ACTION: DRAFT

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – DECEMBER 1, 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, Inc.

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/ffp88RBzGuo?t=48>

Commissioner Lucas notified the Commissioners and staff that he will not be re-applying for the next term of Planning Commissioner.

Chairperson Luhr notified the Commissioners and staff that he will be resigning at the end of the year.

PUBLIC COMMENT PERIOD

<https://youtu.be/ffp88RBzGuo?t=140>

Kristen Headland, Morro Bay, spoke of the density change made for the ten acre parcel located at 3300 Panorama Drive. Headland stated there were many discussions and information provided at meetings, and was told the density would be corrected, but still has not seen the change. Headland would like the area to be changed back to the moderate density.

Sean Green, Morro Bay, stated he submitted an email to the Planning Commission regarding the General Plan. Green agrees with most of what is in the General Plan but is more concerned with the lateral/vertical access and view corridor at the Embarcadero. Green also proposed a potential sidewalk pathway for the Maritime Museum.

Betty Winholtz, Morro Bay, responded to Kristen Headland's comments. Winholtz stated the importance to Headland's testimony is the Senate Bill 330, which states the City cannot reduce the density on the property.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=741>

Comments from the Commissioners.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –

Commissioner Lucas spoke with Winholtz and Headland regarding the density for the 3300 Panorama Drive property. Lucas noted in the 1982 Local Plan, it stated the term “moderate” was used for the R-1 zone and the term “medium” was specifically used for the R-2 zone.

Graham responded.

Commissioner Stewart also met with Winholtz and Headland to discuss the 3300 Panorama Drive property.

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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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/ffp88RBzGuo?t=1198>

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

A-2 Approval of minutes from the Planning Commission meeting of September 1, 2020.
Staff Recommendation: Approve minutes as submitted.

Commissioner Lucas requested to pull the Current and Advanced Planning Processing List for discussion.

Jacinth responded.

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

<https://youtu.be/ffp88RBzGuo?t=1406>

B. PUBLIC HEARING

B-1 Case No.: CDP20-015/CUP20-06/PKG20-04
Site Location: 603 Driftwood Street, Morro Bay, CA
Project Description: Conditional Use Permit, Coastal Development Permit, and Parking Exception approval for a two-story addition of 548 sf to the back of an existing 838 square foot non-conforming single-family home with a 464 square foot detached garage. A Conditional Use Permit and a Coastal Development Permit with a discretionary review and approval process is required because of the size of the addition and the non-conforming conditions of the existing home. A parking exception is required because the home has only a single car garage. The site is zoned R-2 and is not in the coastal appeals jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301, Class 1e
Staff Recommendation: Conditionally Approve the project subject to Finding and Conditions.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov
<https://youtu.be/ffp88RBzGuo?t=1442>

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS - NONE

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/ffp88RBzGuo?t=1833>

Jon Hubbard, applicant, described his project to the Commission.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/ffp88RBzGuo?t=1942>

Discussion between the Commissioners and staff.

MOTION: Commissioner Stewart moved to approve Conditional Use permit CUP20-06, Coastal Development permit CDP20-05 and Parking Exception permit PKG20-04, for a two-story addition and an existing non-conforming single family home with a detached non-conforming garage. Commissioner Lucas seconded the motion, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia, and Luhr voting yes.

<https://youtu.be/ffp88RBzGuo?t=2029>

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 for review of the adoption draft for the General Plan/ Local Coastal Program Update known as “Plan Morro Bay”. 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 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. This item is continued from the 10/20/20, 11/4/20, and 11/17/20 public hearings.

CEQA Determination: Environmental Impact Report

Staff Recommendation: Review adoption 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/ffp88RBzGuo?t=2092>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Commissioners Stewart and Ingraffia previously spoke to the leaseholders.

Chairperson Luhr spoke to Cathy Novak.

Cathy Novak, Embarcadero leaseholder group representative, presented her report.

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

<https://youtu.be/ffp88RBzGuo?t=2769>

The Commissioners presented their questions to staff and Novak.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=7533>

Green commented on the Embarcadero lateral access.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=7678>

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

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=9008>

Winholtz asked the Commissioners if they would be addressing the Environmental Justice Element tonight because the Embarcadero leaseholder comments have been dominating the evening. Winholtz would like the Commission to move onto the other elements.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/ffp88RBzGuo?t=9096>

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

MOTION: Commissioner Ingraffia moved to continue the discussion of the Plan Morro Bay: General Plan/Local Coastal Program Update to the next Planning Commission meeting on December 15th. Commissioner Lucas seconded the motion, and the motion passes 5-0, with Ingraffia, Lucas, Stewart, Luhr, and Barron voting yes.

<https://youtu.be/ffp88RBzGuo?t=14654>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/ffp88RBzGuo?t=14767>

Commissioner Ingraffia commented he will miss Commissioner Lucas and Chairperson Luhr.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/ffp88RBzGuo?t=14897>

Graham asked Chairperson Luhr for clarification on his last day on the Planning Commission.

ADJOURNMENT

The meeting adjourned at 10:08 p.m. to the next scheduled Planning Commission meeting via teleconference, on December 1, 2021 at 6:00 p.m.

Gerald Luhr, Chairperson

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – DECEMBER 1, 2020

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: February 2, 2021

Staff Report

TO: Planning Commissioners **DATE:** January 25, 2021

FROM: Nancy Hubbard, Contract Planner

SUBJECT: **Recycling Center at Spencer's Market.** Coastal Development Permit (CDP20-022) and a Conditional Use Permit (CUP20-12) to allow a new recycling center using two 216 square foot cargo containers on a gravel pad in the undeveloped area north of the Spencer's Market building along Elena Street. The project complies with the development standards of the zone and the Cargo Container policy. The project zoning is MCR/R-4/SP and the site is not located within the coastal appeals jurisdiction.

RECOMMENDATION:

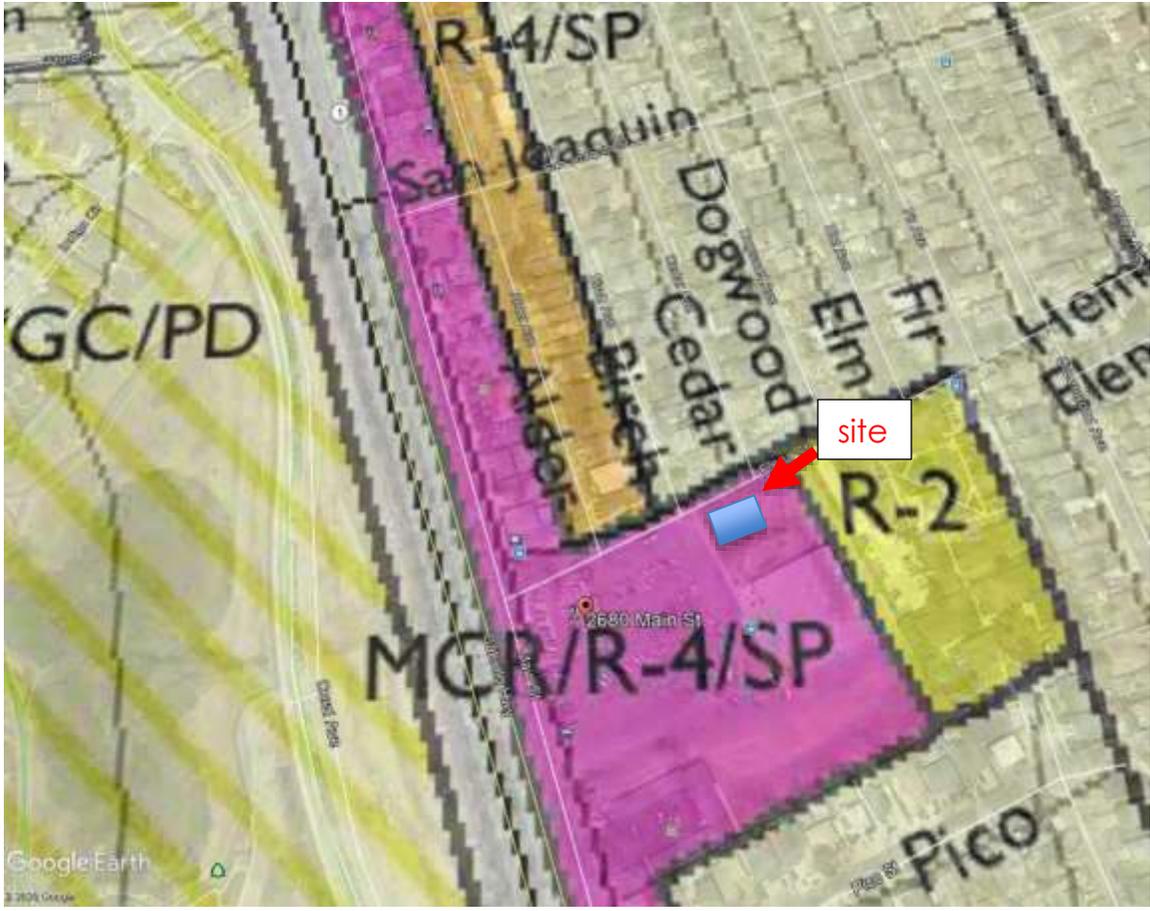
CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 02-21 making the necessary findings for approval of CDP20-022 and CUP20-12

APPLICANT: AGS Recycling Inc – Edgar Arroyo, owner's representative

AGENT: Jake Raper, Jr.

ADDRESS/APN: 2650 MAIN STREET/APN 068-301-010

SUBJECT: The proposed project is a recycling center using 2 cargo containers that will be removed when full and replaced with another container. The recycling operation will be managed by AGS Recycling Inc in Arroyo Grande. The proposal is to install the recycling center on an approximate 750 sf of area in the vacant portion of the property north of the existing 15,000 sf Spencer's Market building, south of Elena Street. The facility will be fenced/screened from view from the public street. Two 9x24 cargo containers will each include a hydraulic compactor. The proposed hours of operation will be 9am to 5pm every day of the week. When a container is full, it will be removed and replaced with an empty container. No parking is required, and the use is allowed in the zoning district as ancillary to the primary commercial use. The project complies with all the development standards for cargo container use and a recycling operation pursuant to MBMC 17.30.030 Special Use Permit. The project zoning is MCR/R-4/SP and the site is not located within the coastal appeals jurisdiction.



ZONING: MCR/R-4/SP (Mixed Commercial and Residential/High Density Residential in a North Main Street Specific Plan area). This zone allows commercial and a mix of commercial/residential with a conditional use permit provided as well as uses allowed in the C-1 and C-2 zoning district. Recycling centers are allowed with a Special Use Permit.

Adjacent Zoning			
North	R-4/SP and R-1	West	Highway 1/CRR/GC/PD
South	R-1	East	R-2



GENERAL PLAN/COASTAL LAND USE PLAN: Area 3– Del Mar Planning Area with a land use designation of Mixed-Use Area F, which allows a mixture of all uses as appropriate, evaluated on a parcel-by-parcel basis.

Site Characteristics	
Site Area	5.31 acres
Existing Use	15,000 sf existing commercial building (Spencer’s Market), a 1250 sf restaurant (Taco Temple) and a 172,200-sf parking area
Terrain	Level – slight slope from east to west
Vegetation/Wildlife	Perimeter landscaping, two undeveloped portions of the site with field grass.
Archaeological Resources	N/A
Access	Existing access to Main St and Elena Street

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Planning Area 3, Del Mar/Mixed Use
Base Zone District	MCR/R-4
Zoning Overlay District	None
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	North Morro Bay Specific Plan area
Coastal Zone	Not within the Coastal Commission Appeal Jurisdiction



DEVELOPMENT STANDARDS:

The project location will have frontage on Elena Street, but will be accessible from both Main Street and Elena. The recycling center is allowed in MCR zone as ancillary to a primary use (the grocery store). The proposed site is located within the North Main Commercial Parking Area (MBMC 17.44.020 A.1.) which allows an

increase in intensity of use without requiring additional parking. The project meets all applicable development standards for the zoning district and the Cargo Container Policy, as noted below.

	MCR/R-4/SP Standards	Proposed Project
Front and Exterior Side Setback	5 feet (10 feet if adjacent to residential)	15 feet from Elena, 250 feet from Main Street
Interior side	5 feet	275 feet
Rear Setback	5 feet	150 feet
Height (from ANG)	25 Feet	8 feet
Lot Coverage	60%	7 %

The Cargo Container Policy (2013) states that on privately owned land in the M-1, M-2 and C-2 zones, cargo containers are allowed for storage uses if they meet the minimum screening requirements, which is screened from view from public streets. The proposed project is in an MCR zone which allows all uses in C-1 and C-2 zoning districts. The proposed project is screened from the public street (Elena) and is willing to install wood plank fencing around the entire facility with a large bi-fold gate (also wood) at the west side that will be opened during operational hours and for removal and replacement of containers periodically. See rendering of the screening fence and gate below. The project exceeds the requirements of this policy.



ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15311 Class 11. This exemption applies placement of minor structures accessory

to existing commercial facilities. 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 North Morro Bay 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 January 22, 2021, 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 02-21 which includes findings for CDP20-022 and CUP20-12 to allow the proposed use as reflected on the plans submitted to the City of Morro Bay on January 20, 2021.

ATTACHMENTS:

Exhibit A – Resolution 02-21 – Findings and Conditions of Approval
Exhibit B – Plans

EXHIBIT A

RESOLUTION NO. PC 02-21

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT CUP20-12 AND COASTAL DEVELOPMENT PERMIT CDP20-022 FOR A NEW MIXED-USE PROJECT AT 2650 MAIN STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on February 2, 2021, for the purpose of considering the approval of the CUP20-12 and CDP20-022 for a new recycling center to be located at 2650 Main Street: 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)

- A. Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15311 Class 11. This exemption applies placement of minor structures accessory to existing commercial facilities. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit and Coastal Development Permit findings

- A. The proposed development is consistent with the MCR/R-4/SP Zoning designation as an ancillary use to a primary commercial business (grocery store). The project is also consistent with the commercial mixed-use designation in the Local Coastal Program (LCP). The project will not have any substantial adverse impacts on the environment or coastal resources.
- B. 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.

EXHIBIT A

Section 2: Action. The Planning Commission does hereby approve Conditional Use Permit (CUP20-12) and Coastal Development Permit (CDP20-022) subject to the following conditions:

STANDARD CONDITIONS:

1. Permit: Coastal Development Permit (CDP20-022) and a Conditional Use Permit (CUP20-12) to allow a new recycling center using two 216 square foot cargo containers on a 750-sf gravel pad in the undeveloped area north of the Spencer's Market building along Elena Street. The project complies with the development standards of the zone and the Cargo Container policy. The project zoning is MCR/R-4/SP and the site is not located within the coastal appeals jurisdiction.
2. Inaugurate Within Two Year: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Community Development Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

EXHIBIT A

7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

PLANNING CONDITIONS:

9. Fencing: The Owner shall provide final drawings illustrating the project area including a fully fenced area with a gate to be approved by the Community Development Director.
10. Signage: Signage approved as part of this permit includes up to two 2ft x3ft instructional signs listing recyclable items accepted and hours of operation. Additional signage will be two 5 ft x 4 ft signs with the AGS Recycling, Inc. name and logo that will be placed on the gate. Total signage allowed 52 square feet.

PUBLIC WORKS DEPARTMENT:

The following is required at Building Permit submittal:

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "Appendix C - 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/mainmanual (MBMC 14.48.140)

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.

EXHIBIT A

Planning Commission Resolution 02-21
CUP20-12/CDP20-022, 2650 Main Street
Page 4

2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morro-bay.ca.us/197/Public-Works>.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 2nd day of February 2021 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 2nd day of February 2021.

AGS RECYCLING INC.

AGS RECYCLING OPERATING PLAN

AGS RECYCLING OPERATIONS - 2650 MAIN STREET:

PROPERTY LOCATION: NORTHEAST CORNER OF MAIN STREET AND ELENA STREET

ADDRESS: 2650 MAIN STREET

ASSESSOR PARCEL NO. 068-301-010

LEGAL DESCRIPTION: PARCEL MAP OF MB-83-51, PARCEL A - 5.32 ACRES- FILED SEPTEMBER 28, 1985, FILED IN BOOK 37 OF PARCEL MAPS OF PAGE 97.

LOT AREA: 5.32 ACRES OR 231,739.2 SQUARE FEET.

EXISTING SETBACKS: SPENCER'S MARKET FRONT -250'-0" NORTH SIDE -100'-0" SOUTH SIDE - 150'-0" REAR - 30'-0", TACO LOCO FRONT 50'-0" NORTH SIDE -0'-0" SOUTH SIDE -170'-0" REAR - 325'-0".

PROPOSED SETBACKS - AGS RECYCLING OPERATIONS: FRONT -250'-0", NORTH SIDE (ELENA STREET) 15'-0", SOUTH SIDE - 275'-0", REAR -150'-0".

EXISTING LOT COVERAGE: BUILDINGS AND STRUCTURES EXISTING: SPENCER'S MKT -APPROXIMATELY 15,000 SQUARE FEET; TACO LOCO-APPROXIMATELY 1,250 SQUARE FEET ADDITION: AGS RECYCLING APPROXIMATELY 432 SQUARE FEET. TOTAL BUILDING AND PROPOSED AGS RECYCLING CONTAINERS COVERAGE: APPROXIMATELY 16,293 SQUARE FEET. EXISTING AND PROPOSED PAVED AND GRAVELED AREA: EXISTING 172,200 PROPOSED; PROPOSED AGS RECYCLING -800 SQUARE FEET.

TOTAL LOT COVERAGE - BUILDINGS AND SURFACE: APPROXIMATELY COVERAGE 173,739 SQUARE FEET.

PERCENTAGE LOT COVERAGE: 173,739 SQUARE FEET OF 231,739 SQUARE FEET LOT AREA OR 75% COVERAGE (INCLUDES PARKING LOT SURFACING AND BUILDINGS). APPROXIMATELY 58,000 SQUARE FEET UNIMPROVED AREA (43750 SQ. FT. ON THE SOUTHEASTERN PORTION OF THE PROPERTY AND 15,000 SQUARE FEET ON THE NORTHEASTERN PORTION OF THE PROPERTY - APPROXIMATE DIMENSIONS).

ZONING: MCR-MIXED COMMERCIAL RESIDENTIAL

ZONING CLEARANCE FOR AGS RECYCLING: SUBJECT TO ZONING CLEARANCE PER SECTION 17.40.110- NORTH MAIN STREET SPECIFIC PLAN (SP-NM), CHAPTER 17.40 SPECIAL TREATMENT OVERLAY AND COMBINING DISTRICTS AND SPECIFIC PLANS, SECTION 17.60.030 -USE PERMIT ISSUANCE (PLANNING COMMISSION).

AGS RECYCLING LEASE AGREEMENT: LEASE AGREEMENT EFFECTIVE DECEMBER 1, 2020 PROVIDES FOR 800 SQUARE FOOT OF THE 231,739.2 SQUARE FOOT SITE. GENERALLY LOCATED ON THE NORTHEASTERN PORTION OF THE PROJECT SITE, APPROXIMATELY 15'-0" SOUTH OF ELENA STREET. THE PROPOSED LOCATION OF THE AGS RECYCLING OPERATION WILL BE LIMITED TO AN 800 SQUARE FOOT AREA WHICH WILL BE GRADED CREATING A LEVEL PAD. THE PAD IS PROPOSED TO BE GRAVELED CREATING A DUST FREE OPERATION.

OFF-STREET PARKING: NO ADDITIONAL OFF-STREET PARKING IS PROPOSED. THE AGS RECYCLING OPERATION WILL BE ADJACENT TO THE EXISTING SIDEWALK AND IMPROVED PARKING SPACES ON THE NORTHEASTERN PORTION OF THE 5.32-ACRE SITE.

AGS RECYCLING OPERATING PLAN

AGS RECYCLING OPERATING PLAN

LOCATION SPENCER'S MARKET - 2650 MAIN STREET

TYPICAL AGS RECYCLE INC. CONTAINERS: THE SELF-CONTAINED CONTAINERS ARE TYPICALLY 8'X 24'X 8' RECTANGULAR IN SHAPE. THE CONTAINER(S) HAVE DOUBLE DOORS ON THE FRONT AND AT THE REAR AND SOME CONTAINERS HAVE THREE (3) EXTERIOR DOORS ON THE SIDE WHICH MAY BE USED TO DEPOSIT GLASS. THE INTERIOR OF THE CONTAINER HAS BINS ON BOTH SIDES WHICH GLASS IS STORED FOR TRANSPORT AFTER BEING WEIGHED. AN INTAKE STATION IS NORMALLY LOCATED ON THE RIGHT SIDE WHERE THE INTAKE PROCESS IS PERFORMED. EACH CONTAINER HAS A HYDRAULIC COMPRESSOR WHICH IS USED TO COMPRESS THE PLASTIC OR ALUMINUM INTO BUNDLES. ONCE COMPRESSED, THE BUNDLES ARE SECURED WITH TWINE AND STACKED IN THE BACK SIDE. THE COMPRESSED BUNDLES ARE APPROXIMATELY 20" HIGH, 25" WIDE, AND 15" DEEP. EACH BUNDLE WEIGHS APPROXIMATELY 25 POUNDS. THE BUNDLES ARE STORED INSIDE OF THE CONTAINER. THE OPERATION IS CONTINUED UNTIL THE CONTAINER IS FULL. ONCE FULL, THE CONTAINER IS REMOVED, AND ANOTHER IS PLACED ON THE SITE. THE PLACEMENT OF TWO CONTAINER INSURES A CONTINUOUS OPERATION.

INTAKE PROCESS: INTAKE OF THE RECYCLED MATERIALS IS EXTREMELY EFFICIENT. TYPICALLY, A CUSTOMER WILL BRING THE RECYCLED MATERIAL TO THE SITE, THE MATERIALS ARE PLACED IN SMALL PLASTIC BARRELS OR TUBS, WEIGHED, AND THE CUSTOMER IS PAID. ONCE THE TRANSACTION IS COMPLETED, THE STAFF WILL PLACE THE GLASS IN THE GLASS BINS OR IF PLASTIC OR ALUMINUM, STAFF WILL PLACE THE MATERIAL IN THE COMPRESSOR, COMPRESS IT AND BIND THE COMPRESSED BLOCKS AND STORE IN THE REAR PORTION OF THE BIN. THERE WILL BE ONE OR TWO STAFF PERFORMING THE INTAKE OF THE RECYCLED MATERIALS. NO OUTSIDE STORAGE OF RECYCLED MATERIAL WILL OCCUR.

HOURS OF OPERATION: AGS RECYCLING CENTERS OPERATE 40 HOURS A WEEK. NORMALLY, MONDAY THROUGH SATURDAY, CLOSED ON THURSDAY, FROM 9AM TO 5PM; CLOSED 12PM TO 12:30PM FOR LUNCH. RECYCLING FOCUSES ON SERVING OUR CUSTOMERS QUICKLY AND EFFECTIVELY BY PAYING CASH ON-SITE INSTEAD OF HAVING TO REDEEM A VOUCHER ELSEWHERE. TEXT FOR COVER SHEET -NOVEMBER 19 2020 -AGS RECYCLING INC. -2650 MAIN STREET.

NO LOITERING PERMITTED: AGS RECYCLING HAS ZERO TOLERANCE FOR LOITERING. WE REFUSE SERVICE TO ANYONE WHO REFUSES TO COMPLY WITH OUR SITE RULES.

EDUCATION OF CUSTOMERS: AGS RECYCLING EDUCATES CUSTOMERS IN HOW TO BRING THEIR PRODUCT, FOR FASTER SERVICE WE ASK THAT ALL CUSTOMERS PRE-SORT ALL THEIR MATERIALS BEFORE ARRIVING ON SITE. EACH TRANSACTION IS PERFORMED BETWEEN 5 TO 7 MINUTES.

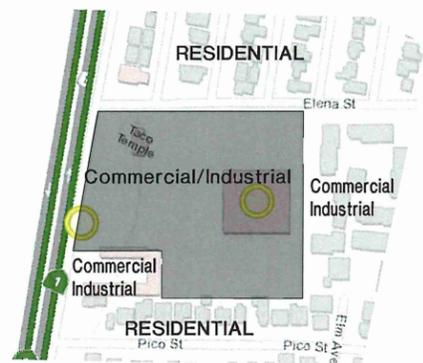
HOURS OF OPERATION: OUR STAFF ARRIVES AT 8:30AM EVERY MORNING TO PREPARE SITE FOR THE DAY. DOORS OPEN TO THE PUBLIC FROM 9 A.M. -5 P.M... AT 5 P.M. STAFF CLOSES AND STARTS TO CLEAN UP FOR THE DAY. STAFF SECURES THE CONTAINERS BY 5:30 P.M. THE DAY-TO-DAY OPERATION IS NOISE-FREE SINCE WE ONLY COLLECT AND STORE CRV MATERIAL WITHIN THE CONTAINER. WHEN THE CONTAINER IS FULL, STAFF TRANSPORT THE CONTAINER TO ARROYO GRANDE, OUR MAIN PROCESSING CENTER.

RESTROOM FACILITIES AND BREAK AREA: THE SPENCER'S MARKET MANAGEMENT HAS GRANTED PERMISSION FOR THE EMPLOYEES OF AGS RECYCLING INC. TO UTILIZE THE RESTROOM FACILITIES AND THE PICNIC BENCHES IN FRONT OF SPENCER'S MARKET FOR THEIR BREAKS.

INSURANCE: AGS RECYCLING INC IS FULLY INSURED.

COMMUNITY SUPPORT AND GIVE BACK: AGS RECYCLING INC OPERATES BUSINESS CONVENIENTLY FOR THE COMMUNITY AND GIVE BACK TO PUBLIC SCHOOLS IN THE AREA TO DEMONSTRATE OUR APPRECIATION.

ADJACENT USES



PUBLIC WORKS NOTES

ADDED PUBLIC WORKS NOTES - JANUARY 6, 2021

- 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.
- NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS ARE AVAILABLE ON THE CITY'S WEBSITE AT THE FOLLOWING LOCATION:
[HTTPS://WWW.MORROBAY.CA.US/197/PUBLIC-WORKS](https://www.morrobay.ca.us/197/PUBLIC-WORKS).

VICINITY MAP

JOB ADDRESS: 2650 N. MAIN STREET MORRO BAY, CA 93442

OWNER(S): SPENCER FRESH MARKET
124 S HALCYON RD.
ARROYO GRANDE, CA 93420

ZONING: MCR-MIXED COMMERCIAL RESIDENTIAL
A.P.N: 068-301-010

LOT AREA: 5.32 ACRES OR 231,739.2 SQUARE FEET.
TOTAL LOT COVERAGE: BUILDINGS AND SURFACE APPROXIMATELY COVERAGE 173,739 SQUARE FEET.

AUTHORITY: CITY OF MORRO BAY

DESCRIPTION OF USE: RECYCLING COLLECTION STATION

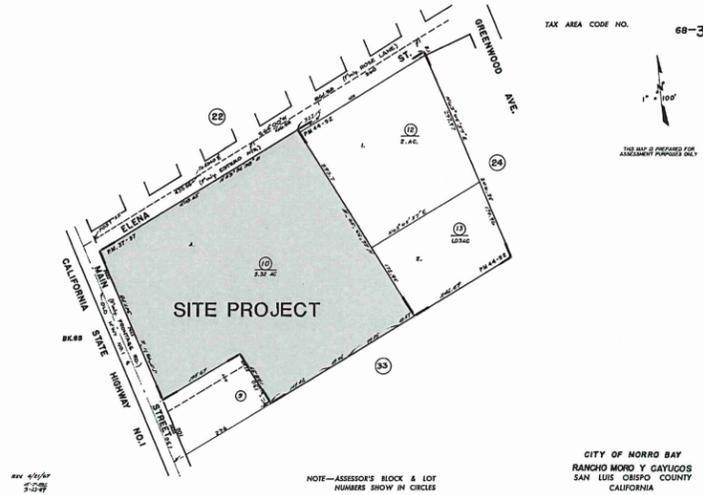
EXISTING PARKING: COMMON STANDARD PARKING AREAS

PROJECT DESCRIPTION:

THE AGS RECYCLING OPERATION: IS PROPOSED LOCATION IS ON THE NORTHEASTERN PORTION OF THE 5.32-ACRE SITE ON A LEASED AREA OF 800 SQUARE FEET.

- SITE PREPARATION:** SITE IS PROPOSED TO BE LEVELED AND GRAVELED. THE PROPOSED GRAVELED PAD (APPROXIMATELY 25'-0" X 30'-0") SITE IS DESIGNED WITH A 6'-0" SOLID WOOD FENCE ALONG THE NORTH SIDE OF THE SITE.
- PLACEMENT OF CONTAINERS:** PLACEMENT OF TWO SELF-CONTAINED CONTAINERS ARE PROPOSED TO BE PLACED ON THE 800 SQUARE FOOT AREA.
- PROPOSED LOCATION:** THE PROPOSED LOCATION IS APPROXIMATELY 15 FEET SOUTH OF ELENA STREET ALONG THE EAST-WEST SIDEWALK ON THE SOUTH SIDE OF ELENA STREET AND PLACED BEHIND THE NORTH-SOUTH SIDEWALK FROM ELENA STREET TO SPENCER'S MARKET.
- RECYCLING CONTAINERS:** TWO SELF-CONTAINED CONTAINERS WILL BE PLACED ON THE SITE (EITHER A 9'-0" WIDE X 18'-0" LONG AND APPROXIMATELY 8'-0" HIGH OR A 9'-0" WIDE X 24'-0" LONG AND APPROXIMATELY 8'-0" HIGH).

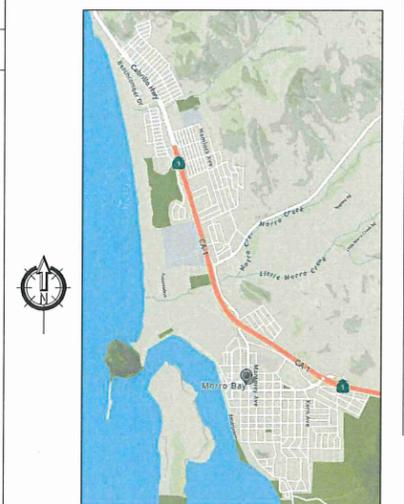
ASSESSOR PARCEL



SHEET INDEX

SHEET#	SHEET DESCRIPTION
T-1	COVER SHEET, GENERAL INFORMATION, INDEX
A-1	EXISTING SITE PLAN
A-2	PROPOSED SITE PLAN
A-3	PROPOSED ENLARGED SITE PLAN
A-4	CONTAINERS PLANS & ELEVATIONS
A-5	RENDERS & ISOMETRICS

VICINITY MAP



MORRO BAY, CA

OMNICO
CAD Design & Build
COMMERCIAL / RESIDENTIAL

EMAIL: omnico@omnico.com
WWW.OMNICO.COM

108 WEST 1ST ST
SANTA MARIA, CA 93458
PH: (805) 922-0171
FX: (805) 922-0172



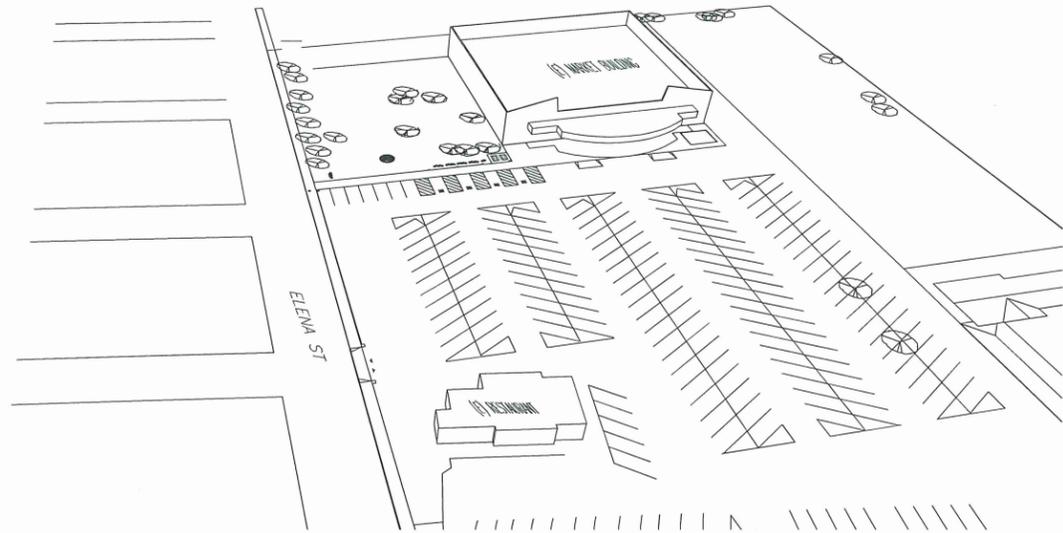
REV#	DATE	DESCRIPTION	BY	CHK

AGS RECYCLING INC. NEW RECYCLE PAD

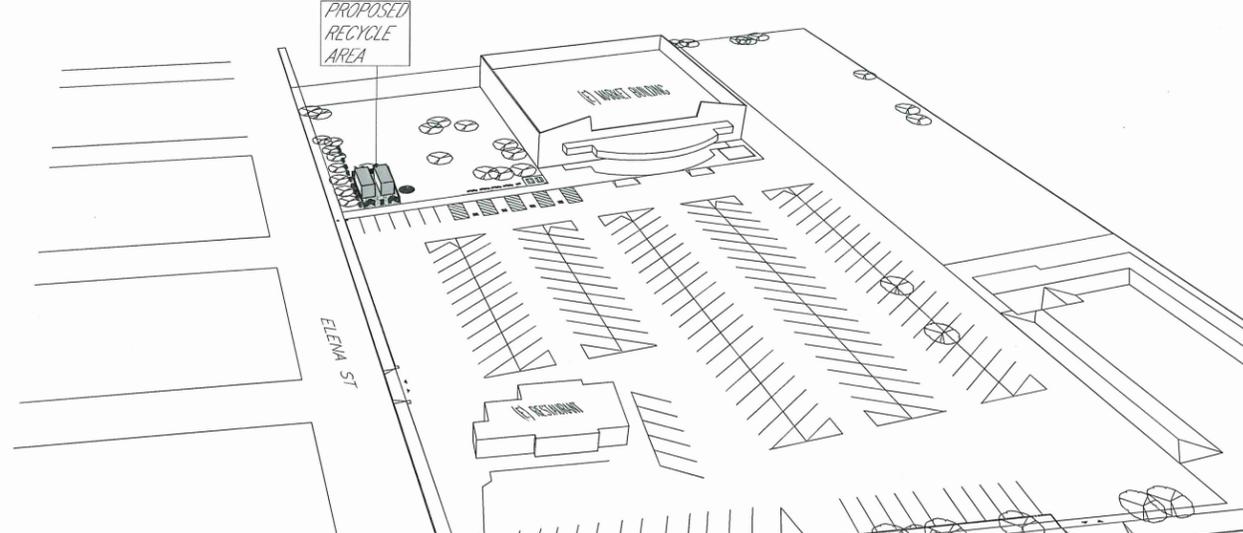
PROJECT NAME: AGS RECYCLING INC. NEW RECYCLE PAD
JOB ADDRESS: 2650 N MAIN ST MORRO BAY CA 93445
OWNER NAME: EDGAR ARROYO
OWNER ADDRESS: 1829 BUNGALOW DR. SANTA MARIA CA 93445
OWNER PHONE: 805-598-6285
SHEET TITLE: COVER SHEET, INDEX NOTES EXISTING & PROPOSED SITE PLAN

STATUS: REV# 1 1-20-2021
DATE: 11-13-2020
DRAWING SIZE: 24x36
JOB #: 2020-1113
SHEET: 1 1
SHEET NO. T-1

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EXISTING ISOMETRIC SITE



PROPOSED ISOMETRIC SITE



Existing

23 PROPOSED RENDER SITE

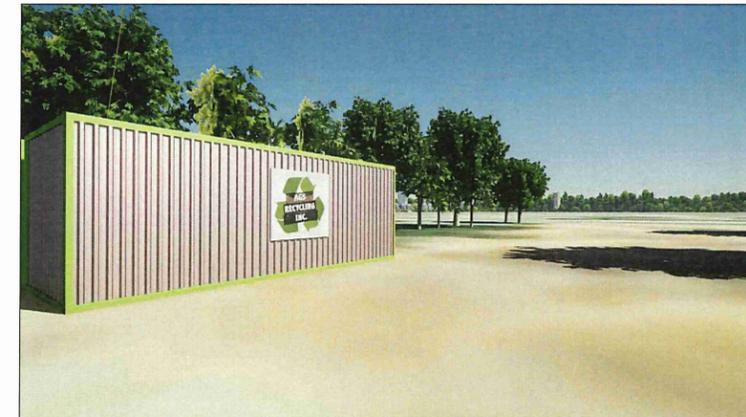


13 PROPOSED RENDER SITE



Proposed

24 EXISTING RENDER SITE



14 PROPOSED RENDER CONTAINER

OMNICO
 CAD Design & Build
 COMMERCIAL / RESIDENTIAL
 105 WEST GATE DR
 SANTA ANA, CA 92705
 949.452.1001
 949.452.1002
 WWW.OMNICO.COM

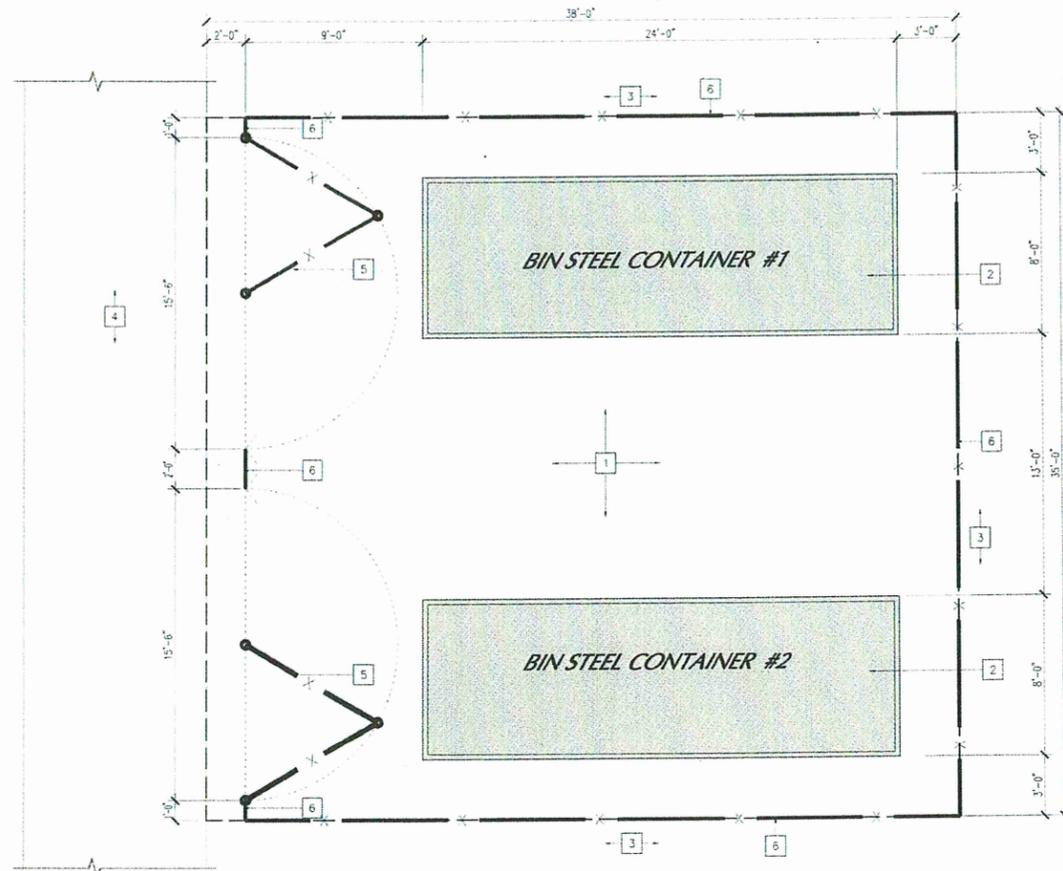
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REV#	DATE	DESCRIPTION

PROJECT NAME:	AGS RECYCLING INC. NEW RECYCLE PAD
JOB ADDRESS:	2650 N MAIN ST MORRO BAY CA 93445
OWNER NAME:	EDGAR ARROYO
OWNER ADDRESS:	2650 N MAIN ST SANTA MARIA CA 93445
OWNER PHONE:	805-598-6285
SHEET TITLE:	EXISTING ISOMETRIC SITE
	PROPOSED ISOMETRIC SITE
STATUS:	REV# 1-20-2021
DATE:	11-13-2020
DRAWING SIZE:	24x36
JOB #:	2020-1113
SHEET:	5 5
SHEET NO.:	A-5

EXHIBIT B

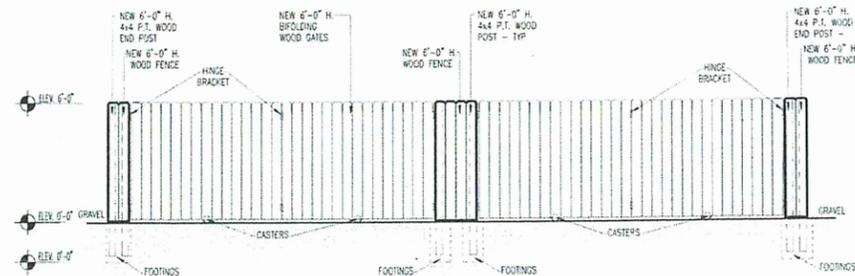
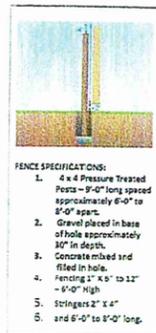


- KEY NOTES**
- 1 PROPOSED 38'-0"X38'-0" PAD AREA TO BE LEVELED AND GRAVELED
 - 2 NEW 6'X24' BIN CONTAINER
 - 3 (E) LIFT
 - 4 EXISTING CONCRETE PATH
 - 5 NEW 6'-0" BIFOLDING WOOD GATES
 - 6 NEW 6'-0" WOOD FENCE

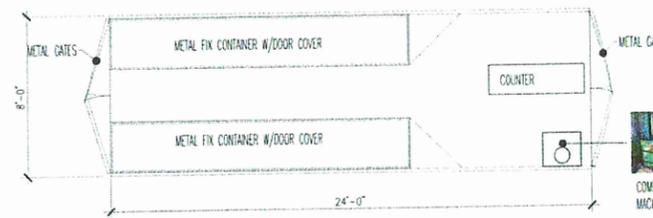
FLOOR PLAN

1'-0" = 1/4"

12
A-4

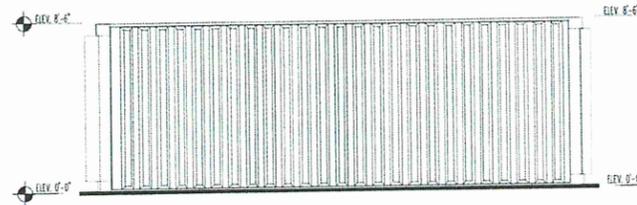


FRONT VIEW - BIFOLDING GATES



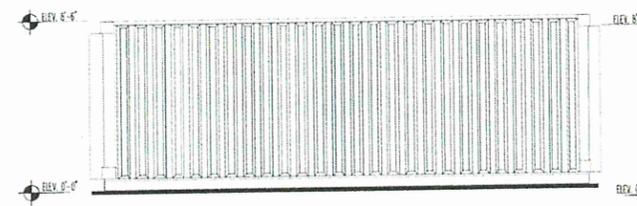
FLOOR PLAN

1'-0" = 1/4"



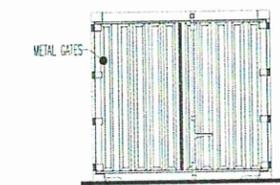
LEFT ELEVATION

1'-0" = 1/4"



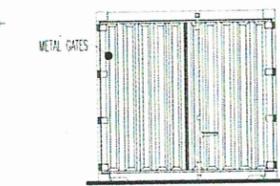
RIGHT ELEVATION

1'-0" = 1/4"



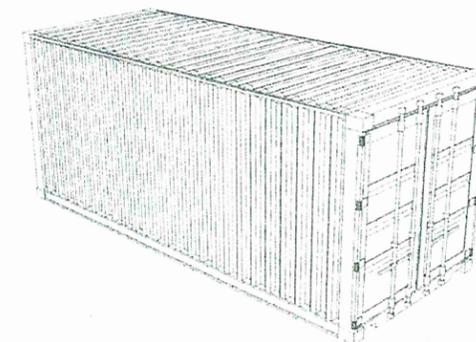
REAR ELEVATION

1'-0" = 1/4"



FRONT ELEVATION

1'-0" = 1/4"



ISOMETRIC

NIS

CONTAINER PLANS

OMNICO
CAD Design & Build
COMMERCIAL / RESIDENTIAL

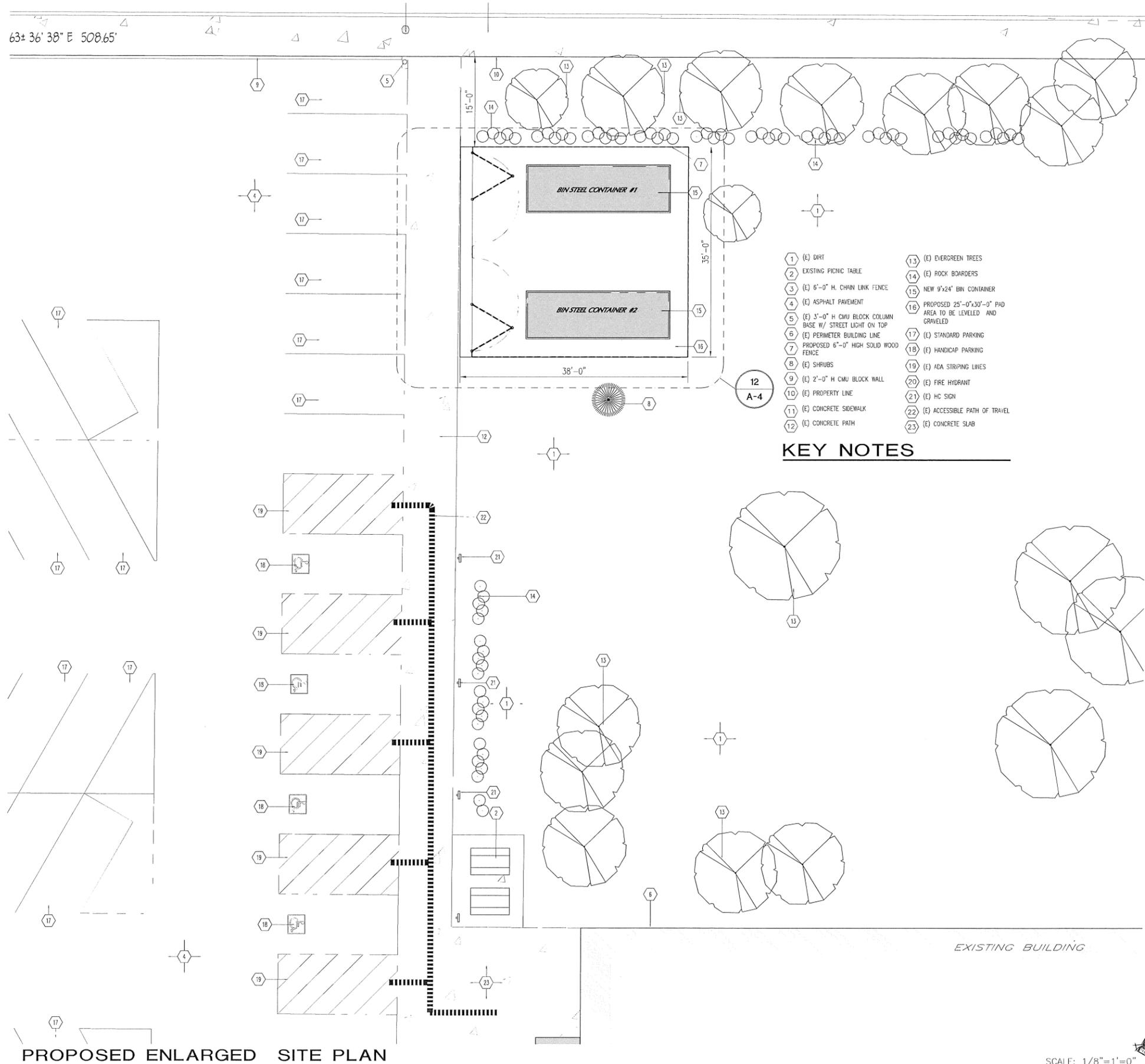
1915 PINE ST. STE 108
SANTA ANA, CA 92705
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REVISIONS	
NO.	DESCRIPTION

PROJECT NAME:	AGS RECYCLING INC. NEW RECYCLE PAD
JOB ADDRESS:	2650 N MAIN ST MORRO BAY CA 93445
OWNER NAME:	EDGAR ARROYO
OWNER ADDRESS:	2050 N MAIN ST SANTA ANA CA 92745
OWNER PHONE:	805-586-6285
SHEET TITLE:	CONTAINER PLANS CONTAINER ELEVATIONS/ISOMETRIC
STATUS:	REV# 1 11-20-2020
DATE:	11-13-2020
DRAWING SIZE:	24x36
JOB #:	2020-1113
SHEET:	4 5
SHEET NO.:	A-4



- KEY NOTES**
- 1 (E) DIRT
 - 2 (E) EXISTING PICNIC TABLE
 - 3 (E) 6'-0" H. CHAIN LINK FENCE
 - 4 (E) ASPHALT PAVEMENT
 - 5 (E) 3'-0" H CMU BLOCK COLUMN BASE W/ STREET LIGHT ON TOP
 - 6 (E) PERIMETER BUILDING LINE
 - 7 (E) PROPOSED 6'-0" HIGH SOLID WOOD FENCE
 - 8 (E) SHRUBS
 - 9 (E) 2'-0" H CMU BLOCK WALL
 - 10 (E) PROPERTY LINE
 - 11 (E) CONCRETE SIDEWALK
 - 12 (E) CONCRETE PATH
 - 13 (E) EVERGREEN TREES
 - 14 (E) ROCK BOARDERS
 - 15 (E) NEW 9'x24' BIN CONTAINER
 - 16 (E) PROPOSED 25'-0"x30'-0" PAD AREA TO BE LEVELLED AND GRAVELED
 - 17 (E) STANDARD PARKING
 - 18 (E) HANDICAP PARKING
 - 19 (E) ADA STRIPING LINES
 - 20 (E) FIRE HYDRANT
 - 21 (E) HC SIGN
 - 22 (E) ACCESSIBLE PATH OF TRAVEL
 - 23 (E) CONCRETE SLAB

PUBLIC WORKS NOTES

ADDED PUBLIC WORKS NOTES - JANUARY 6, 2021

- 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.
- NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS ARE AVAILABLE ON THE CITY'S WEBSITE AT THE FOLLOWING LOCATION:
[HTTPS://WWW.MORROBAY.CA.US/197/PUBLIC-WORKS.](https://www.morrobay.ca.us/197/PUBLIC-WORKS)

PROPOSED ENLARGED SITE PLAN

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

OMNICO
 CAD Design & Build
 COMMERCIAL / RESIDENTIAL
 1055 SHEET AVE. #208
 SANTA MARIA, CA 93455
 805.468.0200
 WWW.OMNICO.CA.US

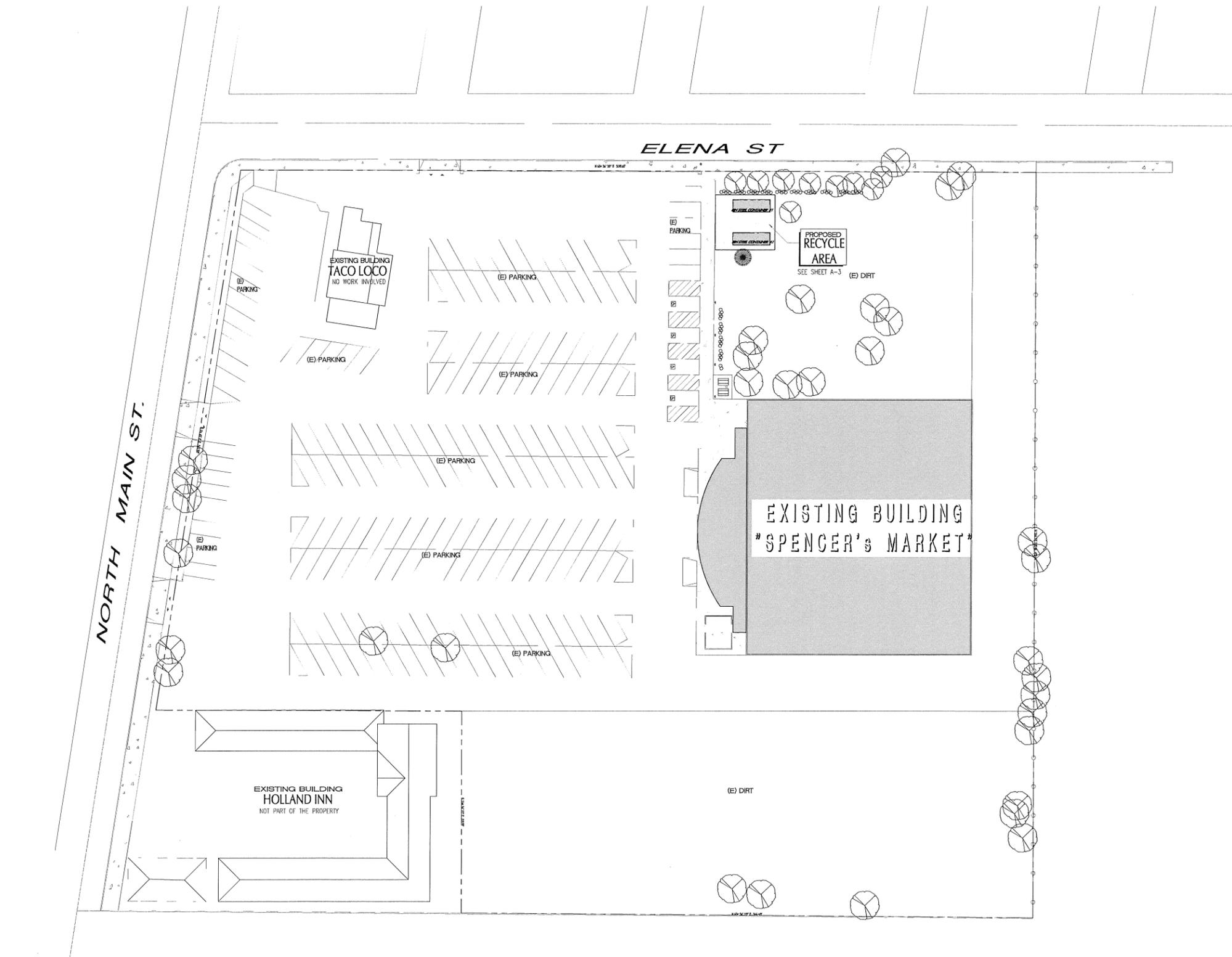
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REV#	DATE	DESCRIPTION

PROJECT NAME: **AGS RECYCLING INC. NEW RECYCLE PAD**
 JOB ADDRESS: 2650 N MAIN ST MORRO BAY CA 93445
 OWNER NAME: **EDGAR ARROYO**
 OWNER ADDRESS: 2650 N MAIN ST SANTA MARIA CA 93445
 OWNER PHONE: 805-598-6285 A.P.N.: 068-301-010
 SHEET TITLE: **PROPOSED ENLARGED SITE PLAN**

STATUS: REV# 1 1-20-2021
 DATE: 11-15-2020
 DRAWING SIZE: 24x36
 JOB #: 2020-1115
 SHEET: 3 5
 SHEET NO.: **A-3**



PROPOSED SITE PLAN

SCALE: 1/32"=1'=0"



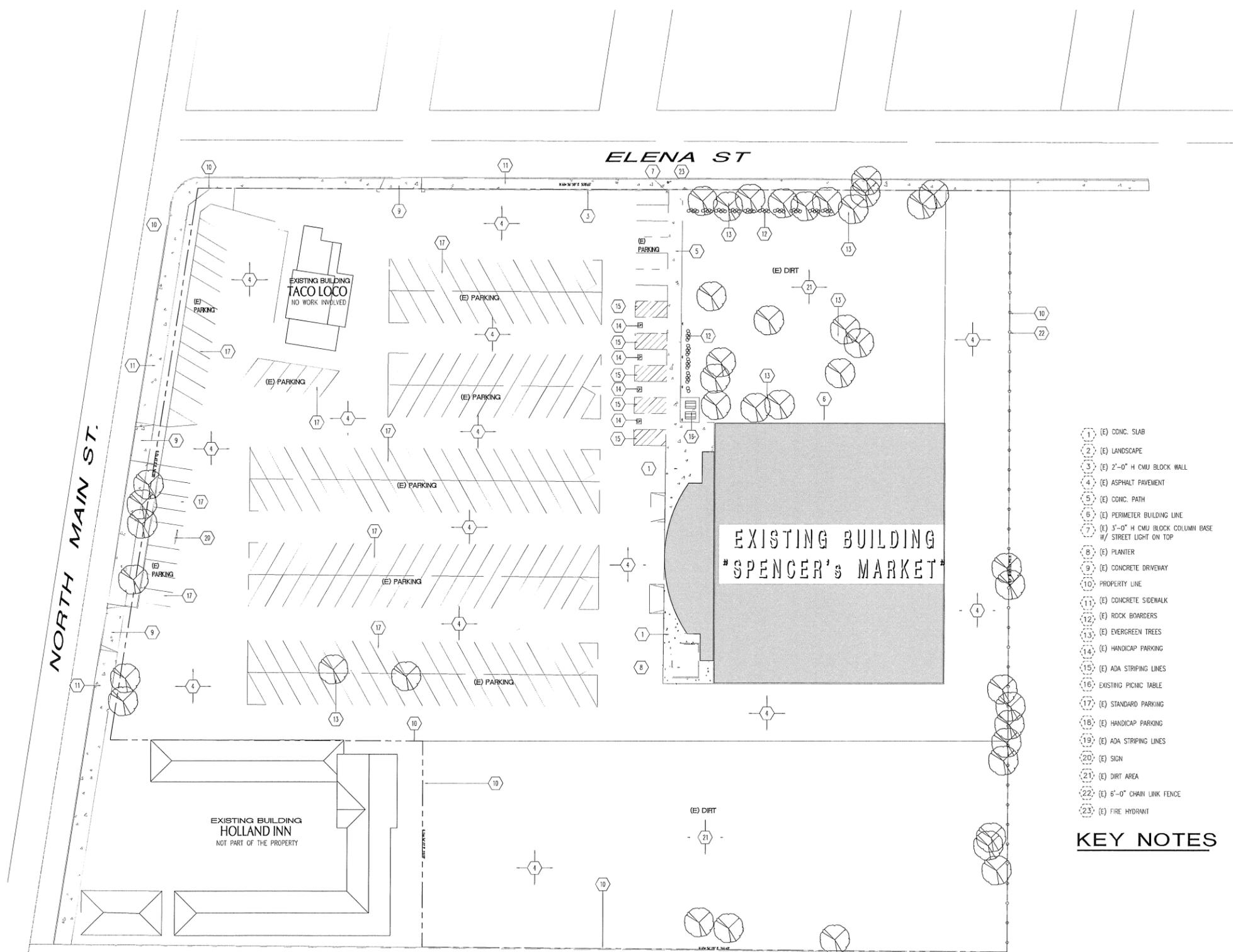
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REV#	DATE	DESCRIPTION

PROJECT NAME:	AGS RECYCLING INC. NEW RECYCLE PAD		
JOB ADDRESS:	2650 N MAIN ST	MORRO BAY CA	93445
OWNER NAME:	EDGAR ARROYO	SANTA MARIA CA	93445
OWNER ADDRESS:	2650 N MAIN ST	SANTA MARIA CA	93445
OWNER PHONE:	805-598-6285	A.P.N:	068-301-010
SHEET TITLE:	PROPOSED SITE PLAN		
STATUS:	REV#1	1-20-2021	
DATE:	11-13-2020		
DRAWING SIZE:	24x36		
JOB #	2020-1115		
SHEET	2	5	
SHEET NO.	A-2		



- 1 (E) CONC. SLAB
- 2 (E) LANDSCAPE
- 3 (E) 2'-0" H CMU BLOCK WALL
- 4 (E) ASPHALT PAVEMENT
- 5 (E) CONC. PATH
- 6 (E) PERIMETER BUILDING LINE
- 7 (E) 3'-0" H CMU BLOCK COLUMN BASE W/ STREET LIGHT ON TOP
- 8 (E) PLANTER
- 9 (E) CONCRETE DRIVEWAY
- 10 (E) PROPERTY LINE
- 11 (E) CONCRETE SIDEWALK
- 12 (E) ROCK BOARDS
- 13 (E) EVERGREEN TREES
- 14 (E) HANDICAP PARKING
- 15 (E) ADA STRIPING LINES
- 16 (E) EXISTING PICNIC TABLE
- 17 (E) STANDARD PARKING
- 18 (E) HANDICAP PARKING
- 19 (E) ADA STRIPING LINES
- 20 (E) SIGN
- 21 (E) DIRT AREA
- 22 (E) 6'-0" CHAIN LINK FENCE
- 23 (E) FIRE HYDRANT

KEY NOTES

EXISTING SITE PLAN

SCALE: 1/32"=1'-0"

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REV#	DATE	DESCRIPTION

PROJECT NAME: **AGS RECYCLING INC. NEW RECYCLE PAD**
 JOB ADDRESS: 2650 N MAIN ST MORRO BAY CA 93445
 OWNER NAME: **EDGAR ARROYO**
 OWNER ADDRESS: 2650 N MAIN ST SANTA MARIA CA 93445
 OWNER PHONE: 805-558-6285 A.P.N: 068-301-010
 SHEET TITLE: **EXISTING SITE PLAN**

STATUS:	REV#1 1-20-2021
DATE:	11-13-2020
DRAWING SIZE:	24x36
JOB #	2020-1115
SHEET	1 5
SHEET NO.	A-1