



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

Vice-Chairperson Susan Stewart  
Commissioner Jennifer Ford

Chairperson Jesse Barron

Commissioner Joseph Ingraffia  
Commissioner William Roschen

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

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=aWZpTzcvTHlRTk9xaTlmWVNWRWFUQT09>

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 January 19, 2021.  
**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

**B-1** **Case No.:** CUP20-09 and CDP20-017  
**Site Location:** 960 Napa, Morro Bay, CA  
**Request:** Approval of a Conditional Use Permit and Coastal Development Permit for a two-story addition and full remodel of an existing 960 sf circa 1944 home. The two-story addition is in the rear of the existing home and is a total of 984 sf. The project also includes demo of the existing non-conforming garage and new construction of a 441 sf 2-car garage with a 441 sf ADU above the garage. In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission. The site is 5,808 sf and is zoned R-4 and is not in the appeals jurisdiction.  
**CEQA Determination:** Categorically Exempt, Section 15303, Class 3a  
**Staff Recommendation:** Conditionally approve  
**Staff Contact:** Nancy Hubbard, Contract Planner, [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

**B-2** **Case No.:** n/a  
**Site Location:** 205 Harbor St, Morro Bay, CA  
**Request:** Conceptual Review of a potential future public hearing project proposing to construct a new 6-unit 5,042sf hotel with onsite parking on a .40 acre lot including the merger of six underlying lots with associated demolition of existing structures. Property is located on Harbor Street between Market and Front Streets and is subject to bluff development standards found in MBMC 17.45. The property is located in the C-VS/PD/SP zoning district and is located in the Coastal appeals jurisdiction.  
**CEQA Determination:** No determination is required for public conceptual review  
**Staff Recommendation:** Hear a presentation on the project and provide comments. This is a Business item for information gathering and discussion purposes only and NO ACTION will be taken at this time.  
**Staff Contact:** Cindy Jacinth, Senior Planner, (805) 772-6577, [cjacinth@morrobayca.gov](mailto:cjacinth@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 March 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](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.

Agenda No: A-1

Meeting Date March 2, 2021

Approved projects are deleted on next version of log.

#	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	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. Comments sent 1-15-21. Resubmittal received 1/25/21 and is under review. PC hearing on March 2, 2021				nh
3	Hsiao	205 Harbor St	n/a	n/a	<b>Conceptual Review Only (No application) - Design review of conceptual plans for potential 6-unit 5,042sf new hotel.</b>	Property location being considered for a potential future blufftop hotel. Taken to PC for conceptual review and comment only. No action to be taken.				
4	Gambril	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. Applicant inquired 1-21-21 about potentially re-designing project to include ADA lift access from street side of the building. Awaiting further information. Revised plans received for review 2-10-21 with changes proposed to reflect PC direction. Reviewed resubmitted plans. Project to be agendized for 4/6/21 PC hearing.		PN-Conditionally Approved 10/16/2019		cj
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
5	Godfrey	396 Hill St.	1/28/21	MIN21-002	<b>Minor Modification to CPO-515/UPO-455 for a duplex in an MCR/R-4/SP zone. Minor layout and exterior design changes to approved plans.</b>	Under review. Project deemed incomplete and comment letter sent 2/16/21. Resubmittal received 2/22/21 and is under review.				am

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6	Westbrook	939 Pacific St.	1/28/21	CUP21-02	<b>Addition to existing single family residence. This is a second story addition to a non-conforming home, which requires a conditional use permit.</b>	Under review. Project deemed incomplete and comment letter sent 2/18/21. Awaiting resubmittal.				am
7	Diaz	365 Driftwood	1/19/21	CUP20-13 & CDP21-002	<b>Addition to existing single family home. This is an addition to a non-conforming home which requires a conditional use permit and coastal development permit for duplex unit.</b>	Comment letter sent 2/6/21. Requires resubmittal with changes.				nh
8	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. Project deemed incomplete and incomplete letter sent 1-21-2021. Awaiting resubmittal.				am
9	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. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently.				cj
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	HASLO	405 Atascadero	10/8/20	LTM20-01	<b>Lot Merger application</b>	Under Review. Comment letter sent 10/29/20. Resubmittal received 2/8/21, Planning approved 2/23/21 preparing recording documents.				nh

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14	AT&T	800 Quintana	9/23/20	MAJ20-001	<b>Minor 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 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 changes are deemed to be administrative-level approval. Project request revised, no change in height, just upgrade of existing infrastructure. Emailed applicant 2/1/21 with comment letter.				cj
15	Zinngabe	Seashell Estates Subdivision / 1305 Theresa Dr. (301 Sea Shell Cove)	9/28/20	MIN20-008	<b>Minor Modification to CDP/CUP to reduce development limit line of Lot 7 by 229sf to reduce impacts to sensitive plant species.</b>	Under review. Applicant requested project to be put on hold. Applicant's Agent emailed 1/14/21 to request to proceed with processing amendment. Correction letter sent 2/9/21 to clarify map amendment process. Clarified size of Lot 7 not changing. Minor amendment only to reduce the development limit line of Lot 7. Exhibit corrections emailed to Applicant 2/19/21.				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
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. Resubmittal received January 20, 2021. Planning and PW deemed incomplete, comment letter sent 2/6/21				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
21	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>										
<b>Projects Appealed or Forwarded to City Council: None at this time</b>										
<b>Environmental Review:</b>										

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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
<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>										
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		jg

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<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		cj
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.				cj
<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. - Disapproved 2/2/21		nh
30	Wilkie	476-A	Atascadero	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
31	Kolb	691	Atascadero	7/30/20	B20-0121	1,150 S.F. TI in an existing medical office building		Bldg. - Approved 12/21/20		sg
32	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20		sg
33	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.

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34	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, building review following CUP/CDP approval.	Bldg. - Approved 12/29/20			nh
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.	Disapproved 1-25-21. Correction memo sent to Bldg. Cj.	Bldg. - Disapproved 1/25/21			cj
36	Harrison	2691	Greenwood Ave.	2/22/21	B21-0027	Addendum to: E20-0097 - Change to placement of PV modules.	Under review. Correction letter sent 2/16/21. Awaiting resubmittal.	Bldg. Plancheck			co
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.	Planning approved 1/24/21	Bldg. Disapproved 1/28/21			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. - Disapproved 1/28/21			nh
39	May	401	Kern Ave.	2/11/21	B21-0024	Interior remodel of kitchen, bath and stairs, converting 288 sf of garage area to 1st floor living area, 65 sf addition to 2nd floor living area (353 sf total living area addition) new 437 sf garage addition to remaining 107 sf of garage. New 300 sf covered patio and 650 sf roof top deck.		Bldg. Plancheck			am
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

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43	Sonic	1840	Main St.	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj. Requested permit extension. Awaiting resubmittal. Requested Permit Extension. Planning permit extension requested and granted to allow new permit expiration of April 2021.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB <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
44	Twin Bay Inc.	2460	Main St.	7/21/20	B-32117	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Resubmittal received 2/2/21, planning approval pending issuance of MUP permit. Planning approved ADA improvement permit				nh
45	Cleath	2790	Main St.	7/2/20	B20-0106	Remove 736 sf existing building and construct new 4996 sf 8 room hotel.	Planning approved 7/27/20.	Bldg. - Disapproved 7/27/20			nh
46	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.	Planning approved 1/4/21	Bldg - Approved 1/25/21			nh
47	Biaggini	1148	Market Ave	2/4/21	B-21-0018	New two story SFR, 1635 sf living with attached 438 sf garage and 104 sf 2nd floor deck, at the rear of the lot.	Planning approved				nh
48	Biaggini	1148-A	Market Ave	2/4/21	B21-0019	Existing single story SFR to be relocated to a new foundation and will become a 1,008 sf detached Accessory Dwelling Unit (ADU).	Planning approved	Bldg. - Plancheck			nh
49	Biaggini	1148-A	Market Ave	2/4/21	B21-0020	New 500 sf attached Jr. Accessory Dwelling Unit (JADU) on the ground floor.	Planning approved	Bldg. - Plancheck			nh
50	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
51	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
52	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
53	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
54	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

#	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
55	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
56	Lee	684	Piney Way	9/10/20	B20-0168	Demo existing detached 416 sf work shed with bathroom & reconstruct new 416 sf garage/shop with electrical, keeping existing bathroom on existing slab/foundation.	Planning disapproved 9/15/20. Requires a Admin CDP and Parking Exception prior to review and approval of the building permit. Waiting for submittal.	Bldg. - Disapproved 9/17/20			nh
57	Scharin Family Trust Johan C. Scharin Trustee	710	Quintana	5/21/20	B20-0082	Remodel of former Dollar Tree into a new O'Reilly Auto Parts for the retail sale of automotive parts and accessories.		Bldg. - Approved 1/12/21			wu
58	PG&E	475	Radcliff Ave.	2/9/21	B21-0023	Installation of six panel antennas and associated equipment on an existing 73-foot PG&E lattice tower. Equipment will be enclosed by an 8-foot tall CMU wall placed 35 feet from the base of the lattice tower.	Under review	Bldg. Approved 2/17/21			cj
59	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and associated 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
60	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
61	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
62	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
63	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>											

#	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
64	CCCMB	301 Little Morro Creek	1/19/21	MSC21-002	<b>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.</b>	Scheduled for Planning commission on 2/16/21. Permit approved and issued on 2/17/21				nh
65	Cia	2551 Koa Ave	12/21/20	CDP20-023	<b>New SFR with attached garage</b>	Comment letter sent 1/22/21. Resubmittal received, deemed complete. Public notice completed 2/23/21. Permit prepared and issued 2/25/21				nh
66	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. Project deemed complete, public noticed from 2/10/21 to 2/20/21. Permit approved and issued on 2/24/21.				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:   MARCH 2, 2021    
ACTION:   DRAFT  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JANUARY 19, 2021  
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Jesse Barron Susan Stewart Joe Ingraffia Vacant Michael Lucas	Vice-Chairperson Commissioner Commissioner Chairperson Commissioner
STAFF:	Scot Graham Elizabeth Cavanaugh Steve Kahn	Community Development Director SLO County Parks Cannon Engineering

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/tF8XKak7rtw?t=92>

Commissioner Stewart suggested a moment of silence for the lives lost to Covid-19 and for a peaceful transition of power tomorrow.

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=aWZpTzcxTHlRTk9xaTlmWVNWRFWFUQT09>

*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/tF8XKAK7rtw?t=255>

#### **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.

**MOTION:** Commissioner Stewart moved to approve the Consent Calendar.

Commissioner Lucas seconded, and the motion passes 4-0, with Stewart, Ingraffia, Lucas and Barron voting yes.

<https://youtu.be/tF8XKAK7rtw?t=274>

### B. PUBLIC HEARING – NONE

### 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

<https://youtu.be/tF8XKAK7rtw?t=311>

Cavanaugh presented the Morro Bay to Cayucos Connector Trail project to the Planning Commission.

The Commissioners presented their questions.  
Vice-Chairperson Barron opened the Public Comment period.  
<https://youtu.be/tF8XKAK7rtw?t=2500>

Betty Winholtz, Morro Bay, presented her questions.

Cavanaugh responded to Winholtz questions.

The Commissioners presented their questions and comments.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
<https://youtu.be/tF8XKAK7rtw?t=2971>

The Commissioners bid their farewells and best wishes to Commissioner Lucas.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
<https://youtu.be/tF8XKAK7rtw?t=3262>

Graham bid farewell to Commissioner Lucas and wished him well.

Graham updated the Commissioners on what to expect at the next meeting.

#### ADJOURNMENT

The meeting adjourned at 5:58 p.m. to the next scheduled Planning Commission meeting via teleconference, on February 2, 2021 at 6:00 p.m.

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Jesse Barron, Vice-Chairperson

ATTEST:

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Scot Graham, Secretary



**AGENDA NO: B-1**

**MEETING DATE: March 2, 2021**

## Staff Report

**TO:** Planning Commissioners                      **DATE:** February 22, 2021

**FROM:** Nancy Hubbard, Contract Planner

**SUBJECT:** **New Residential.** Conditional Use Permit No. CUP20-09 and Coastal Development Permit No. CDP20-017 for a 2-story addition to an existing single-family home and demo of an existing garage and new construction of a new 2 car garage.

**RECOMMENDATION:**

*CONDITIONALLY APPROVE THE PROJECT* by adopting Planning Commission Resolution -21 making the necessary findings for approval of CDP20-017 and CUP20-09

**APPLICANT:** Ian and Alexis Gaffney  
**AGENT:** Chris Parker, CP Parker Architects  
**ADDRESS/APN:** 960 NAPA AVE/APN 066-065-010

**PROPOSED PROJECT:** Request for Planning Commission approval of a Conditional Use Permit and Coastal Development Permit for a two-story addition and full remodel of an existing 960 sf circa 1944 home. The two-story addition is in the rear of the existing home and adds 984 sf of new conditioned living space. The project also includes demo of the existing non-conforming garage and new construction of a 441 sf 2-car garage with a 441 sf ADU above the garage. *In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.* The site is 5,808 sf and is zoned R-4 and is not in the appeals jurisdiction.

**REVIEW PROCESS REQUIREMENTS:**

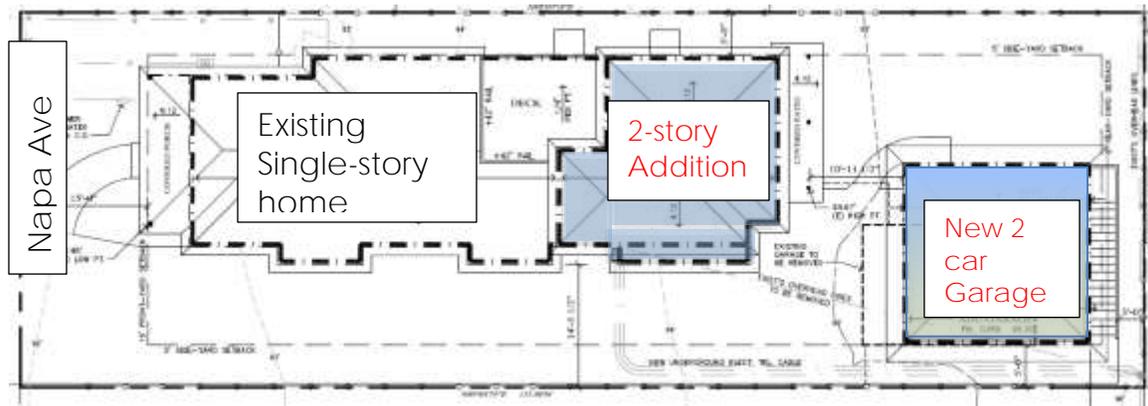
**Conditional Use Permit:** The project requires a conditional use permit because the existing home is non-conforming as to *use* (e.g. a single-family home in an R-4 zoning district) and *structure* (e.g. single car garage). The proposed addition is greater than 25% of the size of the original home (984 sf addition on an existing 960 sf home), which requires a discretionary review. During the application review process, the applicant decided to demolish the existing single car garage and

build a new conforming 2 car garage with an ADU above the garage. *The ADU requires an administrative approval of a coastal development permit and is not part of this planning commission review process.*

Concurrent Administrative Review:

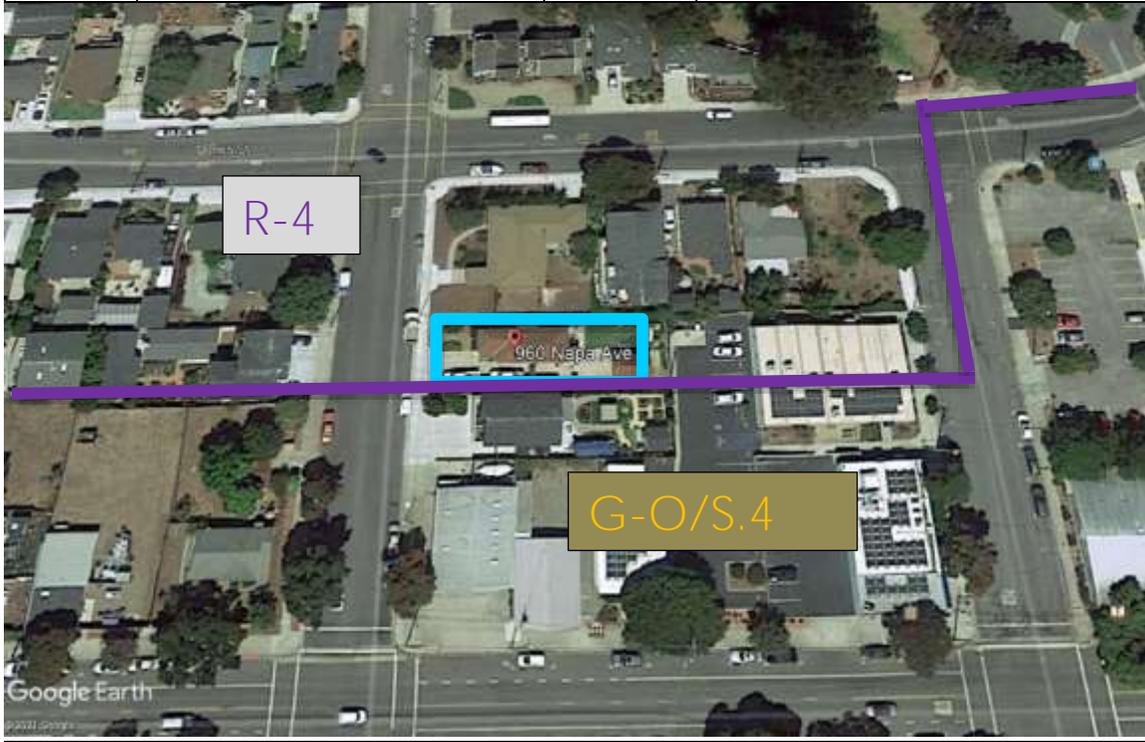
Concurrently, staff is processing an administrative review for approval of the proposed ADU that is part of the overall development on the site. In accordance with Gov. Code 65852.22 (c) if a permit application to create an accessory dwelling unit (ADU) or a junior ADU is submitted with a permit application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

The plans and photo simulation include the ADU, but the Planning Commission review and discussion is only for the proposed addition to the single-family home and detached garage. Below is the site plan that shows the location of the two proposed dwellings.



**ZONING:** The site is zoned R-4 (High density residential). This zoning district encourages high density residential with a land area requirement of 1800 sf per unit. The subject parcel meets the square footage requirements to allow three dwelling units. The proposal is for a large addition to an existing single-family home (discretionary review) with concurrent processing of an ADU under review administratively. The site is narrow (44 feet wide) with an existing home that the applicant would like to retain and expand. Accommodating additional dwelling units, with the associated parking requirements would be challenging. The proposed project includes an ADU resulting in two separate dwelling units on the site.

Adjacent Zoning			
North	R-4	East	R-4
South	G-O/S.4	West	R-4

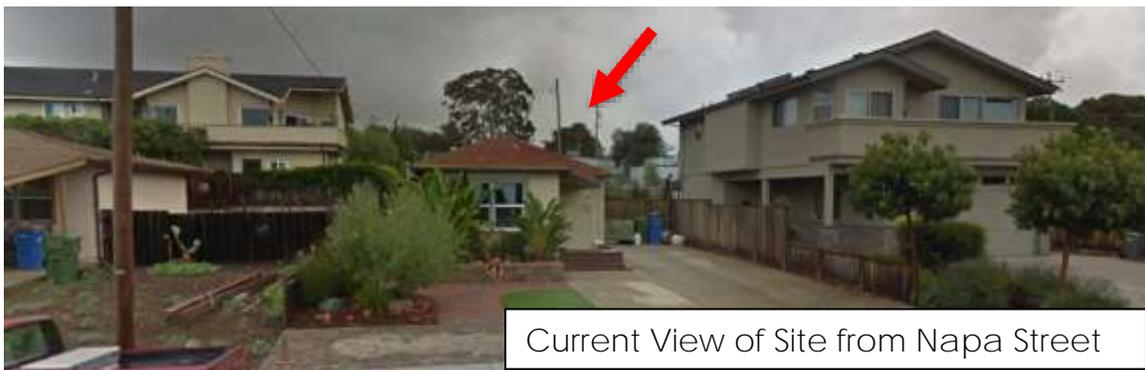


**GENERAL PLAN/COASTAL LAND USE PLAN:** Area 7– Central Morro Bay Planning Area a mix of commercial and residential. Encourages high density development with a mix of commercial/residential when possible.

Site Characteristics	
Site Area	5,808 square feet
Existing Use	Older existing residential with garage
Terrain	Slight slope from east to west
Vegetation/Wildlife	Residential landscaping
Archaeological Resources	N/A
Access	Existing access to Napa



General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Area 7 – Central Morro Bay
Base Zone District	R-4
Zoning Overlay District	none
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	none
Coastal Zone	Not within the Coastal Commission Appeal Jurisdiction



**SITE HISTORY:**

- The home was built in 1944 and a detached single car garage.
- Existing home and garage do not meet the criteria as a historic resource for the purpose of CEQA (SWCA report dated November 2020 – See Exhibit C).

**NEIGHBORHOOD COMPATIBILITY:**

The project site is a long narrow (44 ft wide) parcel with an existing home and garage. In 2013, the property on the south side (zoned G-0/S.4) of the subject



property was developed as a 1,734-sf single-family home with a 507-sf garage. The large 2 story home in the background (frontage on Dunes St) was approved in 2004. The majority of the homes on the block are older single-family homes. The project, as designed, will be compatible with the other homes on the street and will meet the design standards by stepping back the two-story components of the proposed additions, putting parking in the back of the site providing a nice pedestrian scale frontage with a porch. The project meets all applicable development standards for the zoning district, as noted in the table below.

**Residential Design Guidelines:**

The Morro Bay Residential Design Guidelines are meant to implement the neighborhood compatibility policies found in the General Plan and Local Coastal Plan and as such service as a basis to provide consistent design review by staff and Planning Commission. The proposed project meets the design standards by having the second story addition set back away from the street, placing the parking in the back portion of the parcel allowing increased emphasis on the entryway, which is very inviting and visible from the street. The project also includes complimentary landscaping and a front porch. The design embraces the architectural style of the original home, while providing updates and an additional living unit that meets intent of the high-density zoning district.

	<b>R-4 Standards</b>	<b>Proposed Project (SFH)</b>
<b>Front Setback</b>	15 ft living/20 ft garage	15 feet to porch
<b>Side yard Setback</b>	5 feet	14.5 feet (south);5 feet(north)
<b>Rear Setback</b>	5 feet	6 1/3 feet

<b>Height (from ANG)</b>	30 Feet	<24 feet
<b>Lot Coverage</b>	60%	37%
<b>Parking</b>	2 spaces covered/enclosed	2 spaces covered/enclosed

**ENVIRONMENTAL DETERMINATION:**

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1a. This exemption applies to alterations to existing residential development in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

**CONCLUSION:**

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

**PUBLIC HEARING NOTICE:**

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on February 19, 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 04-20 which includes findings for CDP20-017 and CUP20-09 to allow the proposed use as reflected on the plans submitted to the City of Morro Bay on January 25, 2021.

**ATTACHMENTS:**

- Exhibit A – Resolution 04-21 – Findings and Conditions of Approval
- Exhibit B – Plans
- Exhibit C – Architectural Historic Report

# EXHIBIT A

## RESOLUTION NO. PC 04-21

### A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR APPROVAL OF A CONDITIONAL USE PERMIT CUP20-09 AND COASTAL DEVELOPMENT PERMIT CDP20-017 FOR THE PROPOSED ADDITION TO AN EXISTING RESIDENTIAL DWELLING AT 960 NAPA AVE

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing via video conference on March 2, 2021 for the purpose of considering approval of a Coastal Development Permit CDP20-017 and Conditional Use Permit CUP20-09 for new construction of a 2-story addition to an existing single-story single-family home and a new detached 2 car garage (“Project”); and

**WHEREAS**, pursuant to the Governor's Executive Order N-29-20 issued on March 17, 2020 in response to the present State of Emergency in existence due to the threat of COVID-19, the City of Morro Bay Planning Commission is authorized to hold public meetings via teleconferencing and all requirements in the Brown Act expressly or impliedly requiring the physical presence of members, the clerk or other personnel of the body, or of the public as a condition of participation in or quorum for a public meeting are hereby waived; and

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

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

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

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

#### California Environmental Quality Act (CEQA)

Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1e (additions to existing structures under a certain size threshold). Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

#### Conditional Use Permit and Coastal Development Permit findings

1. The project is consistent with the General Plan and Local Coastal Program (LCP) that specifically identifies this area for commercial/residential uses.
2. The project is in compliance with the zoning code and related overlay areas, which encourages high density residential projects.

# EXHIBIT A

3. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

## Residential Design Guideline Compliance

The proposed project is consistent with the Neighborhood compatibility and design guidelines in the following design elements:

1. Designed to set the second story addition set back away from the street.
2. Parking is in the back portion of the parcel.
3. The front door/porch/entryway is at the front of the parcel and is very inviting and visible from the street.

**Section 2: Action.** The Planning Commission does hereby approve Conditional Use Permit (CUP20-09) and Coastal Development Permit (CDP20-017) with the following conditions of approval supported by the above findings.

## STANDARD CONDITIONS

1. This permit is granted for a Conditional Use Permit and Coastal Development Permit to allow a two-story addition and full remodel of an existing 960 sf circa 1944 home. The existing home is non-conforming as to use (single family home in an R-4 zoning district). The two-story addition is in the rear of the existing home and adds 984 sf of new conditioned living space. The project also includes demo of the existing non-conforming garage and new construction of a 441 sf 2-car garage with a 441 sf ADU above the garage. *In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.* The site is 5,808 sf and is zoned R-4 and is not in the appeals jurisdiction.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

# EXHIBIT A

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

## PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible

# EXHIBIT A

at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Director.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Director. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.

## **BUILDING DIVISION CONDITIONS (RESIDENTIAL)**

### SUMMARY OF FINDINGS:

- 1.) Portions of the exterior staircase closer than five (5) feet from the property line shall be of 1-hour fire rated construction. The means of achieving this rating shall be shown/identified on the building permit plans.

### **A. CONDITIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:**

- 1.) Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
- 2.) The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

# EXHIBIT A

- 3.) The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
- 4.) The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
- 5.) A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
- 6.) Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
- 7.) BUILDING PERMIT APPLICATION: To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.
- 8.) The Title sheet of the plans shall include, but not limited to:
  - Street address, lot, block, track and Assessor Parcel Number
  - Occupancy Classification(s)
  - Construction Type
  - Maximum height of the building allowed and proposed.
  - Floor area of the building(s)
  - Fire sprinklers proposed or existing.
  - Minimum building setback allowed and proposed.

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

# EXHIBIT A

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

## **B. CONDITIONS TO BE MET DURING CONSTRUCTION:**

- 1.) **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
- 2.) **ARCHAEOLOGICAL MATERIALS:** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.
- 3.) **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.
- 4.) **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.
- 5.) **EXISTING BUILDINGS:** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum

# EXHIBIT A

opening area requirements of section R310.2.1 of the 2019 California Residential Code.

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

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

## **PUBLIC WORKS CONDITIONS:**

The plans are conditionally approved and subject to the following conditions to be 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 "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website [www.morro-bay.ca.us/EZmanual](http://www.morro-bay.ca.us/EZmanual) (MBMC 14.48.140)

# EXHIBIT A

2. Street Tree: The installation of frontage improvements is required. Show the installation of an approved street tree. If a tree is already in place at frontage, then a new tree is not required. (MBMC 14.44.020)
3. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or will remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (include connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. Our records indicate a possible break-in tap connection to the sewer mainline. (MBMC 14.07.030)
4. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met.
5. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
6. Water Meter: Indicate and label new or existing water meter on plans and include size of meter(s).
7. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements

# EXHIBIT A

are available on the City's website at the following location:

<https://www.morro-bay.ca.us/197/Public-Works>.

- A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).
- A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
- If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.
- Any temporarily blocked off parking space(s) or street requires an encroachment permit. A traffic control plan is also required for any temporary lane closures or street traffic adjustments.

## **FIRE DEPARTMENT CONDITIONS**

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable Safety to life and property from fire during such operations.
2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090). Applicant shall submit sprinkler plans to Morro Bay Community Development Department for review.
3. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace, or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA720 and the manufacturer's instructions (CRC R315.2)

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

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson Barron

ATTEST

# EXHIBIT A

Planning Commission Resolution 04-21  
CUP20-09/CDP20-017, 960 Napa Ave  
Page 10

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Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 2nd day of March 202.

**STORMWATER CALC'S**

APPENDIX A

SFR PERFORMANCE REQUIREMENT DETERMINATION FORM

The following form shall be completed for all SFR development and redevelopment projects. Projects that are exempt from performance requirements are required to complete Section 1 & 2 only.

Section 1: General Information	
Project name	Remodel & Addition
Project Address	960 Napa Avenue
Assessor's Parcel Number(s)	066-065-010
Name of Applicant	Ian & Alexis Gaffney
Applicant email address:	iglpavers@gmail.com
Applicant phone:	(805) 215-8776
Project Type (e.g. single-family residential, commercial, etc.)	Single Family Residence
Section 2: Area Information (ft <sup>2</sup> )	
Total Project Area	5,808 Sq. Ft.
Total Existing impervious surface area	3,090 Sq. Ft.
Proposed Gross Impervious Area (list only the surface areas that are being created or replaced)	
a. Rooftops	906 Sq. Ft.
b. Driveways	
c. Patios	210 Sq. Ft.
d. Parking Lots	
e. Other	161 Sq. Ft.
Total Gross Impervious Area	1,277 Sq. Ft. Addit. Imperv. Area
If Gross Impervious Area <2,500 ft <sup>2</sup> , write "EXEMPT". Otherwise continue to Sec. 3	<Exempt>
Section 3: PR Determination	
Net Impervious Area (from page 7)	
Performance Requirements (from Flow Chart)	

**PUBLIC WORKS**

NO WORK WITHIN NOR ANY USE OF ANY PUBLIC RIGHTS OF WAY SHALL OCCUR WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY'S PUBLIC SERVICES OFFICE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

ANY DAMAGE TO ANY OF THE CITY'S FACILITIES (SUCH AS CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS) RESULTING, DIRECTLY OR INDIRECTLY FROM CONSTRUCTION OPERATIONS RELATED TO THIS PROJECT SHALL BE REPAIRED AT NO COST TO THE CITY.

**DUST CONTROL:** TO PREVENT DUST AND WIND BLOWN EARTH PROBLEMS DURING FOOTING EXCAVATION, CONTRACTOR TO KEEP SOIL MOIST USING NON-POTABLE WATER

**EROSION CONTROL:** STRAW WADDLES TO BE PLACED FOR EROSION CONTROL DURING CONSTRUCTION AROUND ANY AREAS OF EXCAVATION

**SEWER LATERAL CONNECTION:** ONCE NEW BACKFLOW AND CLEAN-OUT IS INSTALLED, SEWER LATERAL TO HAVE A FOLLOW-UP VIDEO INSPECTION TO VERIFY PROPER CONNECTION EXISTS TO THE MAIN. IF A FACTORY WYE CONNECTION DOES NOT EXIST, THE SEWER CONNECTION WILL NEED TO BE UPGRADED.

**SEWER ENCROACHMENT PERMIT:** A SEWER ENCROACHMENT PERMIT IS REQUIRED FOR WORK WITHIN CITY UTILITY EASEMENT. NEW VIDEO INSPECTION OF THE EXISTING LATERAL CONNECTION TO THE MAIN IS REQUIRED. IF A FACTORY WYE CONNECTION DOES NOT EXIST, THE A SEWER ENCROACHMENT PERMIT WILL BE REQUIRED AND THE SEWER CONNECTION WILL NEED TO BE UPGRADED.

**BLDG. CODES**

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA ENERGY CODE
- CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- CALIFORNIA REFERENCE STND. CODE

**PROJECT DESCRIPTION**

THIS PROJECT IS BOTH AN ADDITION AND REMODEL TO THE EXISTING SINGLE FAMILY RESIDENCE. THE EXISTING SINGLE-STORY STRUCTURE WILL BECOME A TWO-STORY RESIDENCE WITH THE SECOND FLOOR ADDITION BEING PLACED AT THE REAR OF THE STRUCTURE. THE EXISTING NON-CONFORMING GARAGE WILL BE REMOVED, AND RECONSTRUCTED AT THE REAR OF THE PROPERTY AS A NEW 2-CAR GARAGE WITH A NEW ACCESSORY DWELLING UNIT ABOVE.

**PROJECT INFO.**

APN: 066-065-010  
 ZONING: R-4  
 OCCUPANCY: R-3 SFR  
 CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)  
 LOT SIZE: 5,808 SQ. FT.  
 EXISTING LOT COVERAGE: 1,347 SQ. FT. 23%  
 PROPOSED LOT COVERAGE: 2,163 SQ. FT. 37%

**BUILDING AREAS**

**EXISTING AREAS:**  
 EXISTING HOUSE: 1,007 SQ. FT.  
 EXISTING DETACHED GARAGE: 285 SQ. FT.  
 EXISTING OPEN ENTRY: 59 SQ. FT.  
 EXISTING COVERED REAR PATIO: 55 SQ. FT.

**PROPOSED AREAS:**  
 PROPOSED HOUSE: 1,991 SQ. FT.  
 [LOWER FLOOR: 1,472 SQ. FT.]  
 [UPPER FLOOR: 519 SQ. FT.]  
 PROPOSED DETACHED ADU: 441 SQ. FT.  
 PROPOSED DETACHED GARAGE: 441 SQ. FT.  
 PROPOSED ROOF DECK: 162 SQ. FT.  
 PROPOSED COVERED FRONT PORCH: 87 SQ. FT.  
 PROPOSED COVERED REAR PATIO: 123 SQ. FT.

**DIFFERENCE IN AREA:**  
 HOUSE: +984 SQ. FT.  
 ADU: +441 SQ. FT.  
 GARAGE: +156 SQ. FT.  
 ROOF DECK: +162 SQ. FT.  
 COVERED FRONT PORCH: +87 SQ. FT.  
 COVERED REAR PATIO: +68 SQ. FT.

**HEIGHTS - MAIN HOUSE**  
 AVERAGE NAT. GRADE: 93.58'  
 LOWER FINISH FLOOR: 94.68'  
 UPPER FINISH FLOOR: 104.16'  
 PROPOSED ROOF HEIGHT: 116.50'  
 ALLOWABLE MAX. ROOF HT.: 118.58'

**HEIGHTS - ADU/GARAGE**  
 AVERAGE NAT. GRADE: 95.34'  
 LOWER FINISH CURB: 96.30'  
 UPPER FINISH FLOOR: 105.61'  
 PROPOSED ROOF HEIGHT: 118.90'  
 ALLOWABLE MAX. ROOF HT.: 120.34'

**VICINITY MAP**



**SHEET INDEX**

- A1.1 SITE PLANS, PROJECT INFORMATION
- A1.2 LAND SURVEY
- A2.1 FLOOR PLANS & SECTIONS
- A3.1 EXTERIOR ELEVATIONS - MAIN RESID.
- A3.2 EXTERIOR ELEVATIONS - ADU/GARAGE

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**C. P. PARKER ARCHITECT**

CHRISTOPHER P. PARKER ARCHITECT  
 630 QUINTANA RD. #330  
 MORRO BAY, CA 93442  
 (805) 772-8700

STAMPS



CONSULTANTS

PROJECT

**PROPOSED REMODEL / ADDITION & DETACHED GARAGE / ADU**

TO THE

**GAFFNEY RESIDENCE**

960 NAPA AVENUE  
 MORRO BAY, CALIF. 93442

DRAWING PHASE

**DESIGN DEVELOPMENT**

Project No.	20-113
Drawn By	CPP
Dwg. Date	01/22/20
Updated	-
Scale	AS NOTED

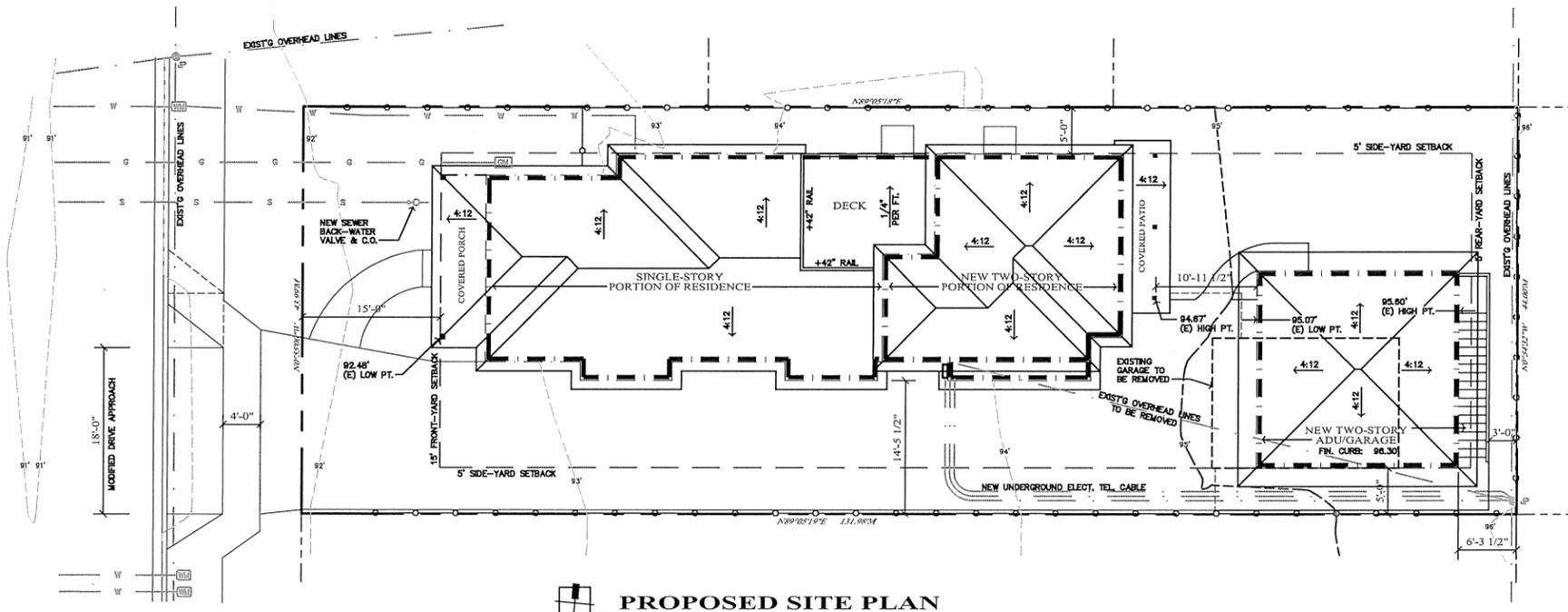
REVISIONS

SHEET TITLE

**SITE PLAN PROJECT INFO.**

SHEET NO.

**A1.1**



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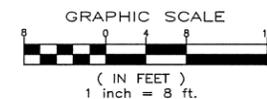
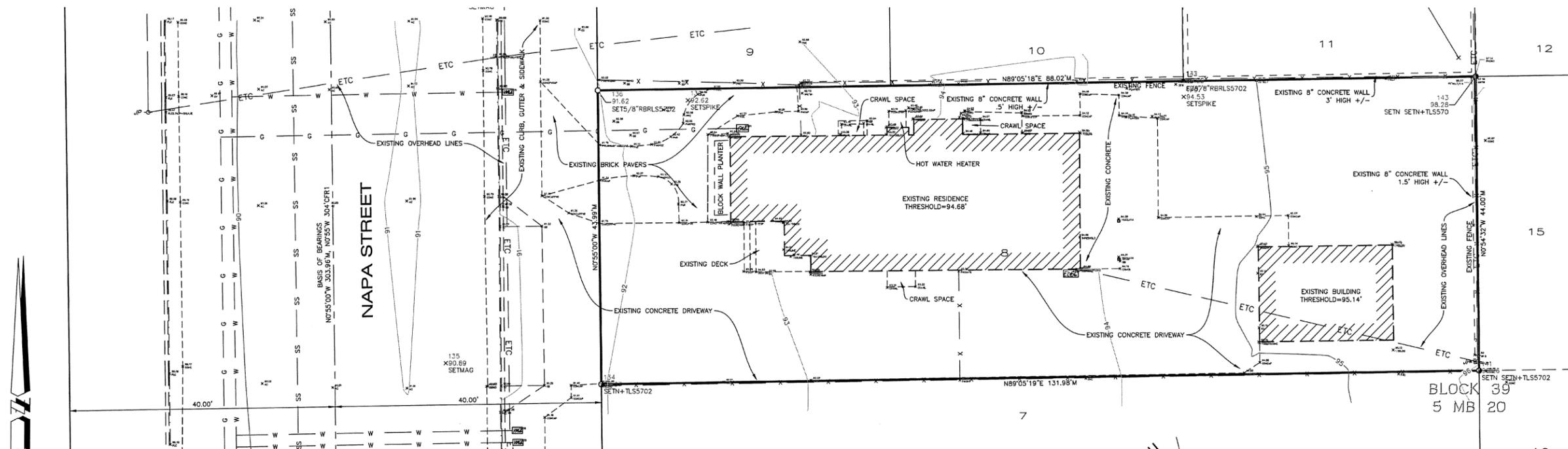
**C. P. PARKER ARCHITECT**

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(805) 772-5700

STAMPS



CONSULTANTS



**SYMBOL LEGEND:**

x	FENCE LINE	AC	RETAINING WALL
SS	SEWER MAIN	GB	PG&E BOX
W	WATER MAIN	GM	GAS METER
G	GAS MAIN	HP	HIGH POINT
etc	ELEC/TELEPHONE/CABLE	LT	LIGHT
OH	OVERHEAD ELECTRIC	MH	MANHOLE
		PP	POWER POLE
		RB	REBAR
		RCP	REINFORCED CONCRETE PIPE
		R10	CANDOPY RADIUS
		SD	STORM DRAIN
		SL	POINT ON SLOPE
		SS	SEWER
		STP	STEP
		STR	STAIRS
		TOP	TOP OF SLOPE
		TOE	TOE OF SLOPE
		TW	TOP OF WALL
		W	WATER
		WL	WALL
		WM	WATER METER
		WV	WATER VALVE
		GM	GAS METER
		IP	IRON PIPE
		DI	-1.5FL TOP OF GRATE -1.5' FLOW LINE

**BENCH MARK:**

THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FV1100, BEING A STANDARD BRASS DISK STAMPED "A 1314 1977", SET IN THE TOP AND 1 FOOT WEST OF THE NORTHEAST CORNER OF THE CONCRETE LOADING DOCK FOR THE U. S. POST OFFICE, 65 FEET SOUTH OF THE SOUTH CURB OF HARBOR STREET, 32 FEET NORTH OF THE SOUTHEAST CORNER OF THE POST OFFICE BUILDING.  
ELEVATION=95.15' NAVD 88

**SURVEYOR'S NOTES:**

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-842-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY WHICH IS CURRENTLY IN PROGRESS. PERMANENT MONUMENTS HAVE BEEN SET AT ALL PROPERTY CORNERS AND A RECORD OF SURVEY MAP WILL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO AS REQUIRED BY STATE LAW.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE CENTERLINE OF NAPA AVENUE BETWEEN FOUND MONUMENTS AT THE INTERSECTION OF THE CENTERLINE OF NAPA AVENUE & THE NORTHERLY RIGHT-OF-WAY OF HARBOR STREET & THE CENTERLINE INTERSECTION OF NAPA AVENUE / DUNES STREET AS SHOWN, BEARING N 0° 55' W PER 5 MB 20.

**SURVEYOR'S STATEMENT:**

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON JUNE 29, 2020.

MICHAEL B. STANTON, PLS 5702 DATE



**SITE DATA:**  
ADDRESS: 960 NAPA AVENUE, MORRO BAY  
ASSESSOR'S PARCEL NO. APN 066-065-010

**TOPOGRAPHIC MAP**  
OF LOT B OF BLOCK 39 OF TRACT NO. 2, AS SHOWN ON THE MAP FILED IN BOOK 5 OF MAPS AT PAGE 20, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF ALEXIS GAFFNEY  
MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960  
July 9, 2020 JOB #20-185

PROJECT  
**PROPOSED REMODEL / ADDITION & DETACHED GARAGE / ADU**  
TO THE  
**GAFFNEY RESIDENCE**  
960 NAPA AVENUE  
MORRO BAY, CALIF. 93442  
DRAWING PHASE  
**DESIGN DEVELOPMENT**

Project No.	20-113
Drawn By	CPP
Dwg. Date	01/22/20
Updated	-
Scale	AS NOTED

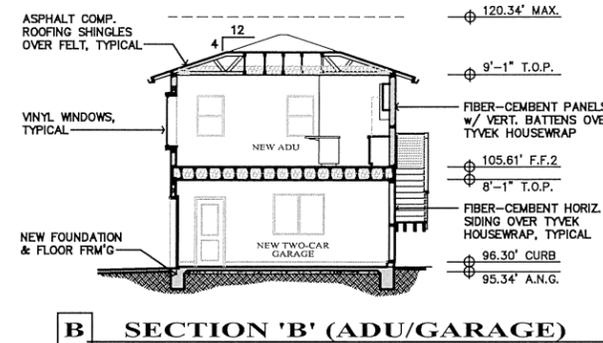
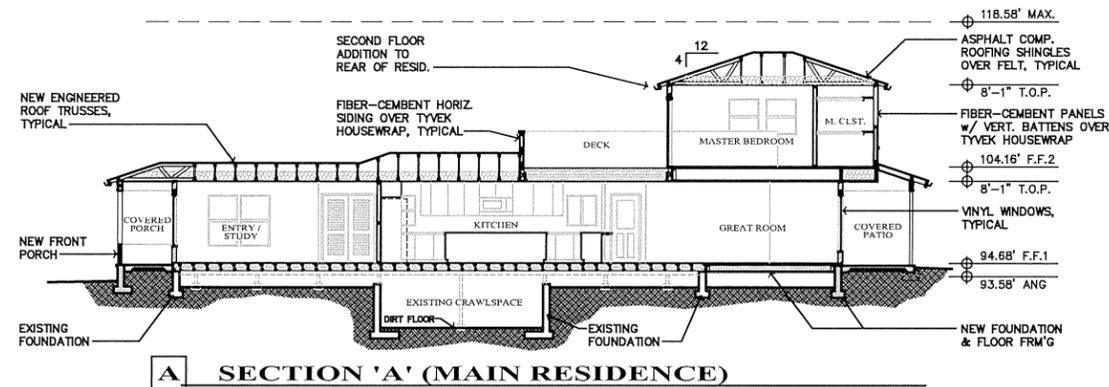
REVISIONS

SHEET TITLE

LAND SURVEY

SHEET NO.

**A1.2**



**WALL LEGEND:**

----- EXISTING WOOD FRAMED WALL TO BE REMOVED

===== EXISTING WOOD FRAMED WALL TO REMAIN

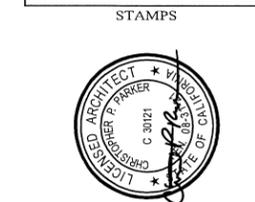
===== NEW WOOD FRAMED WALL TO BE CONSTRUCTED

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CONSULTANTS

PROJECT

**PROPOSED REMODEL / ADDITION & DETACHED GARAGE / ADU**

TO THE

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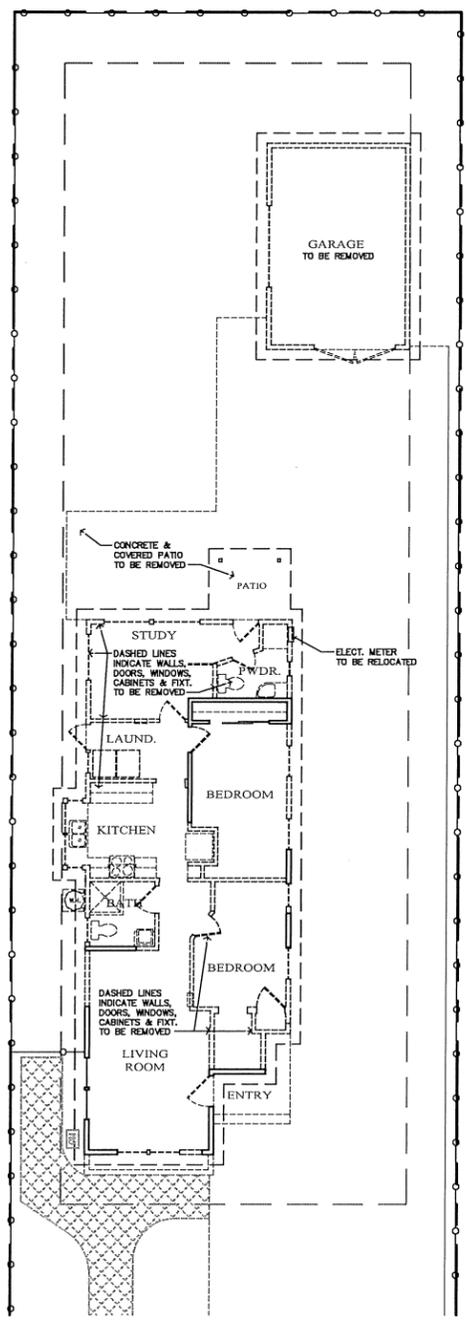
REVISIONS


SHEET TITLE

**FLOOR PLANS**

SHEET NO.

**A2.1**



**HOT WATER PIPING**  
ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE ENERGY CALCULATIONS

**FIRE BLOCKING: PER CRC SECTION R302.11**  
FIREBLOCKING IS REQUIRED IN CONCEALED SPACES NOT EXCEEDING 10 FT. HORIZONTALLY, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS, AND FIREPLACES

**SHOWER VALVES: PER CPC SECTION 408.3**  
SHOWER VALVES SHALL BE AN INDIVIDUAL CONTROL VALVE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES TO LIMIT THE MIXED WATER TO A MAXIMUM TEMPERATURE OF 120 DEGREES

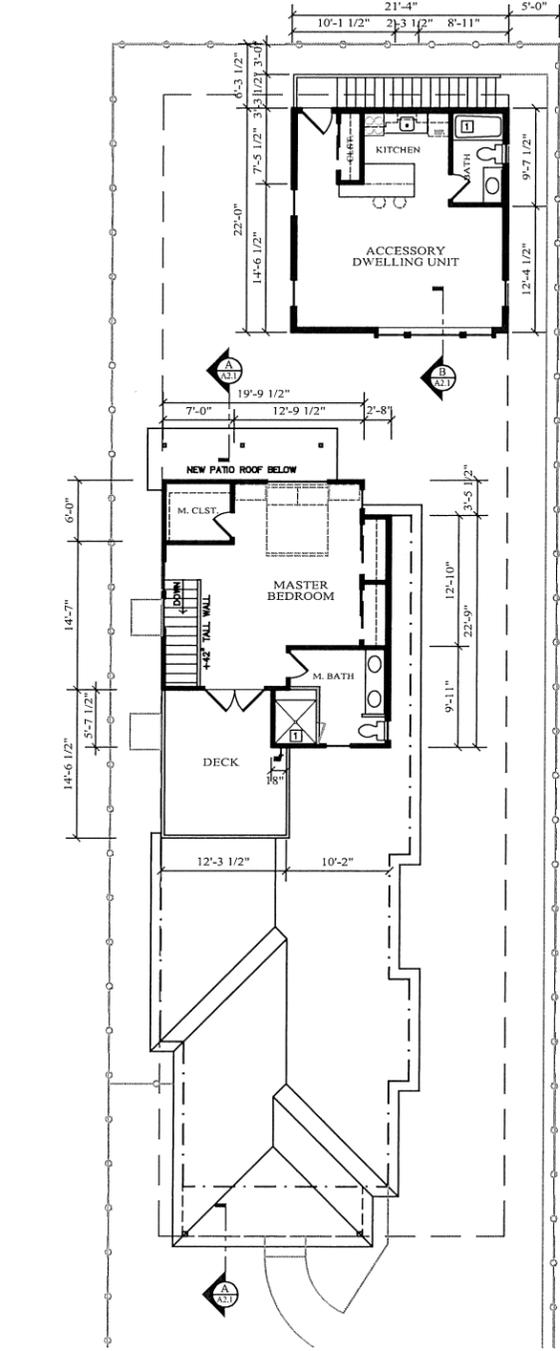
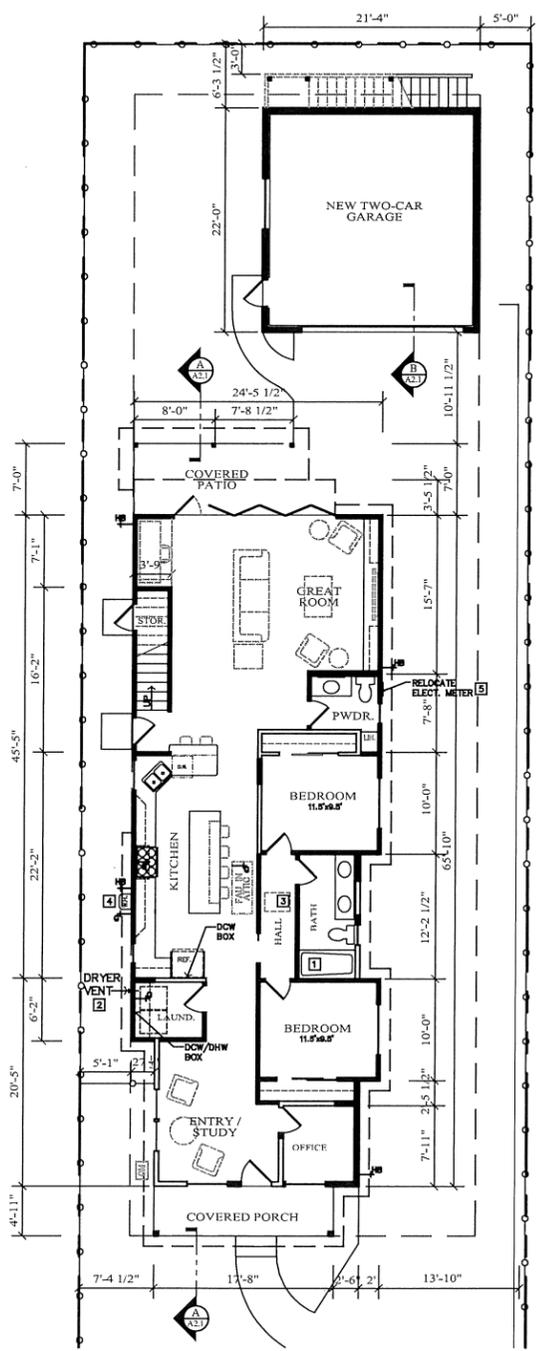
**WATER HEATER NOTES:**  
VENT TANKLESS WATER HEATERS USING 2" PVC THROUGH ROOF. INSTALL PER MANUFACTURER'S SPECIFICATIONS.  
GAS SUPPLY LINE FOR THE WATER HEATERS SHALL HAVE A CAPACITY OF AT LEAST 200,000 BTU/HR  
ISOLATION VALVES REQUIRED ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED.

**SPACE CONDITIONING DUCTS:**  
SPACE CONDITIONING DUCTS SHALL HAVE A MINIMUM INSULATION VALUE OF R-8 AS REQUIRED BY THE ENERGY CALCULATIONS

**MECHANICAL SYSTEMS INCLUDING HEATING AND AIR CONDITIONING SYSTEMS THAT SUPPLY AIR TO HABITABLE SPACES SHALL HAVE MERV 13 FILTERS OR BETTER**

**STAPLES IN PRESERVATIVE-TREATED WOOD AND FIRE-RETARDANT-TREATED WOOD ARE REQUIRED TO BE STAINLESS STEEL PER CRC R317.3**

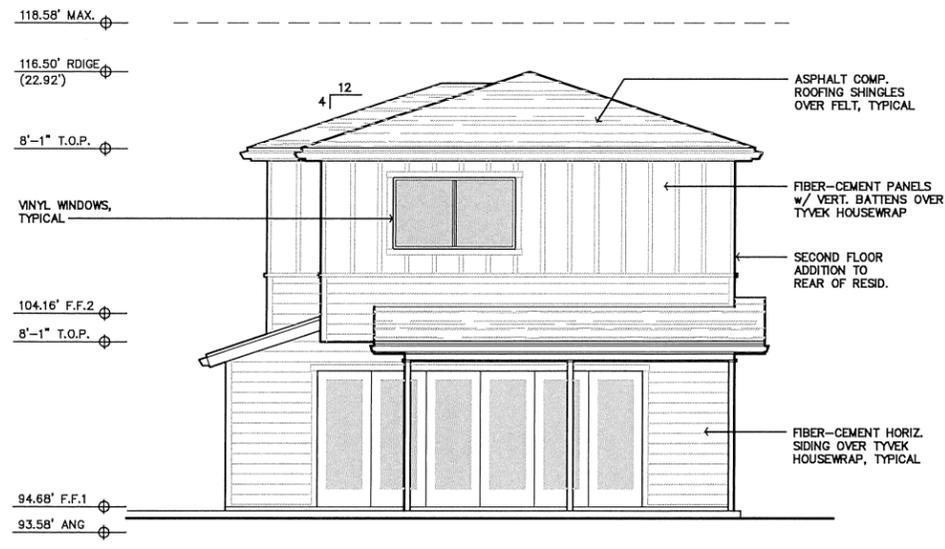
- HB SYMBOL INDICATES LOCATION OF HOSE BIBBS
  - GC SYMBOL INDICATES LOCATION OF GAS BIBBS/STUBS
- 1 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE UP TO 6" ABOVE THE FLOOR. (CRC R307.2) MINIMUM SHOWER RECEPTOR SLOPE IS 1/8" PER FOOT. (CPC 408.5)
  - 2 CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING, A MIN. OF 3' FROM THE PROPERTY LINE AND ANY OPENING INTO THE BUILDING, AND SHALL BE A MINIMUM 4" DIAMETER WITH A BACK DRAFT DAMPER. EXHAUST DUCTS SHALL NOT EXCEED 14 FEET INCLUDING TWO 90 DEGREE ELBOWS (CMC 504.4.2)
  - 3 ATTIC ACCESS DOORS IN CONDITIONED SPACES SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS.
  - 4 INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER THAN 6.8 kBtu/hr SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. ( BEES SECTION 110.3.(c)7 )
  - 5 UFER: A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20" OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A)(3) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)





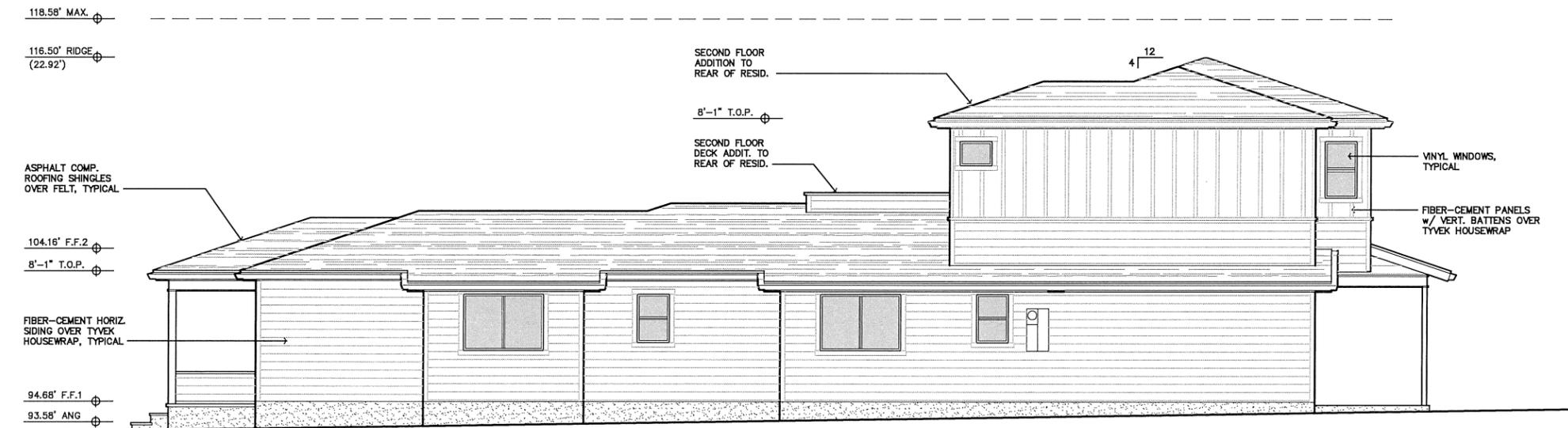
WEST ELEVATION - FRONT

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



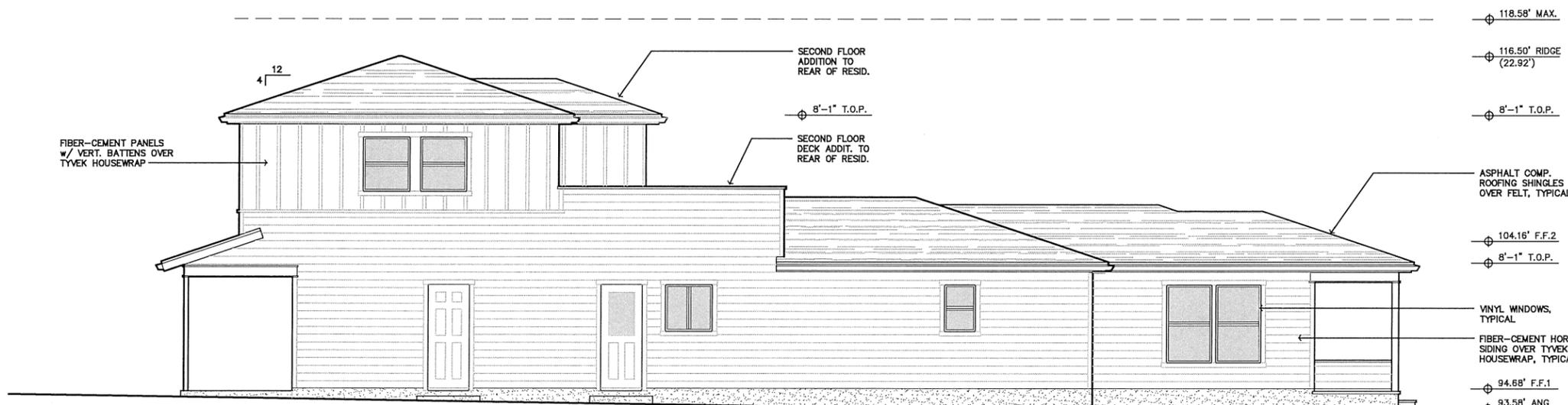
EAST ELEVATION - REAR

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



SOUTH ELEVATION - SIDE

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



NORTH ELEVATION - SIDE

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

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STAMPS



CONSULTANTS

PROJECT

**PROPOSED  
REMODEL /  
ADDITION  
& DETACHED  
GARAGE / ADU**

TO THE  
**GAFFNEY  
RESIDENCE**

960 NAPA AVENUE  
MORRO BAY, CALIF.  
93442

DRAWING PHASE

**DESIGN  
DEVELOPMENT**

Project No.	20-113
Drawn By	CPP
Dwg. Date	01/22/20
Updated	-
Scale	AS NOTED

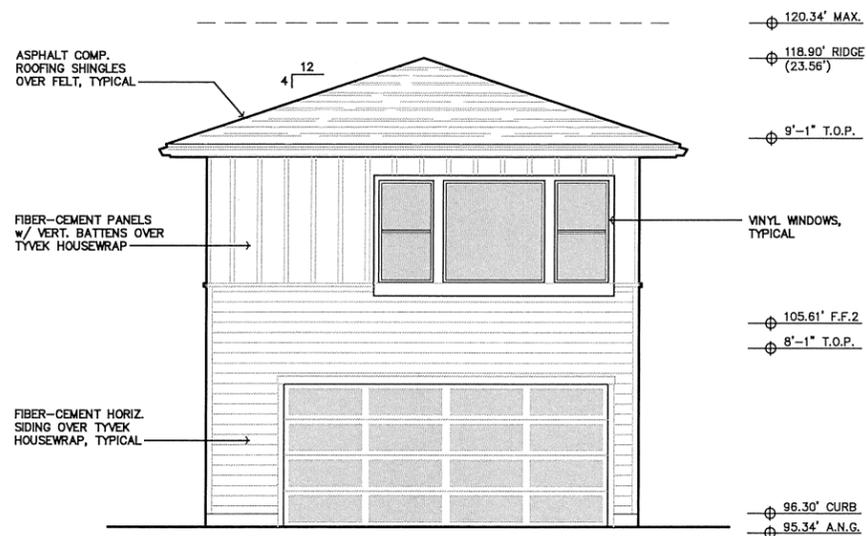
REVISIONS

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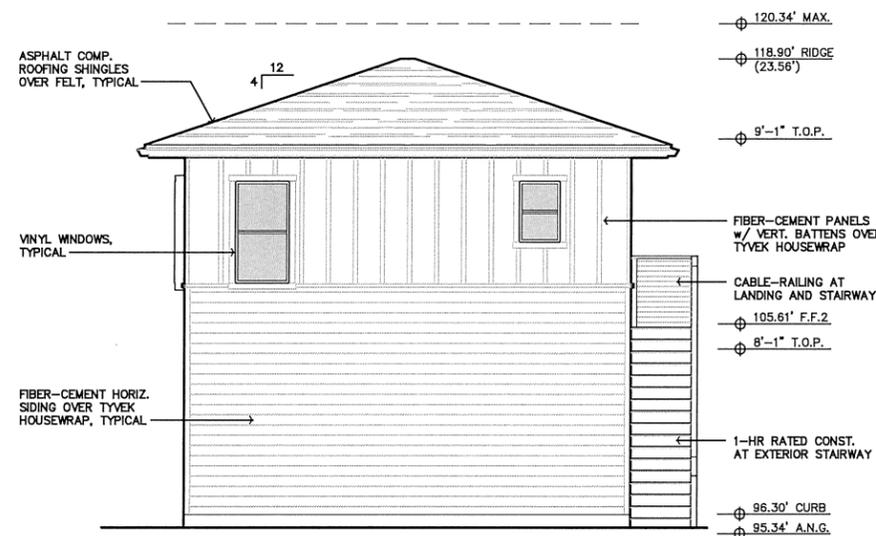
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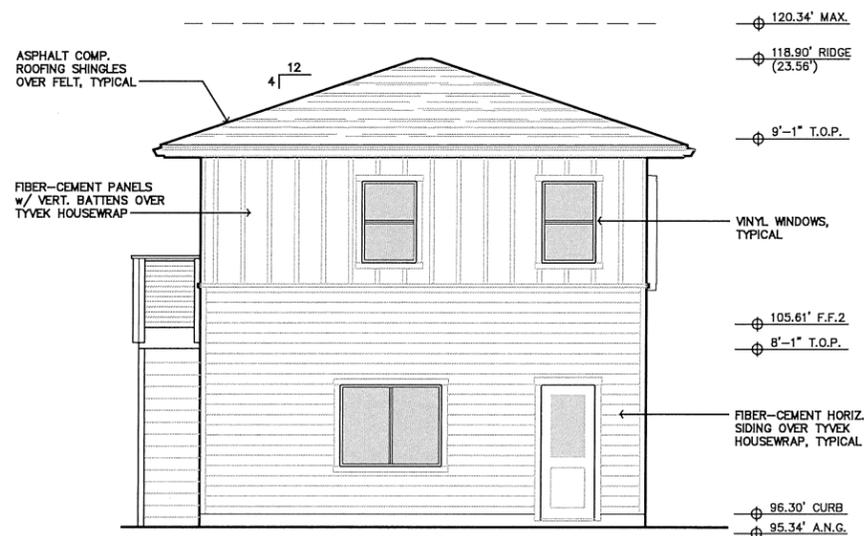
WEST ELEVATION - FRONT

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



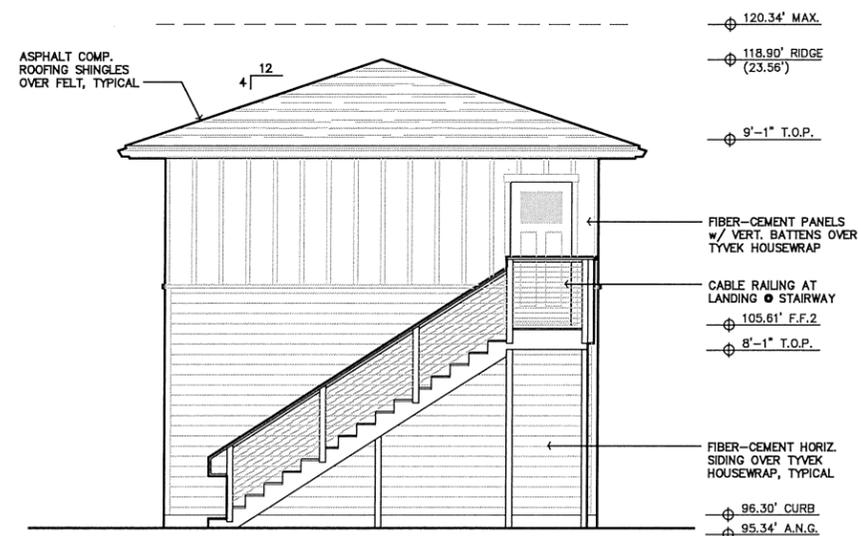
SOUTH ELEVATION - SIDE

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



NORTH ELEVATION - SIDE

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



EAST ELEVATION - REAR

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

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**PROPOSED  
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TO THE  
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**DESIGN  
DEVELOPMENT**

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Drawn By	CPP
Dwg. Date	01/22/20
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

**ELEVATIONS  
ADU / GARAGE**

SHEET NO.

**A3.2**

# EXHIBIT C

## Architectural Evaluation of 960 Napa Avenue, Morro Bay, San Luis Obispo County, California

NOVEMBER 2020

SWCA

PREPARED FOR

**Ian and Alexis Gaffney**

PREPARED BY

**SWCA Environmental Consultants**

# EXHIBIT C

## **ARCHITECTURAL EVALUATION OF 960 NAPA AVENUE (APN 066-065-010), MORRO BAY, SAN LUIS OBISPO COUNTY, CALIFORNIA**

Prepared for

**Ian and Alexis Gaffney**  
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Prepared by

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1422 Monterey Street, Suite C200  
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SWCA Project No. 64256

December 2020

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# EXHIBIT C

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## PROJECT DESCRIPTION

SWCA Environmental Consultants (SWCA) prepared this architectural evaluation to assist Ian and Alexis Gaffney (the applicant) and the City of Morro Bay (City) in meeting pertinent regulatory responsibilities in connection with the proposed redevelopment of 960 Napa Avenue (Assessor's Parcel Number [APN] 066-065-010), Morro Bay, San Luis Obispo County, California. Historic-period built-environment resources (defined as resources 50 years of age or older) are present on the parcel and require evaluation to determine whether they meet the criteria for listing in the California Register of Historical Resources (CRHR) or otherwise constitute historical resources for the purposes of the California Environmental Quality Act (CEQA).

## METHODOLOGY

The research for this architectural evaluation has been carried out within the limitations of the ongoing Coronavirus Disease 2019 (COVID-19) pandemic, which is accelerating at the time of this writing. As a result, access to commonly used resources—including libraries, museums, and other archives—is curtailed. Preliminary research consisted of a desktop review of the subject parcel and neighborhood to take notes and copy images. Historic maps and property information were available online and by emailed requests to the County of San Luis Obispo (County) Recorder and Assessor. Census data, biographical information, and newspaper articles were researched through online sources (ancestry.com, newspapers.com, the California Digital Newspaper Collection, and genealogybank.com). Standard secondary sources were also reviewed, including general San Luis Obispo County histories (Angel 1883; Morrison and Hayden 1917), as well as more recent local Morro Bay histories (Gates and Bailey 1982; Castle and Ream 2006). The property at 960 Napa Avenue does not appear to have been previously evaluated. The City is currently working on developing its own historic preservation guidelines, but no list of locally designated resources is yet available.

Next, an appropriate historical context was identified. While such aspects as the physical condition, style, materials, and workmanship of architectural resources can be considered to some extent on their own merits, the significance of these resources can be determined only with reference to the historic circumstances that created them. The historical context for the resources on the subject parcel focuses on the development of the “Tract No. 2” residential subdivision in Morro Bay.

## HISTORIC CONTEXT

### Morro Bay

Like much of coastal California in general, the greater Morro Bay region was formerly part of sprawling Mexican-era land grants devoted primarily to livestock raising—to the southeast of the bay was Rancho San Bernardo, granted to Vicente Canet by Alta California Governor Alvarado in 1840, and to the northwest was Rancho Moro y Cayucos, granted to James McKinley in 1842 (Gates and Bailey 1982:8, 13). By 1846, the United States and Mexico were at war; the Treaty of Guadalupe Hidalgo that ended the conflict in early 1848 gave the United States possession of Alta California, with the proviso that legitimate Mexican land grants, after review by the Land Claims Commission, would be honored by the U.S. government. Alta California lands not previously granted by the Mexican government automatically became the property of the United States. The area immediately around the bay, including the project area, was part of these non-rancho federal lands. Despite the official change in sovereignty, from 1848 through the early 1860s, land use in Morro Bay remained much as it had been during the Mexican era of the 1830s and 1840s.

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Even the formation of San Luis Obispo County in 1850 had a negligible impact on the project area. Severe floods in 1862, followed immediately by a protracted drought in the mid-1860s, decimated the large, free-roaming herds of cattle, disrupting the remains of the rancho economy and forcing the sale of many land grants—in many cases even before ownership had been fully resolved in the courts. One County innovation in the 1860s was the designation of the local north–south wagon road as San Luis Obispo County Road No. 3. More commonly known as the San Luis Obispo–Cambria Road, its alignment was the highway corridor we know today as Highway 1.

By the late 1860s and early 1870s, federally owned lands were being surveyed and opened up to settlement. Acquisition of these lands was accomplished by outright purchase, claims under the provisions of the 1862 Homestead Act, or the redemption of military-issued scrip. The latter method was used by Franklin Riley (1824–1897), who was the first to take advantage of the availability of government land locally, acquiring 137.94 acres in 1872 (U.S. Bureau of Land Management [BLM] 2020). Riley was responsible for the first glimmerings of residential development alongside Morro Bay. Within 6 months of acquiring his land, he hired Carolan Mathers, a local county “road viewer” with surveying experience, to collaborate on a townsite map. The map drawn up by Mathers features a grid of regularly spaced square blocks, except where the grid was disrupted by the shoreline on the west or by the boundary line of Rancho San Bernardo on the northeast (Figure 1; Mathers 1872).

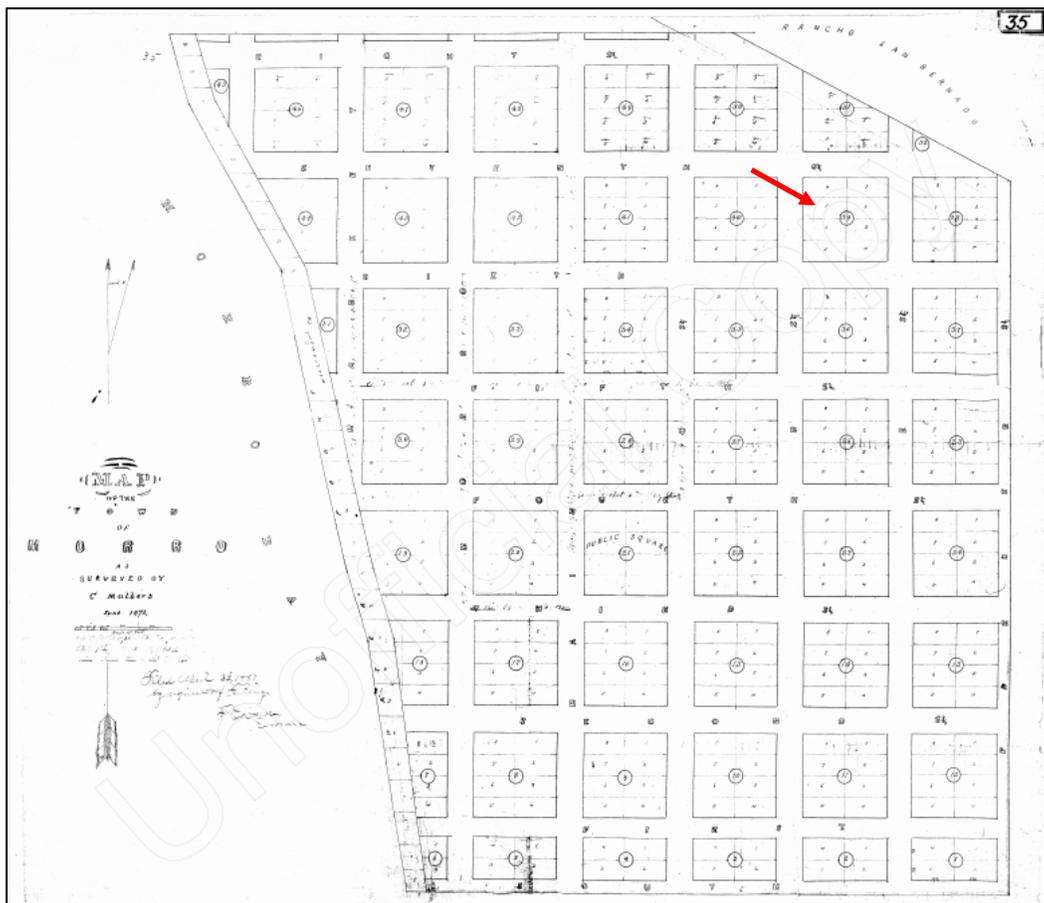


Figure 1. From the June 1872 *Map of the Town of Morro as Surveyed by C. Mathers* (San Luis Obispo County *Maps Book A*, page 35). The arrow indicates the location of the subject parcel in Block 39.

Aware of the growing rural population, Riley's intention was to create a commercial hub for shipping the agricultural and dairy produce of the hinterlands (grain, wool, and cheese) and importing lumber and other necessities not available locally. The townsite "was booming in 1872 and 1873....and new settlers were moving into the area looking for farmland.... All were looking for good land where transportation of farm products would not be too difficult" (Gates and Bailey:15–16, 20). Early county historian Myron Angel noted: "The year 1873 brought prosperous times for Morro. A new wharf was projected, several dwellings and business houses were put up, and the benefits of the excellent situation and rich back country began to be visible. Morro exceeded every other place in the county in the briskness of its growth . . . There had been erected fourteen dwelling-houses, two stores, two blacksmith shops, one shoemaker shop, one carpenter shop, and a butcher shop" (Angel 1883:347–348). Coastal lands from Morro Bay north to the Monterey County line were soon dotted with dairy farms, producing butter and cheese through the winter and spring months, as long as the coastal pastures remained green and provided sufficient feed.

The 1880s saw plans for even more intensive development of the Town of Morro. A group of San Francisco businessmen formed the Morro Bay Improvement Association and sold lots, and for a few more years there were rumors (that never materialized) of a luxury hotel and railroad that would bring certain success. By 1888, roughly half of the land surveyed for Franklin Riley in 1872 (not including the subject property) had been acquired by March and McAlister, who had a new map created by County Surveyor H. C. Ward. Some of the proposed developments from the late 1880s to the turn of the twentieth century showed quite different plans, with densely packed small lots laid out on a regular street grid. The size of the lots is consistent with those of many other proposed Central Coast beach developments of the same time (e.g., El Pizmo and Pacific Grove), with room enough for tent platforms, but not full-sized homes. All of the plans for large-scale development of Morro Bay went awry with the economic downturn of the early 1890s, although Morro Bay continued to be a coastal magnet, with seasonal camping, boating, fishing, and other recreational uses well established by the turn of the twentieth century.

Access to the Morro Bay region improved dramatically with the passage of two California state highway bonds. The 1916 bond issue funded construction of both the Coalinga lateral from Fresno County and the Cholame lateral from Kern County; the 1919 bond funded the beginnings of the Carmel–San Simeon Highway (Blow 1920:85). In 1923, the construction of the local segment of the new two-lane, "all-weather" Portland cement concrete road was under construction, linking Morro Bay firmly with San Luis Obispo and beyond. As reported in the *Arroyo Grande Valley Herald-Recorder* (1923:4), "17 miles of pavement on the San Luis Obispo Cambria road have been laid, while another 13 miles is graded and graveled, with all culverts constructed."

## ***Paved Roads and Real Estate***

In the early 1920s, better roads and the growing popularity of auto ownership and tourism reinvigorated travel between the southern San Joaquin Valley and Morro Bay. The pace of residential real estate development near the bay began to accelerate, and new areas upslope from the bay and along the strand to the north were laid out. Entrepreneur James Goulding established the Morro Heights Syndicate and bought up former farm property, the Olmstead Ranch, for "the first real subdivision within the town proper" (Gates and Bailey 1982:38, 47). Bounded roughly by Piney Way, Luisita Street, Kings Avenue, and Kern Avenue, the Morro Heights subdivision began offering lots for sale in 1922. Miller and Murphy's Cabrillo Estates scheme for what is today the California Department of Parks and Recreation (State Parks) property was also getting under way, although most of these 1920s developments lay farther north, focusing on Morro Strand or the intersection of North Main and the highway to Atascadero (now State Route [SR-] 41).

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As noted by local historians Castle and Ream (2006:100):

One of the major products of Morro Bay from 1900 to 1939 was real estate . . . One of the many to capitalize on this was T. L. Lawrence and his Morro Vista Company. In the 1920s, he sold land on the upper heights, near the golf course that was built in 1928 . . . Lawrence and his associates advertised the beauty and tranquility of Morro Bay in the San Joaquin Valley newspapers . . . [prospective] clients who would make the long trip in their Model T's and A's [were] wined and dined by Lawrence's head salesman, Robert Baker.

The Wall Street crash of 1929 and the subsequent onset of the Great Depression brought a halt to most real estate development schemes. While farming and fishing kept the small community of Morro Bay from being devastated by the economic downturn, residential growth certainly stagnated. The population of Morro Bay did not reach 400 until the end of the 1930s. An aerial photograph from 1931 (Figure 2) confirms the sparseness of development—and much of what was developed was occupied only seasonally: auto courts, cabins, and other small rental properties were not intended for year-round residents.



**Figure 2. Morro Bay Village in 1941 (Castle and Ream 2006:56). The superimposed arrow indicates the approximate location of the “John H. Brown place,” perhaps on the northwest corner of Block 39.**

This seasonal occupation remained prevalent until after World War II. United States involvement in the conflict had long been anticipated, but the December 7, 1941, Japanese attack on Pearl Harbor shocked the nation and catapulted the country into the war. Only 2 weeks later, the Pearl Harbor disaster was followed by a frightening local event: on December 23, the Richfield Oil Company tanker *Larry Doheny* came under attack from a Japanese submarine. The attackers drove the ship shoreward at Estero Bay and fired a torpedo that missed. During the same early morning hours, another submarine torpedoed and sank the Union Oil Company tanker *Montebello* off Piedras Blancas to the north. The war had come to Morro Bay's doorstep, and the uncertainties of living on the edge of the Pacific Ocean near an oil depot understandably made potential tourists and buyers jittery. Wartime rationing of gasoline and tires in the early 1940s also had an impact on tourism in general. There was, however, a silver lining: just as the Great Depression gave Morro Bay the legacy of a State Park, World War II brought long-delayed harbor improvements that made future residential growth more likely.

## Development of Tract No. 2

Among the last farmlands being converted into subdivisions before the war were those belonging to John Henry Brown (1865–1945) and his wife, María Marcelina Romo Brown (1872–1964). The 1880 federal census for the San Luis Obispo Township (which included Morro Bay) shows María Marcelina, age 9, living with her seven siblings in the household of their parents, José María Romo and [María Josefa del Refugio] Encarnación [Duckworth] Romo. María Marcelina’s father’s family was from New Mexico; her mother was a descendant of prominent Alta California families. The Romo ranch was inland near Rancho San Bernardo (Hansen 1999). John Henry Brown was one of three brothers who immigrated to the Morro area from Sweden in the 1880s. Carl and Frederick changed their family surname from Berndtsson to Benson; John changed his to Brown. In 1893 Brown and “Miss Mary M. Romo, of Morro” were married by Justice of the Peace R. A. Loomis in San Luis Obispo (*San Luis Obispo Morning Tribune* 1893:4). The Browns were also farmers.

In 1910 the census lists the Brown family on D Street (now Napa Avenue) in Morro Bay Village; this is consistent with the annotations made on the original 1872 map of the Town of Morro: “As the various lots were sold, the names of the buyers were marked on the map, creating a veritable who’s who of Morro Bay pioneers . . . C. T. Church, Stocking, Brown, and Mrs. [Encarnación] Romo.” Blocks 38 and 39, as well as portions of Blocks 55, 52, and 40, are all labeled “Brown,” though the exact date of the annotation is not indicated (Castle and Ream 2006:98). In 1915 John H. Brown placed a classified ad in the local newspaper announcing “For Sale. Horses, Harness, Wagons, Farming utensils. Poultry, Household goods, etc., at the John H. Brown place, Morro, Cal.” (*San Luis Obispo Morning Tribune* 1915:2). According to the 1920 census, Brown is still farming, though he is described as a “laborer on general farm.” The 1930 census shows that John, age 66 and retired, and Marcelina are both still living on Block 39 (bounded by D Street [Napa Avenue], E Street [Shasta Avenue], 6<sup>th</sup> Street [Harbor Street], and 7<sup>th</sup> Street [Dunes Street]), and that their property was valued at \$3,000.

In 1931 local civil engineer N. H. Nelson surveyed the farm property at the Browns’ request, laying out the subdivision known as “Tract No. 2.” The new subdivision comprised nearly all of the property shown as theirs on the annotated 1872 *Map of the Town of Morro*. All of Block 39, where the Brown family lived, was included, as well as portions of Blocks 38, 40, 51, and 50. As depicted on the Nelson survey, there were 39 lots in the subdivision. Block 39 was subdivided into 16 lots—12 lots measured 44 × 88 feet, and four (including the subject parcel, Lot 8) measured 44 × 132 feet. The signatures of John H. Brown and Marcelina Brown on the tract map attest to their ownership of the land being subdivided. A third owner also listed, Laura B. Gilbreath (1890–1973), had previously acquired Lots 2 and 3 of Block 40 from the Browns on August 2, 1929 (San Luis Obispo County *Official Records* Book 73, page 270), making her agreement also essential.

## Ownership of Lots in Tract No. 2

With the onset of the Great Depression in October 1929, the year 1931 was not necessarily an auspicious time for selling real estate. The online San Luis Obispo County index to recorded documents lists only a handful of property transfers by the Browns between 1929 and 1959, but those few documents covered 31 of the 39 available lots:

- In addition to Lots 2 and 3 of Block 40 sold to Laura Gilbreath in 1929, she also homesteaded Lot 5 on October 29, 1932 (San Luis Obispo County *Official Records* Book 127, page 136; Gilbreath properties shaded green in Figure 3).
- On April 12, 1935, the Browns transferred ownership of Lots 2 and 3 of Block 50 to Raymond L. and Gladys Sowell, who built the residence at 465 Dunes Street (*Official Records* Book 166, page 256; Sowell property shaded peach in Figure 3).

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- On March 1, 1938, the Browns sold all five of the lots in Block 51 to John's brother and sister-in-law, Carl and Minnie Benson (*Official Records Book 238, page 89*; Benson property shaded purple in Figure 3).
- On September 15, 1938 the Browns sold Lot 1 of Block 50 to A. L. and Lydia Fraser, residents of Kern County (*Official Records Book 243, page 475*; Fraser property shaded red in Figure 3).
- On January 14, 1941, the Browns sold all six of the lots on Block 38, all eight of the lots in the east half of Block 39, and Lots 4 and 5 in Block 50 to Charles Wagner (*Official Records Book 288, page 336*; Wagner properties shaded blue on Figure 3).

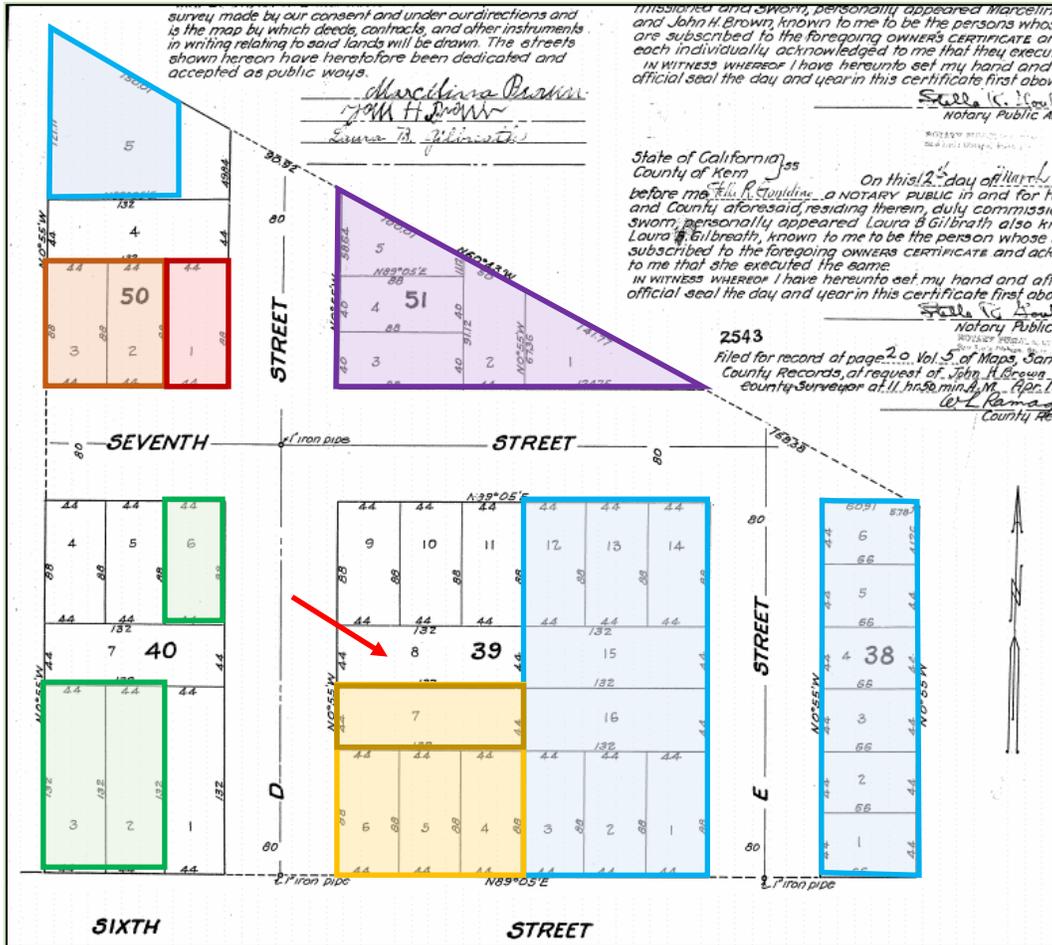


Figure 3. Nelson's *Map of Tract No. 2*, laid out in 1931. The legal description of the subject parcel at 960 Napa Avenue as Lot 8 of Block 39 is based on this subdivision map (San Luis Obispo County *Maps Book 5, page 20*).

The 1940 census in Morro Bay sheds some light on Charles Wagner (1888–1968). In April of that year, he and his adult son, Kenneth, were renting on 6<sup>th</sup> Street (now Harbor Street), just a few doors down from Marcelina and John Brown, and from the Browns' daughter and son-in-law, Lillie and George Anderson. Charles was employed as an electrician and mechanic at an electrical and plumbing company, and Kenneth was working as a “boat man” for Eddie Pierce, one of several Pierce brothers involved in the abalone harvesting and packing industry.

## Lot 8 of Block 39

John H. Brown died on November 19, 1945; his widow, Marcelina Brown, reported his death and her status as surviving grantee of Lots 4–7 of Block 39 in a document filed on December 1, 1945 (*Official Records* Book 400, page 54; Marcelina Brown’s property shaded yellow in Figure 3). John Brown’s death certificate, incorporated in the recorded document, notes that his occupation was truck farming. This document is of interest not only for what it says about Lots 4–7 but for what it does not say: there is no mention of adjacent Lots 8–11 in Block 39.

The conspicuous omission of deeds relating to the four contiguous lots at the northwest corner of Block 39—at the center of Tract No. 2—suggests that ownership of the lots was retained by John and Marcella Brown through at least his lifetime; he may have willed the property to Marcella in a legal instrument separate from the disposition of Lots 4–7. Possible sources for further research to pinpoint the chain of title for Lot 8 are probate records held by the local Superior Court and the microfilmed indexes to documents recorded before 1923 held by the County Recorder. What we do know is that, if any other owner had acquired Lots 8–11 before 1931, their name(s) would have been listed on the tract map along with those of the Browns and Laura Gilbreath: all owners needed to consent to the creation of the tract.

It is also important to state here that there are no apparent architectural resources remaining from the Browns’ farming operations on the subject parcel or on Block 39.

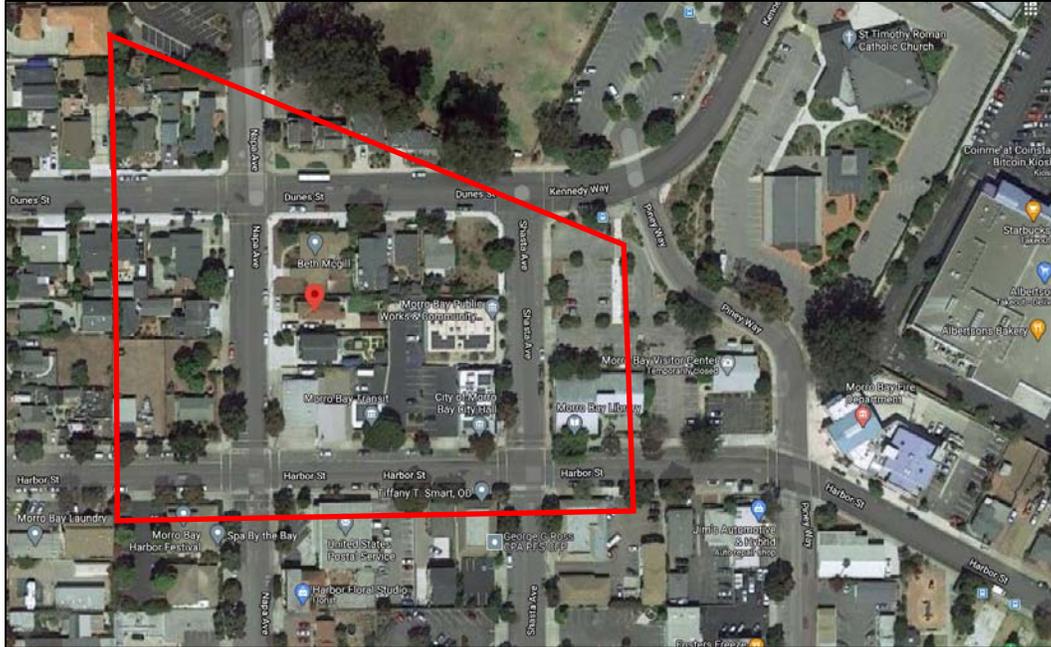
Documented property that continued to be held by Marcelina Brown after the death of her husband on December 1, 1945, was also involved in the following property transfers:

- On May 10, 1950, Marcelina Brown, now widowed, recorded a joint tenancy with her daughter Lillie A. Anderson for Lots 4–7 (*Official Records* Book 564, page 271; these properties shaded yellow on Figure 3).
- On November 5, 1959, Marcelina Brown, Lillie A. Anderson, and George W. Anderson deeded Lot 7 of Block 39 to George E. and Bessie G. Stenton of Temple City, California (*Official Records* Book 1035, page 234; this lot is shaded yellow and outlined in gold on Figure 3).

## DESCRIPTION OF ARCHITECTURAL RESOURCES AT 960 NAPA AVENUE

The current architectural character of the Tract No. 2 subdivision is a modern-day urban mixture of individually built one- and two-story businesses, City-owned facilities, and homes of various ages, materials, and styles (Figure 4). Block 39, where the Browns, Andersons, and Wagners lived in 1940, is now occupied by five residences ranging in age from 1944 (the subject parcel) to 2014, as well as the Morro Bay City Hall, Annex, Community Development Department, and commercial duplexes built in 1959 and 1963.

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**Figure 4. The superimposed red outline represents the approximate extent of Tract No. 2. In 1940, the Browns, Andersons, and Wagners were living along Harbor Street.**

The architectural resources present at 960 Napa Avenue include a small single-family residence, constructed in 1944; a detached one-car garage; and associated fencing, landscaping, and hardscape (Figure 5). The long, level parcel is rectangular, and the house is set well back from the sidewalk. The residence is basically rectangular in plan, with a raised concrete perimeter foundation, frame construction coated with stucco, and a medium-pitch compound hipped roof with medium-width eaves finished with narrow fascia. The roof is covered with composition shingles. There are vent stacks on the roof, but no chimney is present. The windows are 1/1 double-hung sash set in their original surrounds and window openings. Paired windows appear on the west (front) and north elevations (Figure 6). The residence has three entrances. The principal doorway, accessed by wooden steps, is sheltered under the projecting roofline (see Figure 5). To the right of the door is a rectangular boxed-in feature, clad in horizontal wooden siding; this feature (perhaps an interior closet) appears to be original, as the junction of the two hipped rooflines (forming a gutter leading to a downspout) accommodates its shape and size. A side porch is located at the center of the north elevation, and a back porch is at the right rear corner of the east elevation; both are sheltered under roof overhangs.

The detached one-car garage is at the right rear corner of the lot, accessed by a concrete driveway running the full length of the house. A wooden fence is built across the driveway about halfway down the length of the parcel. The garage's frame structure, also coated with stucco, is front-gabled, with a medium-pitch roofline, narrow eaves, and medium-width fascia. The original garage door has been replaced with a multi-light French door assembly, asymmetrically placed on the west elevation.

The front yard features a landscaped area next to the broad concrete flatwork of the driveway. Wooden fences define the property line on each side. Landscaping is characterized by large shrubs and distinct areas of bricks, pavers, and lawn, with a raised planter at the front of the house. The backyard also features concrete flatwork and a rectangular lawn area (Figure 7).

# EXHIBIT C



**Figure 5. Oblique view across residence to garage at rear (Google 2020).**



**Figure 6. North elevation showing covered side porch (Google 2020).**



Figure 7. The house and garage at 960 Napa Avenue occupy the long, narrow lot designated Lot 8 on the 1931 map of Tract No. 2 (Google 2020).

## EVALUATION OF ARCHITECTURAL RESOURCES

California Public Resources Code (PRC) Section 21084.1 states that “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.”

The purpose of this architectural evaluation, then, is to determine whether any historic-period architectural resources (resources constructed in 1970 or earlier) present at 960 Napa Avenue are eligible for listing in the CRHR, or if they otherwise constitute historical resources for the purposes of CEQA. Eligibility for listing in the CRHR is evaluated under the following four criteria:

- **Criterion 1.** The resource is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- **Criterion 2.** The resource is associated with the lives of persons important in our past;
- **Criterion 3.** The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- or **Criterion 4.** The resource has yielded, or may be likely to yield, information important in prehistory or history.

### Evaluation under Criterion 1

The architectural resources at 960 Napa Avenue do not have significance under Criterion 1. Although the subject parcel was originally laid out as part of the 1931 Tract No. 2 residential subdivision, the residence was not constructed until 1944 and has no formative association with the development of the subdivision. Further, the residence does not represent a significant contribution to California’s history or cultural

heritage in terms of economic scale, innovation, public interest, or public involvement, nor has it demonstrated any influence on the nature of residential real estate development in general.

## Evaluation under Criterion 2

The architectural resources at 960 Napa Avenue do not have significance under Criterion 2. Although the property was originally part of the John H. Brown farm, an early land use in the Morro Bay Village, the residence is not associated with that farm operation. The Browns subdivided their former farm property in 1931 after retiring and, although they are documented as living on D Street (Napa Avenue) in 1910 and on Harbor Street in 1940, there are no resources on the parcel dating from these earlier periods of their occupation. The subject residence does not exemplify the significance of the Browns in Morro Bay.

## Evaluation under Criterion 3

The architectural resources at 960 Napa Avenue do not have significance under Criterion 3. The modest residence was built in 1944, using standard building construction methods and materials for the time, with a compact and economically efficient floor plan, and minimal ornamentation; the garage has been altered to some extent. The residence has retained good integrity but, lacking significance, does not meet eligibility Criterion 3.

## Evaluation under Criterion 4

The architectural resources at 960 Napa Avenue do not have significance under Criterion 4. Although this criterion is generally applied to archaeological resources, it may in certain circumstances be appropriate for built environment resources displaying unusual construction methods or materials. The residence at 960 Napa Avenue, however, does not demonstrate any such unusual features.

## CONCLUSIONS

The architectural resources at 960 Napa Avenue (APN 066-065-010) were constructed 13 years after the Tract No. 2 subdivision was created. The existing resources within the boundaries of the tract do not exemplify either the early historic-period occupation of the Brown family or their 1931 subdivision. Rather, the residence and garage are modest examples of their type that offer no new information about residential development or the expansion of Morro Bay. Because of their lack of significance under Criteria 1 through 4, the architectural resources do not meet the criteria for listing in the CRHR and do not constitute historical resources for the purposes of CEQA.

## PREPARER'S QUALIFICATIONS

SWCA Senior Architectural Historian Paula Juelke Carr, M.A., meets the Secretary of the Interior's Standards for Professionally Qualified Staff as both historian and architectural historian. Ms. Carr has more than 25 years of experience in California history and architectural history, including more than 11 years as an Associate Environmental Planner (Architectural History) for California Department of Transportation, District 5. She has been with SWCA for 3 years.

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# EXHIBIT C

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# EXHIBIT C

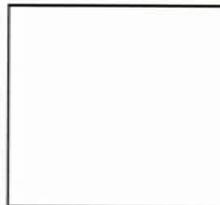
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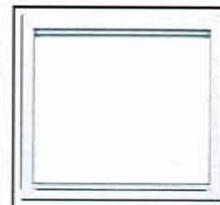
**Roof: Presidential TL**  
Architectural Composition



**Cement Siding Color**  
Pantone PMS 294C



**Wood Trim / Siding Accent**  
BM Wedding Veil



**Windows**  
White Vinyl



**Driveway Flatwork**  
Gray Concrete

## **Gaffney Residence**

960 Napa Avenue . Morro Bay, CA



**Gaffney Residence**  
960 Napa Avenue . Morro Bay, CA



AGENDA NO: B-2

MEETING DATE: March 2, 2021

# Staff Report

**TO: Planning Commissioners**

**DATE: February 25, 2021**

**FROM: Cindy Jacinth, Senior Planner**

**SUBJECT:** Conceptual Review of a potential new 6-unit two story 5,054sf blufftop hotel located at 205 Harbor Street in the C-VS/PD/SP zoning district. This property is also located in the coastal appeals jurisdiction.

**RECOMMENDATION:**

Review the staff report, attachments, and provide comments and direction.

**APPLICANT/AGENT:**

Applicant/Owner: Chung Hsiao  
Agent: Cathy Novak Consulting  
Architect: Thom Jess, Arris Architects

**ASSESSOR PARCEL NUMBERS:**

066-291-014, 015, 016, 017, 018, & 019

**PROJECT DESCRIPTION:**

Conceptual plans for 205 Harbor St propose development of the property with a new 6 room 5,054sf blufftop hotel. The project would also include demolition of the residential and office uses on the two eastern most parcels near Market Avenue. The first floor proposes 4 hotel rooms that total 2,664 sf and the second floor would have 2 hotel rooms for a total of 1,347sf. The proposed project would be designed to step down the bluff slope. First floor space includes a view courtyard, entry court, hotel lobby, and guest laundry space. The second floor includes a roof deck for guest use. All hotel rooms include west-facing private patios.

Seven ground-level parking spaces would be provided for the hotel with access off Market Avenue and which includes 1 ADA accessible space, and 2 bicycle parking spaces. The project site covers six separate parcels on Harbor between Market and Front Streets which would be merged as part of the project.

Prepared By:  CJ

Department Review:  SG

PROJECT SITE



# 205 Harbor Street

MORRO BAY, CA



**SITE / PROJECT STATISTICS:** The site is zoned C-VS (commercial visitor-serving) in a Planned Development (PD) overlay and within the Beach Street Specific Plan (SP). This zoning district allows hotels as a conditionally permitted use with a minimum lot area per unit of 750sf. Depending on design and layout, the size of the site could accommodate up to 23 units, however the applicant's concept plans are for a 6-unit hotel to accommodate larger guest room sizes ranging between 650 to 685 square feet and to minimize bluff alteration and excavation.

**DEVELOPMENT REVIEW REQUIREMENTS:** The project would require a coastal development permit and conditional use permit if an application were submitted.

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	C-VS/ PD/SP Non-conforming historical residential uses (Pelican Pl.)	South:	C-VS/ PD / S.4 Commercial visitor-serving /hotel
East:	C-VS/R-3/PD/S.4/S.6 Commercial / visitor-serving /hotel	West:	C-VS/PD/SP Visitor-serving commercial / Waterfront

<b><u>Site Characteristics</u></b>	
Lot Size	.40 acre of 17,242sf (6 separate lots would be merged)
Existing Use	The west portion of the site is vacant. The east portion of the site has existing office and residential structures which would be demolished.
Terrain	Bluff / sloping towards west.
Vegetation	Residential landscaping to east / natural landscaping to west. Fern Pine and Hollywood Juniper trees near corner of Market & Harbor Sts. would remain
Access	Hotel use would take access from Market Avenue
<b><u>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</u></b>	
General Plan/Coastal Plan Land Use Designation	Visitor serving; LCP Planning Area 6: Bayfront
Base Zone District	C-VS: commercial visitor-serving
Zoning Overlay District	PD: Planned Development overlay
Specific Plan	SP: Beach Street Specific Plan
Coastal Zone	Located inside the coastal appeals jurisdiction

<b>Zoning Ordinance Standards (C-VS)</b>		
	<b>Standards</b>	<b>Proposed</b>
<b>Front-Yard Setback (Front St)</b>	10 feet	10 feet
<b>Side-Yard Setback (Exterior)</b>	0 feet (20% of lot width, 10' max)	10'
<b>Side-Yard Setback (Interior)</b>	0 feet (10' when adjacent to residential districts- n/a)	6'
<b>Rear-Yard Setback (Market Avenue)</b>	0 feet	5 feet
<b>Lot Coverage</b>	60% allowed	21%
<b>Maximum Height</b>	30 feet	25-27 feet
<b>Parking requirement is 1 per room plus 1 per 10 rooms</b>	7 parking spaces (w/ no mgr. unit)	7 parking spaces
<b>Landscape Planter Areas</b>	Parking Landscape Planter area after every 5 stalls	Landscape parking not shown
<b>Bike Parking</b>	1 space required/ 5 parking spaces	2 bike parking spaces
<b>Bluff Development Standards – see discussion below</b>	Max height within bluff buffer area = 14 feet or 17 feet with roof pitch 4 in 12 or greater Max height >50' from top of bluff = 30'	Shows single story, but unclear whether compliant 25-27' height outside of bluff buffer area

**CONCEPTUAL REVIEW:**

No action is being requested with this staff report. The project is being brought forward to the Planning Commission as Conceptual Review only to provide input and direction on the project as it relates to architectural design and also due to its visible bluff location one block east of the Embarcadero. Upon Planning Commission’s Conceptual Review, the next steps would be to proceed with consideration on a future application for discretionary permits (CUP/CDP).

As noted in the project statistics table above, the property is located within the C-VS base zoning district and in a Planned Development (PD) overlay zone. The visitor serving commercial- zoning district allows hotels as a conditionally permitted use and the development standards are listed in the above table. Although the Planned Development overlay allows for modification of development standards upon findings of significant public benefit, the Applicant is not proposing or requesting any exception.

**Site History:** The site was previously developed with a 17-room motel and pool (Harbor View Motor Lodge) until approximately 1995 when the 20-25ft retaining wall

along Front Street failed and ultimately the motel was demolished. In the years following, multiple projects have come forward for redevelopment as a hotel.. In 2004, a previous project for a 17,182sf mixed use building approved by the City was appealed to the Coastal Commission which denied the project based on issues related to viewshed, parking, zoning inconsistency, and blufftop development policies which in summary concluded the project incorrectly calculated the bluff line, would block coastal views, and had excessive building massing.

**Blufftop Development standards (MBMC 17.45)** The purpose of the bluff development standards is to protect public views and maintain the character of the bluff setting. New development must mitigate potential adverse visual impacts, maintain the unique geographical features of the bluff, and ensure development is subordinate to the character of the bluff area. The conceptual plans show a project that seeks to maintain the character of the blufftop setting by stepping down the bluff with hotel design addressing the bluff height requirements.

**Architectural Style:** The plans prepared by Arris Architects show a modern contemporary style with a mix of materials and roof lines. The hotel rooms located at the southeast corner of the property show the building with a prominent double roofline, 9 in 12 roof pitch and colored storefront windows (plan sheet A0.3 & below). The hotel rooms located at the northwest corner of the property show the same steep



*Magnified view of design from Harbor & Front St looking towards southeast side (right) of property*

roofline adjacent to the flat roof deck in the center. In addition, the view courtyard leads from the parking lot to provide a line of sight from the parking lot and potentially from Market Avenue looking to the southwest. The proposed materials for the building are consistent with a modern aesthetic using a combination of neutral colors throughout. Elevation pages (plan sheet A3.0-3.1) show the material choices include a mix of horizontal plank siding, vertical standing metal seam roofs and siding, stone veneer at fireplace, and wood trellis above the second floor roof deck along the Harbor Street side. Along the Market Avenue and Pelican Place elevations, the range of materials continue with horizontal plank siding, vertical wood plank siding, standing metal seam roofs and privacy fencing. The existing Fern Pine trees and Hollywood Juniper trees along Market and near the corner at Harbor would remain, which would serve to provide mature landscaping to soften the standing metal seam and plank siding features.



*Magnified view of design from Harbor & Front St. looking towards northwest side (left) of property.*

#### **DOWNTOWN WATERFRONT STRATEGIC PLAN (DWSP):**

The property is located within the downtown boundary area of the DWSP. The DWSP was adopted by the City in 2018 with the goal to connect and enhance the City's downtown and waterfront areas. Design guidelines for these two areas are included in the DWSP. This property was identified as an opportunity site noting its development potential and identified a full-service hotel as one example of a potential catalyst project.

Some of the relevant general and downtown design guidelines for this property are provided below followed by staff comments in bold font:

- Structures are encouraged to break up the mass of large-scale (frontage >50feet) buildings. Provide articulation in wall planes, upper-story building step backs and projecting or recessed

- elements. **Elevations and articulation vary; the southeast elevation is over 50 feet in frontage. Existing street trees are proposed to remain which would provide natural relief to this view.**
- Vary materials and colors to break up large wall planes and enhance key components of a building's façade. **Materials include standing metal seams and horizontal plank siding on south elevation, and vertical wood siding along east elevation.**
  - Design large buildings to appear as an aggregation of smaller "building blocks" rather than a single large block or box. **Project's design layout is arranged to mimic smaller individual buildings.**
  - Character defining elements and architectural quality: Buildings should be designed to be visually attractive and add architectural richness and variety to the downtown and waterfront environments, including creative contemporary architectural solutions. **The proposed design with the steep roof pitch and colored storefront windows provides a contemporary modern aesthetic that would introduce variety to a property that borders between the downtown and waterfront area.**
  - Maintain and enhance the eclectic character and architectural diversity of existing structures such as traditional, retro, and modern building styles and treatments. **The hotel buildings to the east and south are both older buildings. The hotel building to the south also includes a standing seam metal roof. The hotel to the east is painted in an eclectic seafoam green. Although different, they would not be dissimilar in terms of compatibility.**
  - Varied roof forms. **Project includes this.**
  - Insets and projections such as balconies, porches, overhangs, railings. **Project includes this.**

#### **PUBLIC NOTICING:**

Notice of a Conceptual Review of this item was published in the San Luis Obispo Tribune newspaper on February 19, 2021, and all property owners of record and occupants within 500 feet of the subject site were mailed notification of this evening's new business item and invited to comment.

#### **CONCLUSION:**

The Planning Commission should provide input on architectural design given the project's highly visible location and policies regarding blufftop development and DWSP design guidelines. This project does offer an opportunity to improve the visual quality along this key connection point between the downtown and waterfront. The footprint of the project is reduced from the previous motel and previous application submitted to the City which could provide a balance between preserving coastal views, through the property angles, and height compliance, while also providing a source of accommodation in a desired waterfront area. Input provided by the Commission will be used to develop a formal application for a Coastal Development and Conditional Use Permit.

#### **EXHIBITS:**

- Exhibit A – Conceptual Plans
- Exhibit B - Powerpoint

# 205 Harbor Street

MORRO BAY, CA



	<b>205 Harbor Street</b>	Date: 02/02/2021
	MORRO BAY, CA	Project #: A20125
	COVER SHEET	Scale: 1/4" = 1'-0"
		Scale: 2/4" = 1'-0"
		Sheet: <b>A0.0</b>

**PROJECT DESCRIPTION**

THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW 6 ROOM HOTEL WITH ONSITE PARKING ON AN EXISTING 0.40 ACRE PARCEL.

THE EXISTING SITE CONSISTS OF SIX SEPARATE PARCELS AND IS THE SITE OF A FORMER HOTEL. THIS PROJECT WILL INCLUDE MERGING THE SIX PARCELS INTO ONE, SINGLE LOT. CURRENTLY THE SITE IS MOSTLY VACANT WITH RESIDENTIAL AND OFFICES USES ON THE TWO EASTERN MOST PARCELS. ALL EXISTING BUILDINGS WILL BE REMOVED AS PART OF THE FUTURE DEVELOPMENT. THE WEST PORTION OF THE SITE IS STEEPLY SLOPED DOWN TO FRONT STREET.

THE PROPOSED HOTEL WILL BE STEPPED TO FOLLOW THE SLOPE AND WILL BE A TOTAL OF TWO LEVELS.

THE HOTEL WILL BE CONSTRUCTED IN A SINGLE PHASE AND WILL INCORPORATE NUMEROUS GREEN BUILDING FEATURES INCLUDING LOW WATER USE FIXTURES AND LANDSCAPING, ENERGY CONSERVING LIGHTING AND CONTROLS, ENERGY EFFICIENT WINDOWS AND INSULATION SYSTEMS, ETC.

**GUESTROOM DATA**

FLOOR LEVEL	ROOM	QTY.	FLOOR AREA
1ST FLOOR	101	1	665 SF
	102	1	651 SF
	103	1	665 SF
	104	1	683 SF
	<b>TOTALS</b>	<b>4</b>	<b>2,664 SF</b>
2ND FLOOR	201	1	665 SF
	202	1	682 SF
	<b>TOTALS</b>	<b>2</b>	<b>1,347 SF</b>
BUILDING TOTALS	1ST FLOOR	4	2,664 SF
	2ND FLOOR	2	1,347 SF
	<b>TOTALS</b>	<b>6</b>	<b>4,011 SF</b>

**PROJECT DATA**

**ADDRESS:** 205-215 HARBOR STREET  
**APN:** 066291014,1015,1016,1017,1018 & 1019

**SITE AREA:** 17,242 SF (0.40 ACRES)  
**ZONING:** C-VS/PD (VISITOR-SERVING COMMERCIAL/ PLANNED DEVELOPMENT)

**USE:**  
 EXISTING USE: VACANT, RESIDENTIAL & OFFICE  
 PROPOSED USE: HOTEL AND PARKING

**LOT COVERAGE:**  
 ALLOWED: 60%  
 PROPOSED: 21% (3,695 SF / 17,242 SF)

**TYPE OF CONSTRUCTION:** TYPE V-B  
**SPRINKLERS:** YES (NFPA-13)  
**OCCUPANCIES:** R-1

**MINIMUM LOT AREA PER UNIT:** 750 SF = 23 UNITS  
**PROPOSED LOT AREA PER UNIT:** 2,874 SF / UNIT

**GROSS BUILDING AREA:**  
 1ST FLOOR:  
 RESIDENTIAL LOBBY: 333 SF  
 UTILITY/BACK OF HOUSE: 698 SF  
 GUESTROOM: 2,664 SF  
 TOTAL: 3,695 SF  
 2ND FLOOR:  
 GUESTROOM: 1,347 SF  
 TOTAL: 1,347 SF  
**TOTAL 5,042 SF**

**BUILDING HEIGHT:**  
 ALLOWABLE: 30' ABOVE AVERAGE NATURAL GRADE  
 PROPOSED: 25'-27' ABOVE AVERAGE NATURAL GRADE

**PARKING REQUIRED:**  
 1 PER ROOM + 1 PER 10 ROOMS 7 SPACES

**PARKING PROVIDED:**  
 STANDARD SPACES 6 SPACES  
 ACCESSIBLE SPACES 1 SPACE  
 TOTAL 7 SPACES

**BICYCLE PARKING REQUIRED:**  
 (1 BIKE PER 5 PARKING SPACES) 1 SPACE  
**BICYCLE PARKING PROVIDED:** 2 SPACES

**SETBACKS**

MINIMUM FRONT YARD (FRONT ST.): 10' (MAY BE REDUCED)  
 PROPOSED FRONT YARD: 10'

MINIMUM REAR YARD (MARKET ST.): 0' (10' WHEN ADJACENT TO RESIDENTIAL)  
 PROPOSED REAR YARD: 5'

MINIMUM SIDE YARD (EXTERIOR): 20% OF LOT WIDTH = 20' (10' MAX)  
 PROPOSED SIDE YARD (EXTERIOR): 7'

MINIMUM SIDE YARD (INTERIOR): 0' (10' WHEN ADJACENT TO RESIDENTIAL)  
 PROPOSED SIDE YARD (INTERIOR): 6'

**PROJECT DIRECTORY**

**PROJECT APPLICANT**  
 CHUNG HSIAO  
 PHONE: (512) 517-5564  
 EMAIL: NIKOHOW@GMAIL.COM

**ARCHITECT**  
 ARRIS STUDIO ARCHITECTS  
 1327 ARCHER ST, SUITE 220  
 SAN LUIS OBISPO, CA 93401  
 ATTN: THOM JESS  
 PHONE: (805) 547-2240  
 EMAIL: TJESS@ARRIS-STUDIO.COM

**CIVIL ENGINEER**  
 TBD  
 ATTN:  
 PHONE:  
 EMAIL:

**LANDSCAPE ARCHITECT**  
 TBD  
 ATTN:  
 PHONE:  
 EMAIL:

**SURVEYOR**  
 MBS LAND SURVEYS  
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 ATTN: MICHAEL B. STANTON  
 PHONE: (805) 594-1960  
 EMAIL: MIKE@MBSLANDSURVEYS.COM

**PLANNER**  
 CATHY NOVAK CONSULTING  
 P.O. BOX 296  
 MORRO BAY, CA 93443  
 ATTN: CATHY NOVAK  
 PHONE: (805) 441-7581  
 EMAIL: NOVAKCONSULTING@CHARTER.NET

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 E1.0 SCHEMATIC SITE LIGHTING PLAN

CIVIL  
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LANDSCAPE  
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**VICINITY MAP**



**205 Harbor Street**  
 MORRO BAY, CA  
 PROJECT DATA

Date: 02/02/2021  
 Project #: A20125  
 Scale: 1/4" = 1'-0"  
 Sheet: 24 of 25  
**A0.1**



VIEW FROM CORNER OF HARBOR STREET AND FRONT STREET

	<b>205 Harbor Street</b>	Date: 02/02/2021
	MORRO BAY, CA	Project #: A20125
	PERSPECTIVES	Scale: 1/4" = 1'-0"
		Sheet: 24x36c
		<b>A0.3</b>



VIEW FROM CORNER OF HARBOR STREET AND MARKET AVENUE



**205 Harbor Street**  
 MORRO BAY, CA  
 PERSPECTIVES

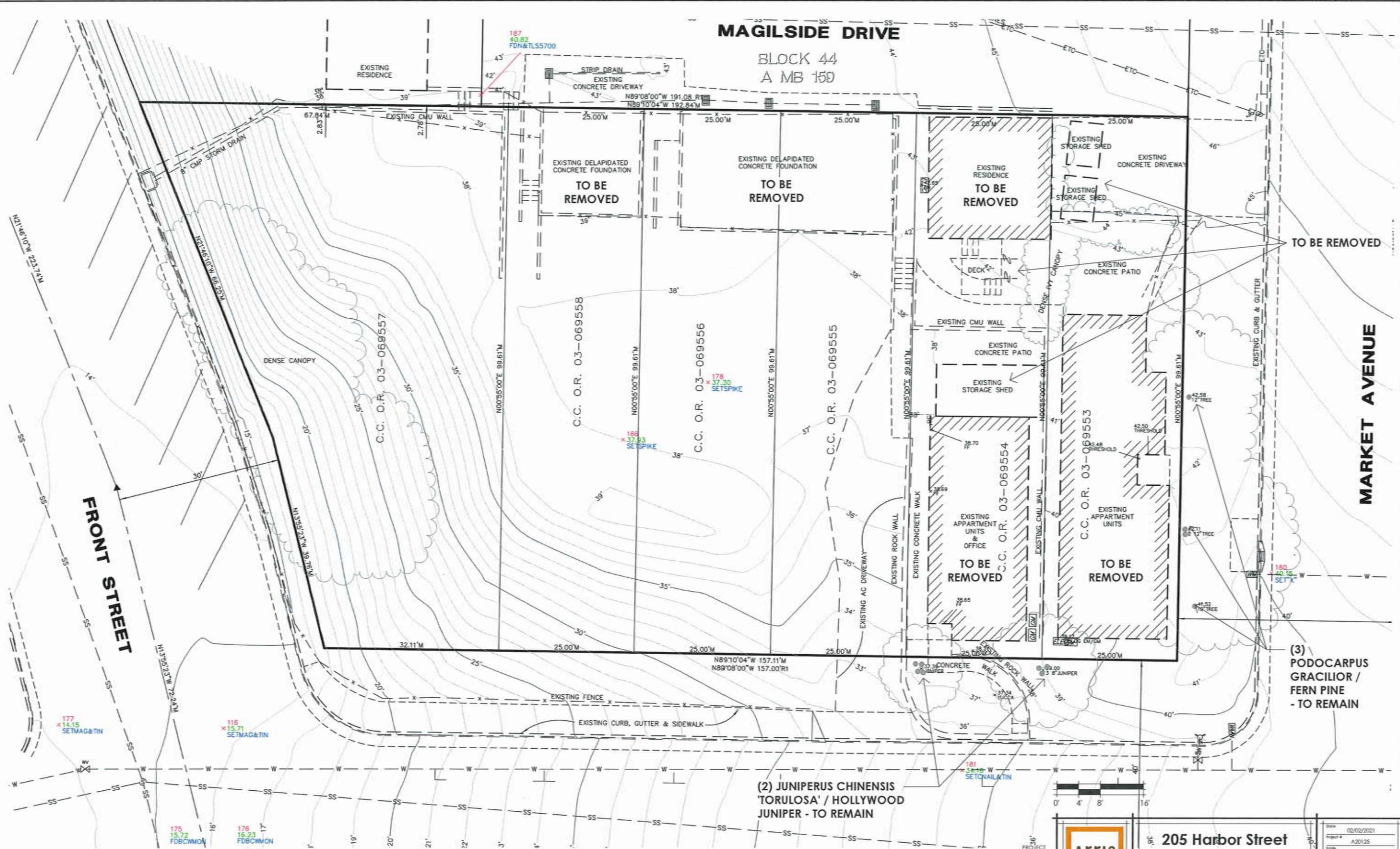
Date: 02/02/2021  
 Project #: A20125  
 Scale: 1/4"=1'-0"  
 Sheet: 24/36

**A0.4**

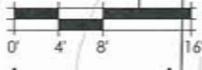


VIEW OF COURTYARD & ROOF DECK

	<b>205 Harbor Street</b>		Date: 02/02/2021
	MORRO BAY, CA		Project #: A20125
	PERSPECTIVES		Scale: 1/4" = 1'-0"
			Sheet: 26/36
			<b>A0.5</b>



EXISTING & DEMOLITION SITE PLAN - SEE SURVEY FOR MORE INFORMATION



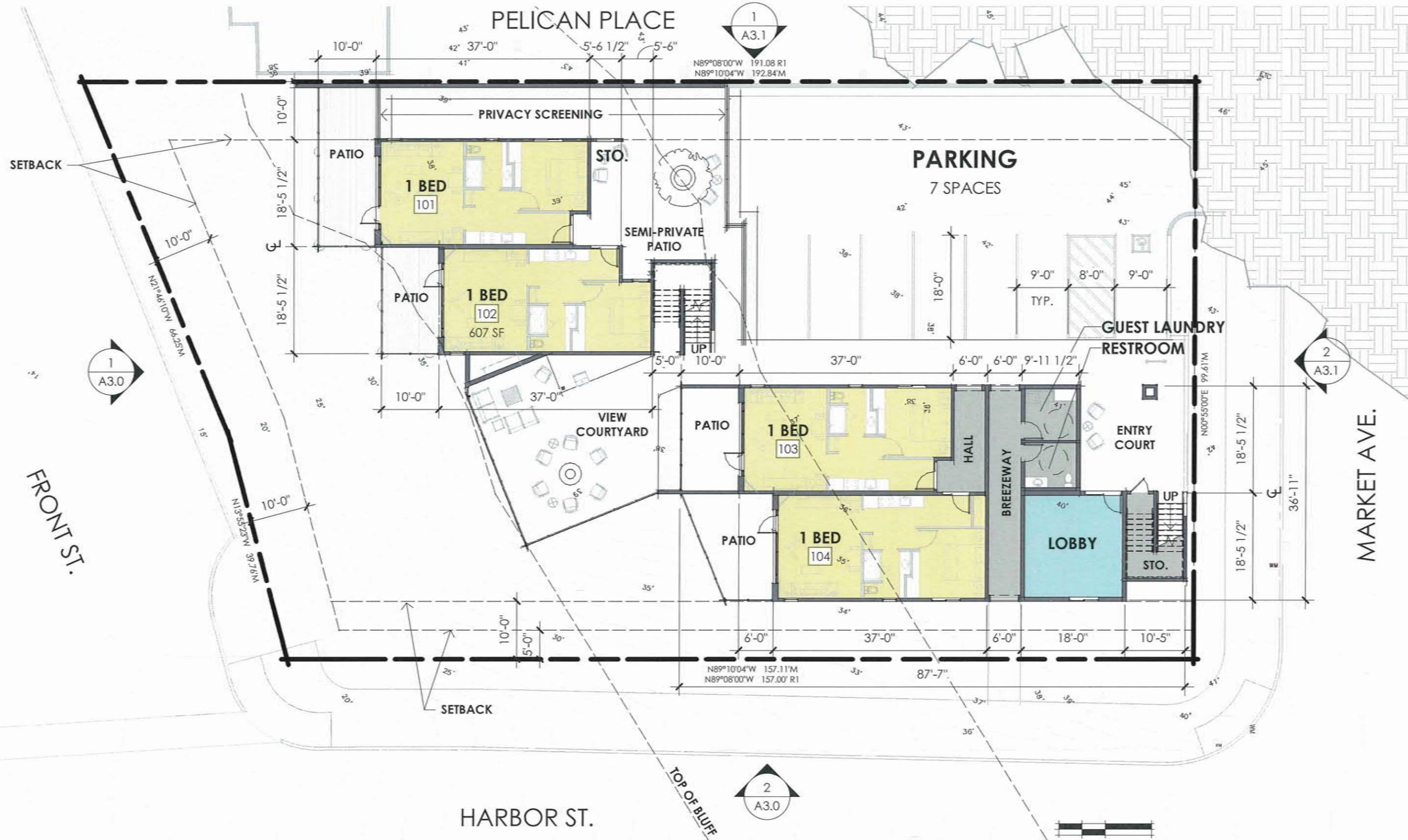
205 Harbor Street  
MORRO BAY, CA  
EXISTING SITE PLAN

Date	02/02/2021
Project #	A20125
Scale	1/4"=1'-0"
Sheet	24x36
<b>A2.0</b>	

# PELICAN PLACE

1  
A3.1

N89°08'00"W 191.08 R1  
N89°10'04"W 192.84 M



1  
A3.0

2  
A3.1

2  
A3.0

SITE PLAN - FIRST FLOOR



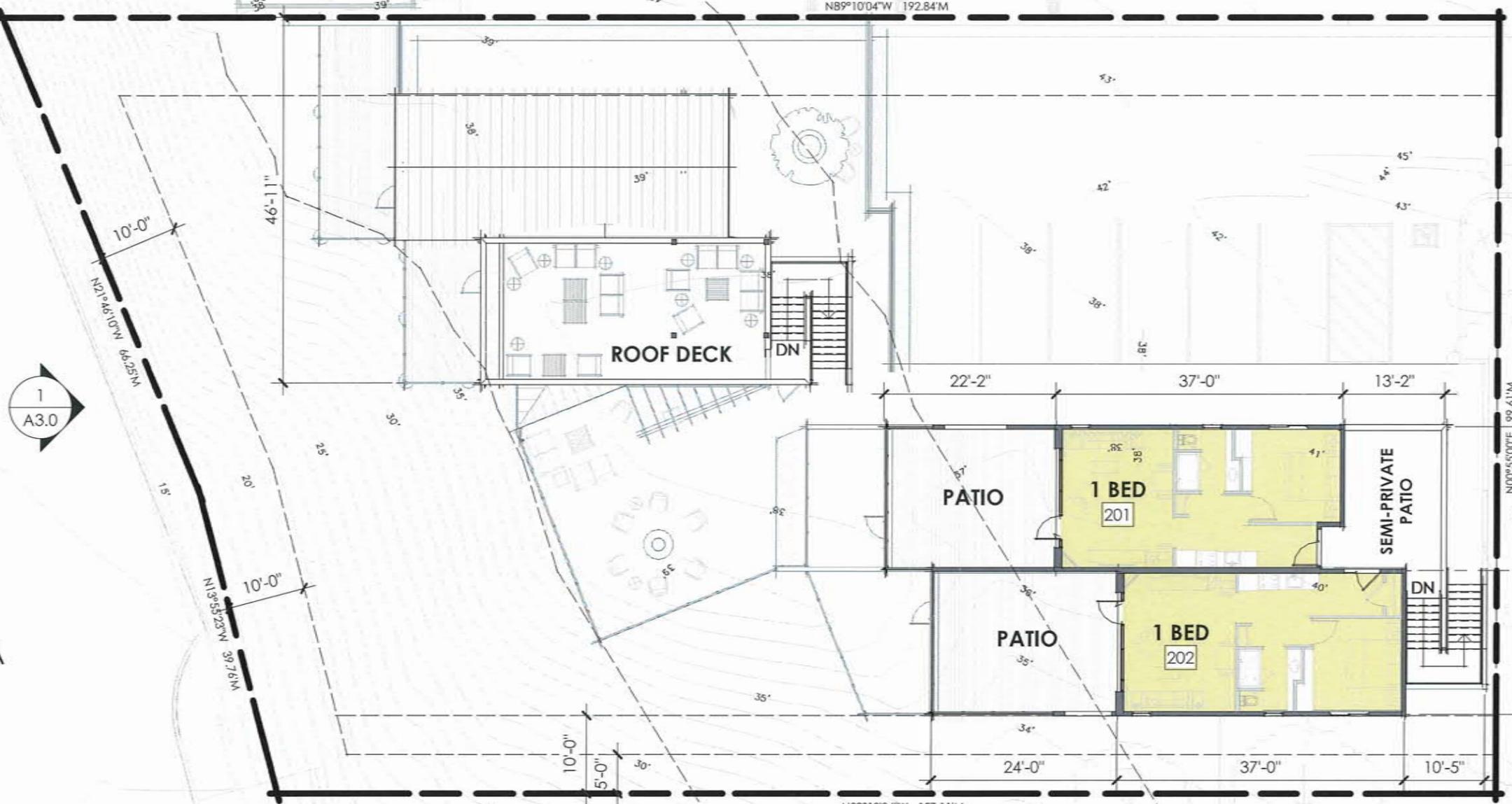
**205 Harbor Street**  
MORRO BAY, CA  
FIRST FLOOR PLAN

Date: 02/02/2021  
Project #: A20125  
Scale: 1/16" = 1'-0"  
24/36: 1/8" = 1'-0"  
**A2.1**

PELICAN PLACE



N89°08'00"W 191.08 R1  
N89°10'04"W 192.84 M



MARKET AVE.

FRONT ST.

HARBOR ST.

TOP OF BLUFF



N89°10'04"W 157.11 M  
N89°08'00"W 157.00 R1



205 Harbor Street  
MORRO BAY, CA  
SECOND FLOOR PLAN

Date: 02/02/2021  
Project #: A20125  
Scale: 11x17: 1/16"=1'-0"  
24x36: 1/8"=1'-0"  
Sheet: **A2.2**

SITE PLAN - SECOND FLOOR



PELICAN PLACE

N89°08'00"W 191.08 R1  
N89°10'04"W 192.84'M

ROOF DECK  
BELOW

VIEW  
COURTYARD  
BELOW

PATIO  
BELOW

PATIO  
BELOW

PATIO  
BELOW

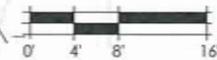
FRONT ST.

MARKET AVE.

HARBOR ST.

TOP OF BLUFF

N89°10'04"W 157.11'M  
N89°08'00"W 157.00' R1



ROOF PLAN

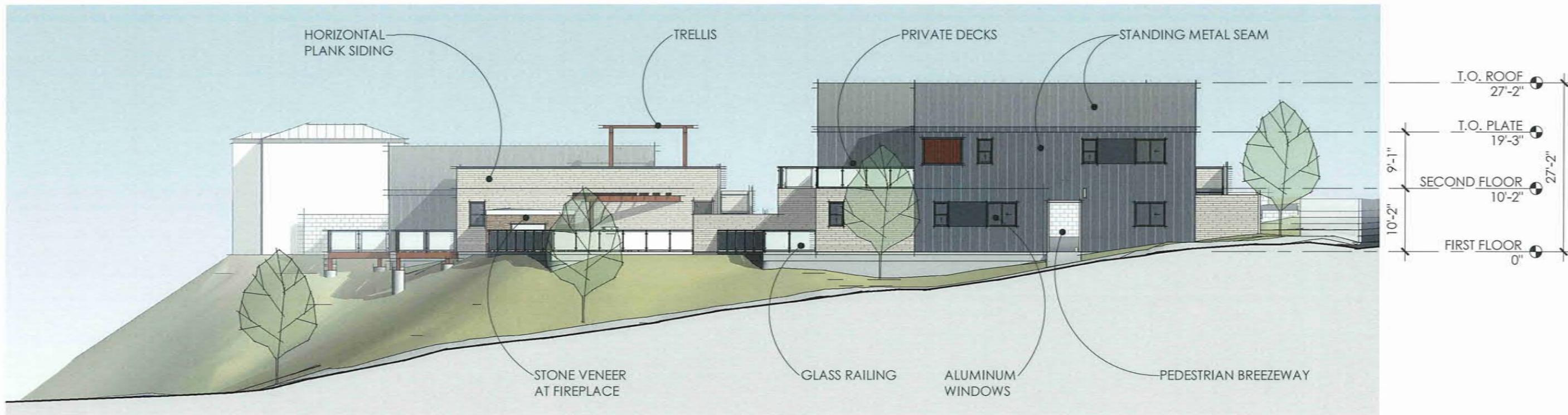
PROJECT  
WORTH



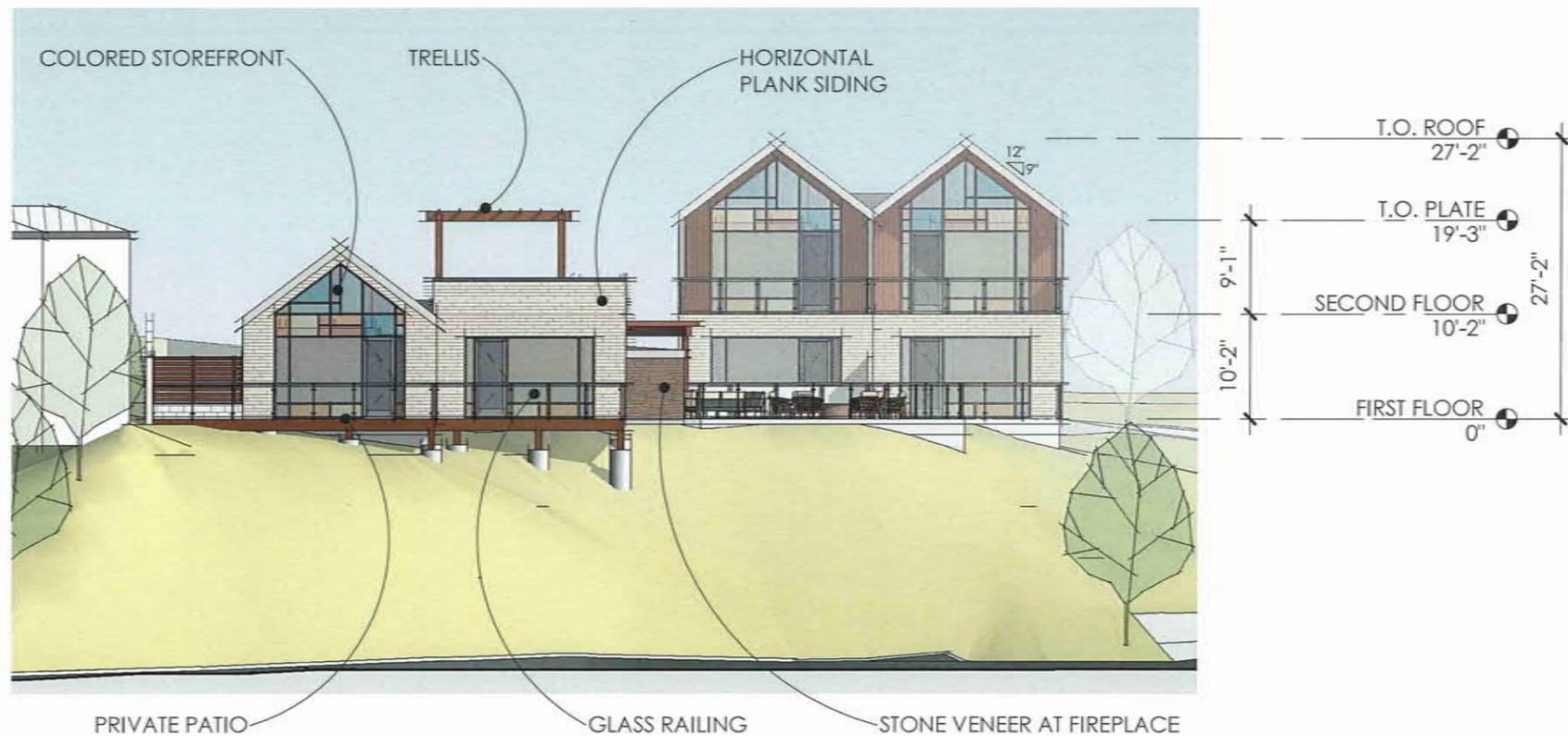
205 Harbor Street  
MORRO BAY, CA  
ROOF PLAN

Date: 02/02/2021  
Project #: A20125  
Scale: 11x17: 1/16"=1'-0"  
24x36: 1/8"=1'-0"

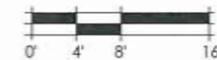
**A2.3**



HARBOR STREET ELEVATION (SOUTH)



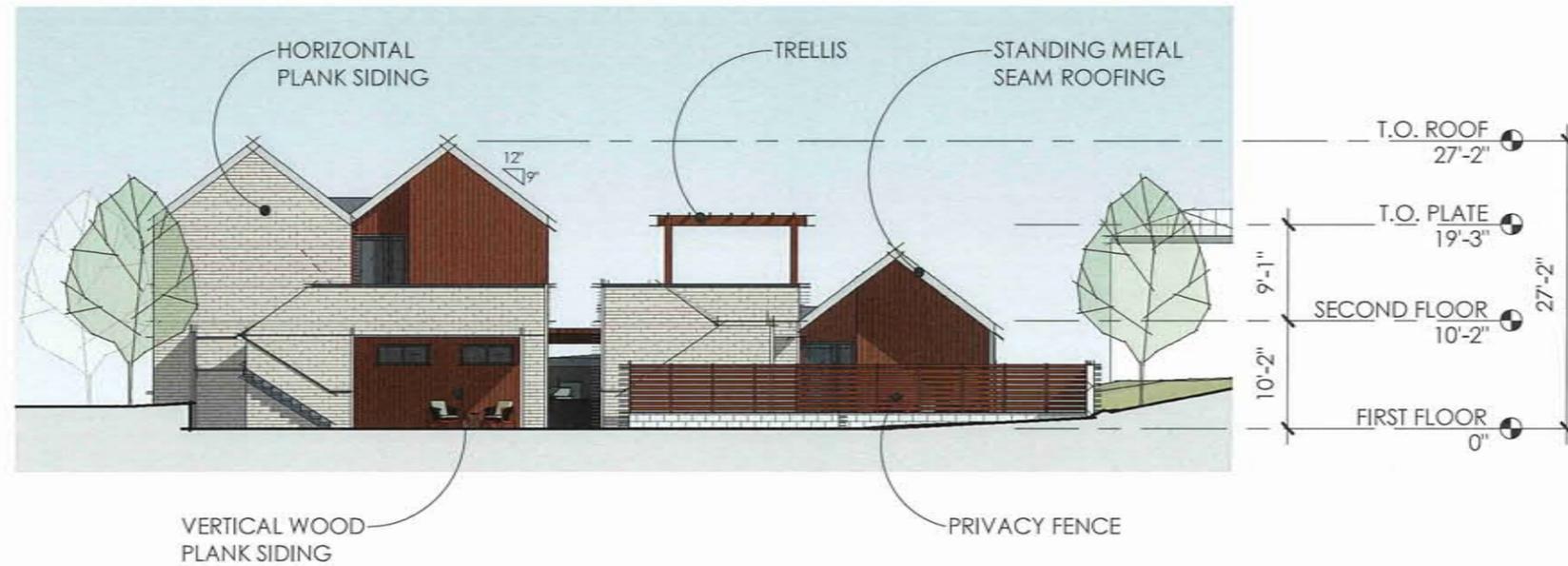
FRONT STREET ELEVATION (WEST)



	<b>205 Harbor Street</b> MORRO BAY, CA	Date: 02/02/2021 Project #: A20125 Scale: 1/4"=1'-0" Sheet: 24/36
	BUILDING ELEVATIONS	<b>A3.0</b>



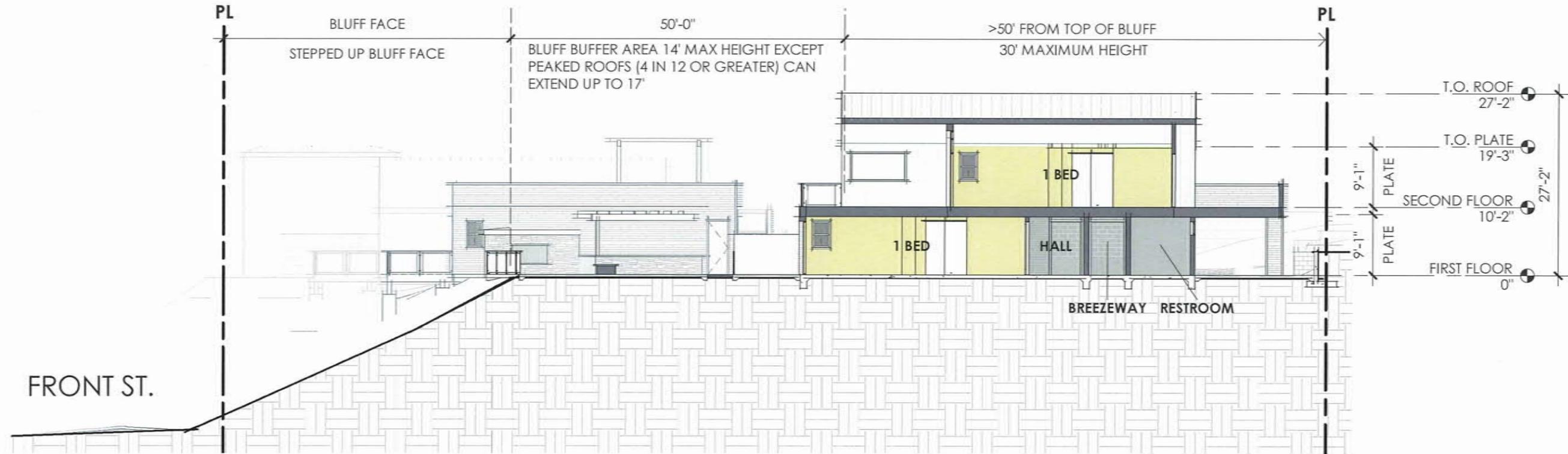
PELICAN PLACE ELEVATION (NORTH)



MARKET AVENUE ELEVATION (EAST)



	<b>205 Harbor Street</b> MORRO BAY, CA	Date: 02/02/2021 Project #: A20125
	BUILDING ELEVATIONS	Scale: 1/4" = 1'-0" 1/8" = 1'-0" 1/32" = 1'-0"
	<b>A3.1</b>	
	Sheet	



EAST-WEST SITE SECTION



NORTH-SOUTH SITE SECTION



**205 Harbor Street**  
 MORRO BAY, CA  
 BUILDING SECTIONS

Date: 02/02/2021  
 Project #: A20125  
 Scale: 1/4" = 1'-0"  
 Sheet: 24/36  
**A5.0**



EXHIBIT B

# City of Morro Bay Planning Commission

**205 HARBOR STREET  
CONCEPTUAL REVIEW OF  
POTENTIAL**

**6-UNIT 2 STORY 5,042SF  
BLUFFTOP HOTEL**

**PROPERTY OWNER: CHUNG  
HSIAO**

**AGENT: CATHY NOVAK  
CONSULTING**

**ARCHITECT: ARRIS ARCHITECTS**

**MARCH 2, 2021**



**MORRO BAY**  
PUT LIFE ON COAST

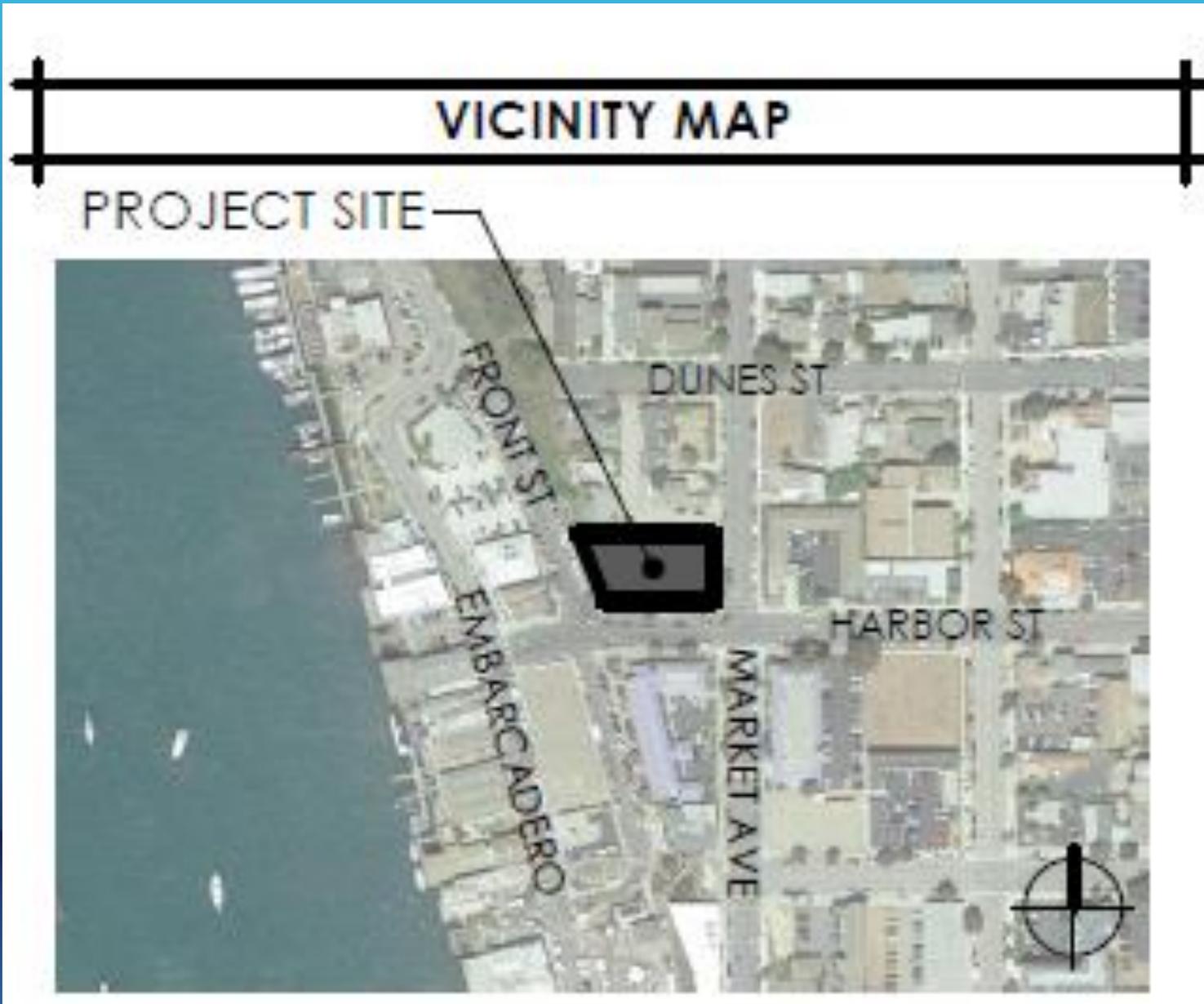
EXHIBIT B



- ▶ **Street Photo of Existing Site from Harbor looking northwest**

- ▶ **Street Photo of Existing Site at Market Ave and Pelican Place looking southwest**





- ▶ 205 Harbor Street
- ▶ No application filed; agenda item is for PC Conceptual Review only
- ▶ Zoning District: C-VS/PD/SP
  - ▶ GP/LCP: Visitor-serving; Planning Area 6: Bayfront
  - ▶ Property subject to Bluff Development standards
  - ▶ Property included in DWSP plan area

EXHIBIT B



EXHIBIT B



EXHIBIT B

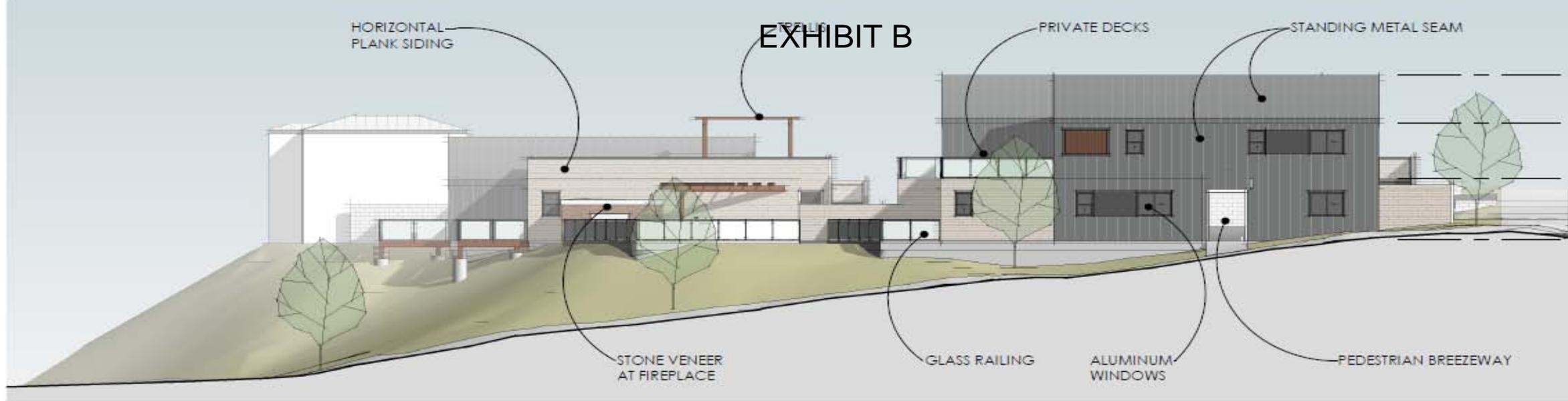


EXHIBIT B

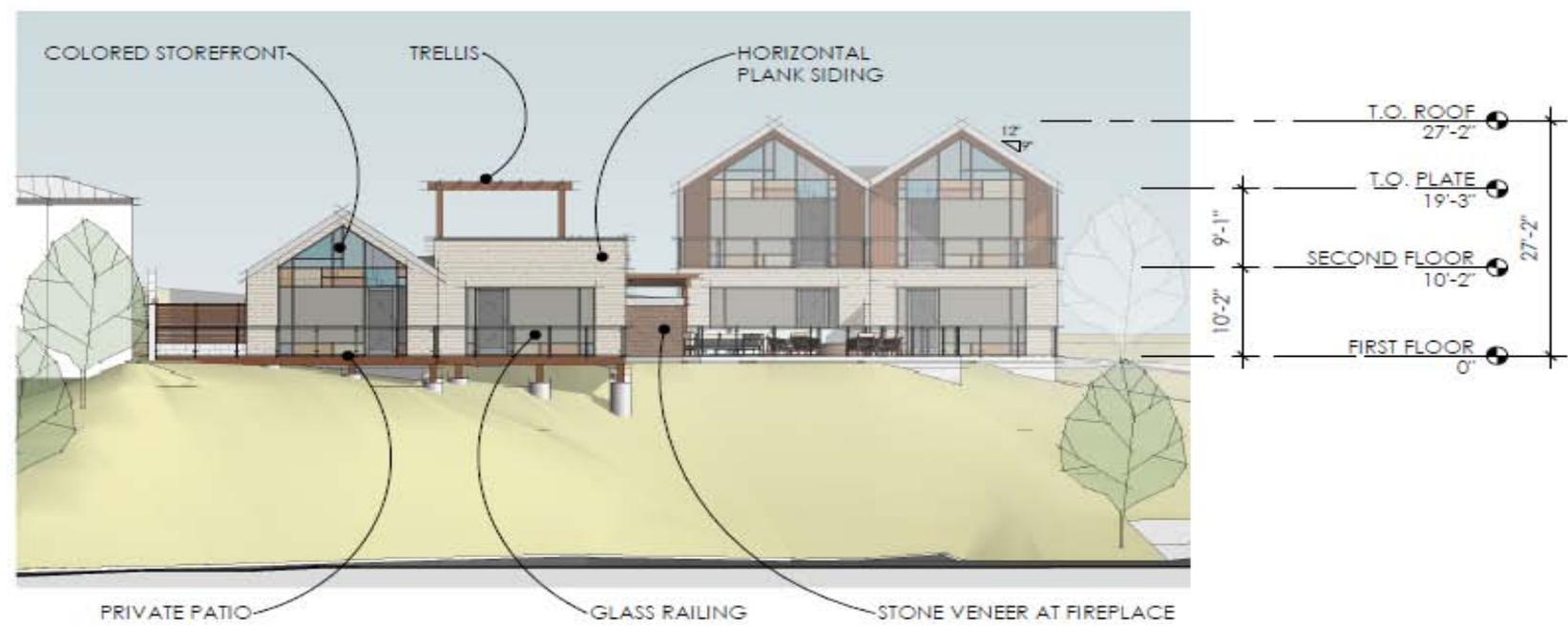


EXHIBIT B





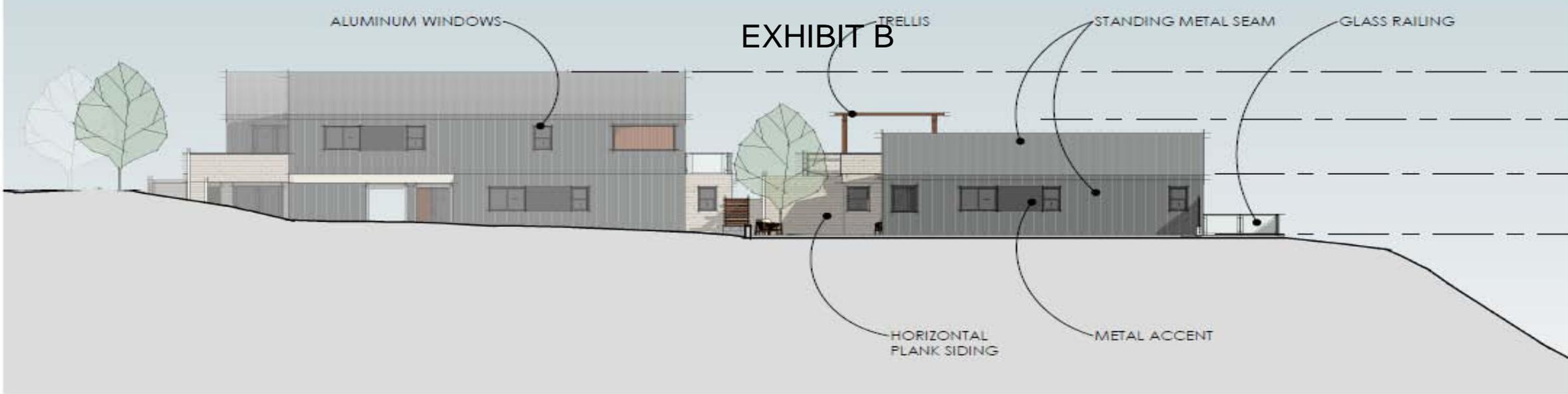
**HARBOR STREET ELEVATION (SOUTH)**



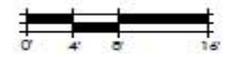
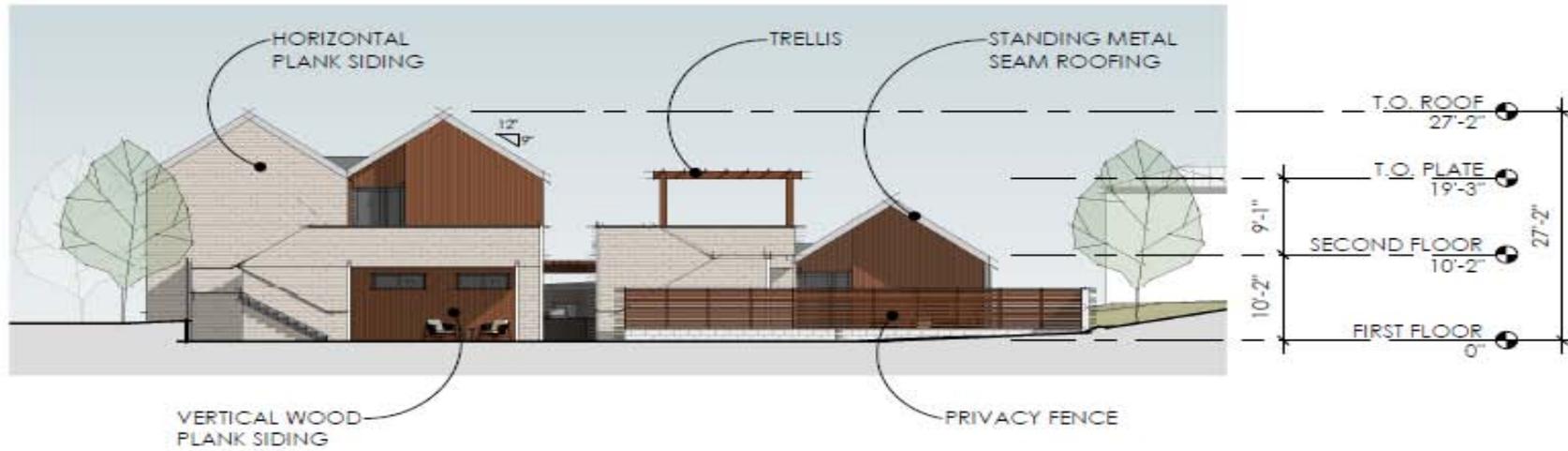
**FRONT STREET ELEVATION (WEST)**



**205 Ha**  
MOR  
BUILDING



PELICAN PLACE ELEVATION (NORTH)



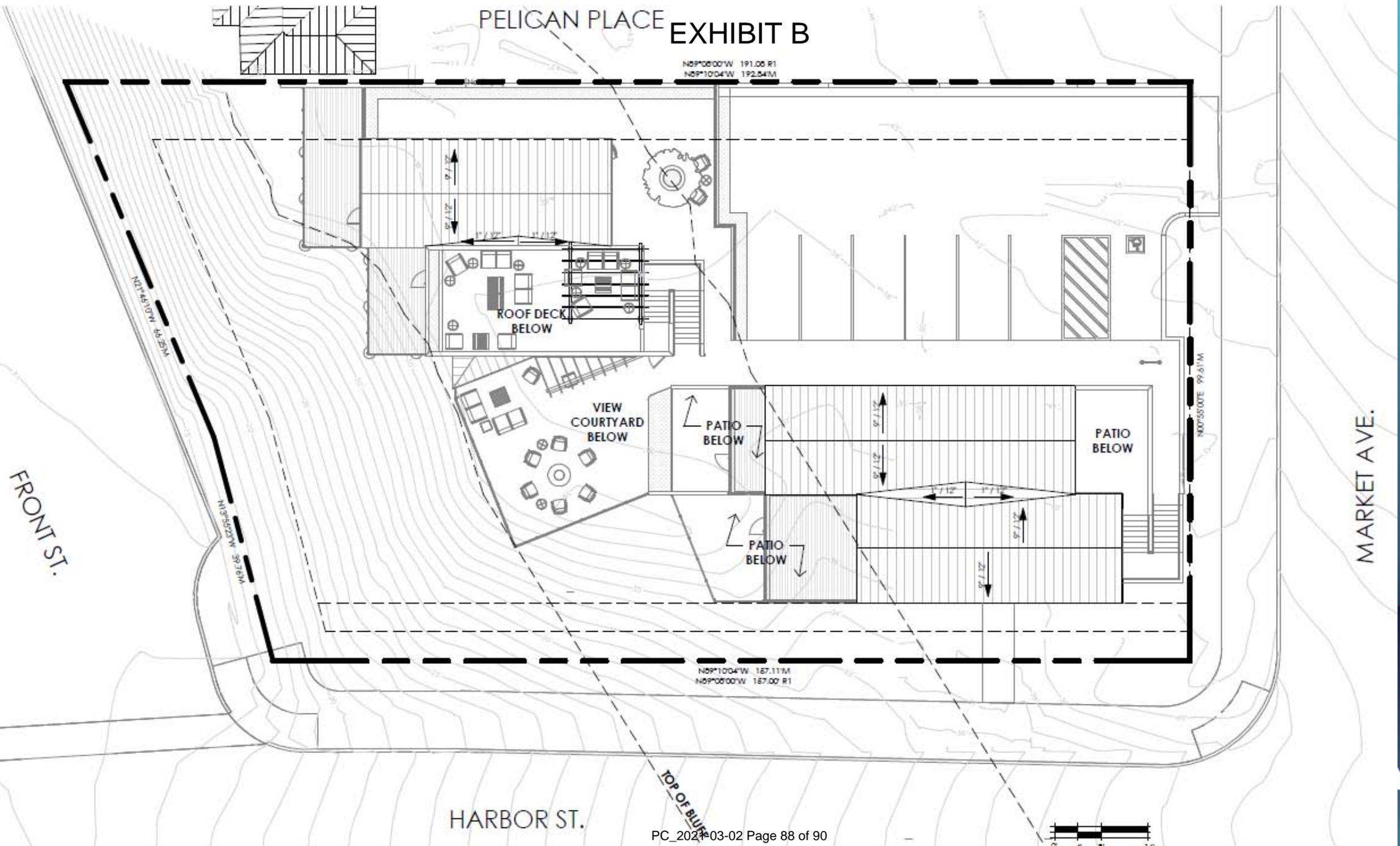
MARKET AVENUE ELEVATION (EAST)



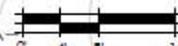


PELIGAN PLACE EXHIBIT B

N0P°00'00"W 191.00 R1  
N0P°10'04"W 192.04M



HARBOR ST.



# Discussion:

- ▶ Property previous location of 17unit motel that was demolished after retaining wall failure in mid-1990's.
- ▶ Bluff standards dictate height and setbacks for development in bluff buffer area per LCP.
- ▶ Modern architectural style shown on plans with mix of materials and steep sloping roof lines. PC input requested based on visible location and DWSP design guidelines.



**MORRO BAY**  
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# Discussion:

- ▶ Is the project design consistent with the DWSP? Property location at border between downtown and waterfront area.
- ▶ Is the design compatible with surrounding area?
- ▶ Are the material choices appropriate?