



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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*The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.*

**Regular Meeting -Tuesday, June 1, 2021 - 6:00 P.M.  
Held Via Teleconference**

Chairperson Susan Stewart

Vice-Chairperson William Roschen  
Commissioner Jennifer Ford

Commissioner Joseph Ingraffia  
Commissioner Mike Rodriguez

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
PUBLIC COMMENT PERIOD  
PRESENTATIONS

**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=aWZpTzdwTHlRTk9xaTlmWVNWRWFUQT09>

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*

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 March 2, 2021.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of March 16, 2021.  
**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

- B-1** **Case No.:** CPO-515/UPO-455  
**Site Location:** 396 Hill Street, Morro Bay, CA  
**Applicant/Project Sponsor:** Scott Godfrey  
**Proposed Project:** Request for Time Extension of Coastal Development Permit CP0-515 and Minor Use Permit UPO-455. The CDP was approved on May 8, 2017 for new construction of a duplex residence on a vacant lot at 396 Hill. The Minor Modification MIN21-002 was approved on March 9, 2021 for minor exterior design changes. Unit A is 2,212 sf with a 720 sf garage. Unit B is 2,426 sf with a 608 sf garage. The project site is in the MCR/R-4/SP zone and located outside of the Coastal Commission Appeals Jurisdiction.  
**CEQA Determination:** Categorically Exempt, Section 15303 Class 3b  
**Staff Recommendation:** Approve 1-year extension  
**Staff Contact:** Abbigail Miramontes, Planning Intern, (805) 772-6213, [amiramontes@morrobayca.gov](mailto:amiramontes@morrobayca.gov)

C. NEW BUSINESS

D. UNFINISHED BUSINESS

- D-1** Update from Planning Commission development review subcommittee. Item provides an opportunity for the subcommittee to update the full Planning Commission on the status related to evaluation and improvement of the City's development review process. This is a discussion items and does not include a staff report.  
**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291, [sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov).

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting on June 15, 2021 at 6:00 p.m. via teleconference.

**PLANNING COMMISSION MEETING PROCEDURES**

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the Department at 805-772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

This Agenda may be found on the Internet at: [www.morrobayca.gov/planningcommission](http://www.morrobayca.gov/planningcommission) or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to [www.morrobayca.gov/notifyme](http://www.morrobayca.gov/notifyme) and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

## **APPEALS**

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



City of Morro Bay  
 Community Development Department  
 Current & Advanced Project Tracking Sheet  
 This tracking sheet shows the status of the work being processed by the Planning & Building Divisions  
 New Planning items or items recently updated are highlighted in yellow.  
 Approved projects are deleted on next version of log.

Agenda No: A-1  
 Meeting Date June 1, 2021

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
<b>Hearing or Action Ready Projects:</b>										
1	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. Project appealed to Planning Commission on 3/1/21; appeal denied by PC on April 20, 2021. PC decision appealed to City Council on 4/28/2021. Scheduled for City Council Appeal Hearing on June 8, 2021				nh
2	Perkins/Thompson	454 Estero	3/15/21	CDP21-009	<b>CDP to create an attached Accessory Dwelling Unit, 496sf</b>	Under review. Deemed incomplete, comment letter sent to applicant March 30, 2021. Resubmittal received 5/3/21. Project deemed complete 5/24/21, proceeding toward public noticing.				nh
4	Alba	1245 Little Morro Creek Rd	1/20/21	MIN21-001	<b>Minor Modification to existing T-Mobile Wireless Telecomm Facility</b>	Under review. Planning corrections sent 2/16/21. Awaiting resubmittal. Followup email inquiry sent to applicant 3/23/21. Resubmittal received 4/7/2021 and under review. Noticed for admin approval as minor mod upgrade on 5/6/21.				cj
5	McDonald	846 Pacific St	2/22/21	CDP21-004	<b>Create an ADU by adding 321 sf to existing garage and converting 278 sf of existing garage (599 sf total)</b>	Under review. Comment letter sent 3/11/21. Awaiting resubmittal. Resubmittal received 4-27-21 and is under review. Project deemed complete, noticing to begin 6/1/21.				am
6	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. Resubmittal received 4-27-21 and is under review. Project deemed complete, and noticing scheduled to begin 6/3/21.				am
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
7	Auerbach	3200 Beachcomber	4/28/21	MAJ21-003	<b>Major Modification to CDP19-008 - 700sf addition to existing SFR, expand patio to 525sf ,expand driveway to add 3rd parking space</b>	Under review. Incomplete letter sent 5/16/21. Requires resubmittal with responses.				nh
8	Biaggini	1156 Market Ave	5/3/21	CDP21-017	<b>Construct new 576 sf ADU above existing garage, 50 sf storage closet, and 170 sf second story deck.</b>	Under review.				am
9	Steiner	301-390 Seashell Cove	4/19/21	MAJ21-02	<b>General Plan / LCP Land Use &amp; Zoning Map Amendment application to change land use and zoning from R-A to R-3 designation / low density to medium density.</b>	Under review. Response letter/ incomplete letter sent 5-6-21.				cj

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10	Battaglia/ Winfield	1280 Scott St	4/14/21	CDP21-015	Admin CDP for upstairs ADU, storage, conversion of existing space for JADU.	Response letter and incomplete comments sent 5/4/21. Need Resubmittal				nh
11	Eisemann	535 Atascadero	5/3/21	CDP21-016	Add new JADU to existing SFH	Under review				nh
12	SR Development	545 Atascadero Rd	Initial partial submittal on 3/31/2021. Submittal complete on 4/26/21	CDP21-013 / CUP21-04	New construction of 15 unit townhomes project	Under review. Comment letter sent 5/14/21, requires resubmittal with responses.				nh
13	Douleddee	929 Mesa	3/31/21	CDP21-012	Admin CDP for ADU, addition of square ft & relocate garage	Correction letter sent 4/19/21. Awaiting resubmittal. Resubmittal received 5/3/21 and is under review.				am
14	Perry	3202 Beachcomber	See comment	CDP21-014/ LTM21-01	Demo existing home, merge 3 non-conforming parcels into 2 parcels, building new SFR with attached garage on each parcel	Submittal received, but not complete. Balance of submittal received 4/14/21, under review. Incomplete letter comments sent for LTM on 4/30/21 and for CDP on 5/4/21. Need resubmittal for both permit requests.				nh
15	Tullis	404 Estero	3/17/21	CDP21-011	CDP to demo existing improvements & construct new SFR and site improvements.	Under review. Deemed incomplete, comment letter sent to applicant April 2, 2021				nh
16	Errea	602 Ironwood Court	5/13/2021, Complete submittal on 5/19/21	CDP21-018	New construction of a 2806 sf home with a 1078 sf garage	Under review				nh
17	Hauck	206 Bradley	2/24/21	CDP21-005	1250 sf addition, plus a 665 sf attached ADU and new garage	Planning deemed incomplete, comments sent 3/11/21				nh
18	Valerie	490 Mindoro	1/20/21	CDP21-001/PKG21-03	Project changed March 15, 2021 from original application to a new SFH converted from an existing garage on a parcel newly separated from the adjacent parcel which had the original SFH	Planning deemed incomplete and comments were sent 3/29/21				nh
19	Diaz	365 Driftwood	1/19/21	CUP20-13 & CDP21-002	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.	Comment letter sent 2/6/21. Requires resubmittal with changes. Resubmittal received 5/10/21. Project deemed incomplete, letter sent 5/25/21.				nh
20	Miagany	405 Elena	12/29/20	CUP20-15 & PKG20-05	Conditional Use Permit & Parking Exception for addition to an existing non-conforming single family home	Under review. Project deemed incomplete and incomplete letter sent 1-21-2021. Awaiting resubmittal. Resubmittal received 3/25/21 and is under review. Application deemed incomplete. Second correction letter sent 4/15/21. Awaiting resubmittal. Resubmittal received 5/20/21 and is under				am

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21	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. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress.				cj
22	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. Resubmitted 2/25/21, under review. Planning deemed incomplete and comment letter was sent 3/18/21. Resubmittal received April 19, 2021, comment letter sent 4/27/21 with minor changes required. Resubmittal received 5/19/21, under review.				nh
23	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. Resubmittal received 4-29-21				cj
24	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
25	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. Emailed applicant 3/9/21 acknowledging revised plans received and requesting updated RF report in order to proceed. RF report received 4-9-21. RF report deemed incomplete and correction request emailed 4-12-21.				cj
26	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. Public works disapproved, planning conditionally approved 3/25/21. Planning deemed incomplete, comments sent 11/29/20. Resubmittal received 4/15/21, under review by PW. PW disapproved, requires resubmittal - comment letter sent 4/28/21				nh

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27	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. Incomplete, need resubmittal				nh
28	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 6/10/2019. Awaiting resubmittal. Notice to deem application withdrawn emailed to applicant 5/20/2021.				cj
<b>Projects Appealed to Planning Commission or PC Continued projects</b>										
<b>Projects Appealed or Forwarded to City Council</b>										
29	Gambril	571 Embarcadero	10/14/19	MAJ19-006	<b>Major Modification to CUP Amendment for proposed public access improvements, conversion of 2nd floor to 1 vacation rental unit with deck, dock &amp; gangway replacement and realignment, and master sign program approval for businesses uses.</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. Project resubmitted 3-12-21. Project recommended for approval at 4/6/21 PC hearing. On Council agenda for 5/11/2021		PN-Conditionally Approved 10/16/2019		cj
30	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. 3-16-2021 meeting is for review of the EIR and make recommendations to City Council for adoption. Council review of adoption draft held on 4/27/21. Hearing continued to the 5/11 Council meeting.				
<b>Environmental Review:</b>										
31	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>										
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>										

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1	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>										
2	Verizon / Knight	484 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
<b>Grants</b>										
3	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
4	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. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. 2021 CDBG Funding Allocation to be approved as final funding recommendations to the County by City Council on 3-9-21.	No review performed.	N/R		cj
5	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

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<b>Projects in Building Plan Check:</b>										
6	HASLO	405	Atascadero	12/22/20	B20-0215	35 unit affordable apartments	Planning approved 1/10/21.			nh
7	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.			nh
8	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.				sg
41	Crisman	3029	Beachcomber Dr.	5/14/21	B21-0083	New single family residence (SFR), 278 sf living, 713 sf attached garage, and 130 sf deck on west side.	Planning disapproved with comments on 5/18/21			nh
42	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.
43	Calanchini	433	Bernardo Ave.	4/8/21	B21-0067	Finish open space on the first floor that is enclosed within current structure. The space will become a 22 sf guest room/game room w/wet bar. All electrical & plumbing is currently located in the existing walls.				am
44	Martinez	235	Bradley Ave.	5/17/21	B21-0085	Enclose existing covered deck, adding 274 sf of unconditioned space at rear of existing SFR (no electrical or mechanical proposed in new enclosed area).				sg
45	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
46	Hubbard	603	Driftwood	3/1/21	B21-0030	Interior remodel of kitchen and bath, enclose 24 sf porch to enlarge kitchen, 548 sf two story addition at rear of SFR (348 sf lower, 200 sf upper), 104 sf second story deck, and remove existing 240 sf carport.	Under review. Minor changes shown, requires documentation for the record. Planning reviewed and approved 3/11/21			nh
47	Curtis & Mulholland	630	Embarcadero	5/18/21	B21-0087	Commercial T.I. to ground floor unit (584 sf) of existing building, space is currently used for dry storage & garage space, the T.I. will create a 145 sf lobby, 185 sf drink prep area, 250 sf kitchen addition and 121 sf new dry storage area utilizing an existing parking space.				sg
48	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.			sg
										cj

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49	Fowler	1215	Embarcadero	3/31/21	B21-0056	Tenant improvements (interior); 2nd floor restaurant	Disapproved 4-1-21. Received resubmittal 4-26-21. Under review.	Bldg. - Approved 4/28/21			cj
50	Nguyen & Cung	2242	Emerald Circle	4/21/21	B21-0074	Interior Kitchen Remodel in existing SFR. No additional area is being proposed		Bldg. - Approved 4/29/21			sg
51	Cox	555	Estero	4/22/21	B21-0073	Remove existing detached single car garage. Rebuild single car garage as attached with office space above. Update kitchen.		Bldg. Disapproved 4/29/21			sg
50	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. Approved 4/22/21			nh
51	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. - Approved 4/13/21			nh
52	Godfrey	396	Hill St.	3/18/21	B21-0045	New Duplex - Unit A includes 2422 sf of living, and 770 sf garage. Unit B includes 2616 sf of living area and 603 sf garage.	Under review. Planning disapproved 4-16-21.	Bldg. - Disapproved 4/26/21			am
53	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.	Under review. Planning disapproved 3/16/21.	Bldg. - Approved 3/11/21			am
54	Melen	2540	Koa Ave.	4/26/21	B21-0075	Interior renovations on mid level and upper floors, adding bathroom to existing space on upper floor, creating new conditioned space from existing attic space on upper floor.		Bldg. Approved 5/13/21			sg
55	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		Disapproved on 4/15/19		sg
56	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. Emailed applicant 3-19-2021 advising them of permit expiration date and extension opportunities.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB <b>Permit extended to 4/18/23</b>	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj

#	Applicant/ Property Owner	Project Address		Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
57	Twin Bay Inc.	2460	Main St.	7/21/20	B-32117 B20-0114	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 2/11/21	Bldg. Approve 2/9/21			nh
58	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.	Ready to issue			nh
59	Leonard	918	Marina St.	3/8/21	B21-0039	Construct 420 sf deck with steps (just under 5 ft. in height) at front of SFR, also install French drain.	Planning approved 3/11/21. am	Bldg. - Approved 3/10/21			sg
60	Hecox	575 & 577	Monterey Ave.	5/18/21	B21-0086	Due to moisture intrusion, repair and replacement of the deck's waterproofing membrane system and sheathing (Two SFR's on one lot, each with two 2nd story decks, 4 decks total). Any compromised structural elements shall be repaired or replaced under a separate permit.		Bldg. - Approved 5/19/21			sg
61	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
62	Gaffney	960	Napa Ave		B21-0057	Addition to SFR 983 sf new 2 story addition plus demo existing garage and build new 441 sf detached 2-car garage	Planning approved 4-7-21	Bldg. - Approved 4/20/21			nh
63	Gaffney	960-A	Napa Ave	4/2/21	B21-0058	Detached ADU above new garage (see permit B21-0057)	Planning approved 4-7-21	Bldg. - Approved 4/20/21			nh
64	Dill	2300	Nutmeg Ave	4/6/21	B21-0061	Replacing a 2nd story 160 sf cantilever deck with 160 sf deck with posts		Bldg. - Approved 4/7/21			sg
65	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
66	Paulson	2690	Nutmeg Ave	5/14/21	B21-0082	New 196 sf 2nd floor deck at rear of SFR, remove window (located in existing pantry) and add single french door, also adding exterior lights, water valve, gas valve and electrical outlet.		Bldg. - Disapproved 5/19/21			sg
67	Angelucci	953	Pacific St.	3/25/21	B21-0052	Add 300 sf to 2nd story, 470 sf attached 2 car garage, 275 sf open deck & 188 sf covered deck.	Under review. Disapproved 4/27/21. am	Bldg. - Disapproved 4/27/21			am
68	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
69	Loeffler	233	Piney Way	5/5/21	B21-0079	1,208 sf addition to existing single level SFR (466 sf to 1st floor and 742 sf will create new 2nd floor). Existing garage will mostly become part of the new addition and a new 490 sf garage will be constructed in front of former garage. New 315 sf 2nd floor deck and 223 sf roof top deck.	Planning approved 5/10/21	Bldg. Approved 5/13/21			nh

#	Applicant/ Property Owner	Project Address		Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
70	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 3/1/21			nh
71	Volk	800	Quintana Rd.	3/2/21	B21-0034	Addition of 30 kw diesel backup generator with a 190 gallon subbase fuel tank on a 4' x 10' concrete pad. Install new CMU walls with screened chain-link access gates, and install automatic transfer switch and camlock together.	Approved. Cj.	Ready to issue			cj
72	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. Correction lent sent. Cj.	Bldg. - Approved 2/17/21			cj
73	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring.	Approved 9/26/19.	Ready to issue			cj
74	Hosford	775-A	Ridgeway St.	3/8/21	B21-0040	ATTACHED ADU - Create new 700 sf accessory dwelling unit (ADU) from 1400 sf non conditioned storage space under SFR, 700 sf will remain unconditioned storage space.	Planning disapproved 3/16/21. Awaiting resubmittal.	Bldg. - Approved 5/12/21			am
75	Hart	639	San Jacinto St.	5/17/20	B21-0084	New 196 sf 2nd floor deck at rear of SFR, remove window (located in existing pantry) and add single french door, also adding exterior lights, water valve, gas valve and electrical outlet.		Bldg. - Disapproved 5/19/21			sg
76	Feuerberg	2083	Seaview	5/20/21	B21-0088	Detached garage conversion to 260 sf ADU.	Under review.				am
77	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
78	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
79	Davis	1149	West Ave	7/8/19	B19-0145	Construct lower level 360 sf enclosed patio (12' x 30') at rear of existing SFR.	Disapproved, proposed enclosed patio extended into the 25 foot bluff setback.	Bldg. - Approved 7/10/19			nh

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
<b>Planning Projects &amp; Permits with Final Action:</b>										
1	Regan	429 Tulare Ave.	3/11/21	CUP21-03	<b>560 sf addition to existing single family residence. This is a second story addition to a non-conforming home (insufficient front setback) ans requires a CUP.</b>	Under review. Project deemed complete. PC meeting date to be confirmed. Scheduled for 5/18/21 PC meeting. Permit approved 5/18/21.				am
2	Feuerberg	2083 Seaview Ave.	3/15/21	CDP21-007	<b>Convert an existing detached garage into an ADU with separate storage space.</b>	Under review. Project deemed incomplete, comment letter sent 4/5/21021. Resubmittal received 4/14/2021 and is under review. Application deemed complete, project noticing beginning on 5-6-21. Permit issued 5/17/21.				am
3	Kleemann	2970 Elm	3/9/21	CDP21-006	<b>Admin CDP for a new Accessory Dwelling Unit, 748 sf. Includes garage conversion.</b>	Under review. Deemed incomplete 3/29/21. Resubmittal received 4/7/21 and is under review. Application deemed complete, noticing to begin 5-11-21. Permit issued 5/24/21.				am
3	Dominguez	1840 Main St	4/19/21	TUP21-02	<b>Admin TUP for temporary relocation of Morro Bay Propane &amp; U-Haul business at 1840 Main St.</b>	Under review. Project noticed for administrative 6-month temporary use permit approval on 5-4-21. Permit issued 5/17/2021.				cj
<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:     JUNE 1, 2021    

ACTION:     DRAFT    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MARCH 16, 2021  
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Jesse Barron Susan Stewart Jennifer Ford Joe Ingraffia Bill Roschen	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Damaris Hanson Amy Sinsheimer	Community Development Director Senior Planner Environmental Programs Manager PlaceWorks

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/BprY8t3d-bk?t=93>

Vice-Chairperson Stewart made a couple of announcements; West Pac Labs in Morro Bay is now open by appointment only & information on the Rehab project is located on the City of Morro Bay's website.

Chairperson Barron announced he will no longer be on the Planning Commission due to locating to a new job out of the area.

PUBLIC COMMENT PERIOD

<https://youtu.be/BprY8t3d-bk?t=248>

Kristen Headland, Morro Bay, spoke about the change of density for the 3300 Panorama Drive property and how it should be corrected. Headland stated she has asked for the map to be changed many times & stated the Community Director has acknowledged the error. Headland provided correspondence.

Betty Winholtz, Morro Bay, commented she would like to see the public attend meetings again. Winholtz also wanted to see the zoning for Panorama Drive resolved.

Graham responded to the Public Comment questions.

Chairperson Barron closed the Public Comment period.  
<https://youtu.be/BprY8t3d-bk?t=736>

**Public Participation:**

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- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the “**raise hand**” feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

*Please click the link below to join the webinar:*

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>  
Password: 135692

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

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/BprY8t3d-bk?t=740>

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

**A-2** Approval of minutes from the Planning Commission meeting of February 2, 2021.  
**Staff Recommendation:** Approve minutes as submitted.

Chairperson Barron opened the Public Comment period.  
<https://youtu.be/BprY8t3d-bk?t=761>

Chairperson Barro closed the Public Comment period.  
<https://youtu.be/BprY8t3d-bk?t=779>

**MOTION:** Commissioner Ingraffia moved to accept the Consent Calendar. Vice-Chairperson Stewart seconded, and the motion passes 5-0, with Ingraffia, Ford, Roschen, Stewart, and Barron voting yes.

<https://youtu.be/BprY8t3d-bk?t=791>

B. PUBLIC HEARING

<https://youtu.be/BprY8t3d-bk?t=829>

**B-1 Case No.:** TRE20-183

**Site Location:** 355 Cerrito Place, Morro Bay, CA

**Project Description:** A continued public hearing for appeal of tree removal (#TRE20-183) at 355 Cerrito that was approved by the Public Works Director on December 1, 2020 to remove 4 Monterey Cypress in the Right-of-Way of 355 Cerrito Pl. The permit was appealed on December 10, 2020. Planning Commission heard the appeal at a duly noticed hearing on January 5, 2021. Planning Commission moved on January 5, 2021 to continue the project to a date uncertain in order for the Planning Commission to review an arborist peer review. An Arborist Peer Review prepared by Heritage Tree Arboriculture Consulting was conducted on February 4, 2020 which recommends tree removal.

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1e

**Staff Recommendation:** Deny the appeal and uphold the Directors decision to remove the Monterey Cypress trees located in the Right-of-Way of 355 Cerrito Pl.

**Staff Contact:** Damaris Hanson, Environmental Programs Manager

[dhanson@morrobayca.gov](mailto:dhanson@morrobayca.gov) (805) 772-6265

Hanson presented the staff report.

Chairperson Barron opened the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=1188>

Betty Winholtz, appellant, voiced her concerns regarding the arborist report and the trees in the Right-of-Way (ROW).

Sean Green, Morro Bay, stated he supported Winholtz, and for keeping the public trees.

Josh Martin, applicant, spoke about the condition of the trees. Martin is concerned for the safety of his family and is going by the report from the tree arborist.

Rodney Thurman, arborist, responded to the Public Comments.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=1962>

The Commissioners presented their questions to the arborist.

Discussion and comments from the Commissioners.

**MOTION:** Commissioner Ingraffia moved to deny the appeal and to uphold the Directors decision to remove the trees at 355 Cerrito Place, and by adopting Resolution PC 05-21.

Commissioner Stewart seconded, and the motion passes 5-0, with Ingraffia, Stewart, Ford, Roschen, and Barron voting yes.

<https://youtu.be/BprY8t3d-bk?t=2569>

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

**Site Location:** Citywide

**Applicant/Project Sponsor** City of Morro Bay

**Proposed Project:** Plan Morro Bay: General Plan/ Local Coastal Program Update Project Final Environmental Impact Report (FEIR) and Adoption Hearing Draft for review and favorable recommendation to City Council for certification and adoption. The Adoption Hearing Draft was reviewed by Planning Commission at public hearings on October 20, 2020, November 4, 2020, November 17, 2020, December 1, 2020, and December 15, 2020. Pursuant to the California Environmental Quality Act (CEQA), the Draft Environmental Impact Report (EIR) was circulated to the State Clearinghouse for the review period of October 19, 2020 through December 4, 2020. Plan Morro Bay is an integrated General Plan and Local Coastal Program Land Use Plan which is proposed to update the City's existing separate General Plan adopted in 1988 and Local Coastal Program certified by the Coastal Commission in 1984. The EIR was prepared to examine the potential environmental effects of the General Plan and LCP Update. The Adoption Hearing Draft and Final Environmental Impact Report (FEIR) are available online at [www.morrobayca.gov/planmb](http://www.morrobayca.gov/planmb).

**CEQA Determination:** Environmental Impact Report (#SCH2017111026)

**Staff Recommendation:** Review Final Environmental Impact Report and Adoption Hearing Draft of Plan Morro Bay and forward a favorable recommendation for EIR certification and adoption of Plan Morro Bay to City Council.

<https://youtu.be/BprY8t3d-bk?t=2631>

Graham spoke of the land use designation for 3300 Panorama Place and covered what was going to be reviewed on the Plan Morro Bay General Plan/LCP Update and Environmental Impact Report (EIR).

Amy Sinsheimer, consultant presented an update for the Plan Morro Bay General Plan/Local Coastal Plan (LCP) Update.

Chairperson Barron opened the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=3321>

Sean Green, spoke about the concerns regarding lateral access on the Embarcadero.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=3546>

The Commissioners and staff discussed the lateral access in the General Plan/LCP Update.

Chris Bersbach, Rincon, reviewed the EIR for the General Plan/LCP Update with the Commissioners and staff.

Chairperson Barron opened the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=5122>

Betty Winholz, Morro Bay, stated she wanted clarification regarding the transportation and air quality, and voiced her concerns about them.

Chairperson Barron closed the Public Comment period.

<https://youtu.be/BprY8t3d-bk?t=5232>

Bersbach responded to Winholtz's questions.

The Commissioners and staff review the Plan Morro Bay General Plan/LCP Update.

**MOTION:** Vice-Chairperson Stewart moved to adopt a favorable recommendation, and forward to City Council for certification and adoption of the hearing draft of the General Plan/LCP Update, and update the Environmental Impact Report (EIR) with adoption of PC Reso 06-21. Commissioner Ingraffia seconded, and the motion passes 5-0, with Stewart, Ingraffia, Roschen, Ford, and Barron voting yes.

<https://youtu.be/BprY8t3d-bk?t=8267>

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/BprY8t3d-bk?t=8436>

The Commissioners congratulated Chairperson Barron on his new job & wished him well.

Commissioners Roschen and Ford thanked the three Commissioners and staff for their dedication and involvement with the General Plan/LCP.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/BprY8t3d-bk?t=8678>

Graham notified the Commissioners he would agendize the stakeholders committee as an item.

G. ADJOURNMENT

The meeting adjourned at 8:27 p.m. to the next scheduled Planning Commission meeting via teleconference, on April 6, 2021 at 6:00 p.m.

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Jesse Barron, Chairperson

ATTEST:

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MARCH 16, 2021

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Scot Graham, Secretary

AGENDA ITEM:   A-3  

DATE:   JUNE 1, 2021  

ACTION:       DRAFT      

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

PRESENT:	Vacant Susan Stewart Jennifer Ford Joe Ingraffia Bill Roschen	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/ss-WUt4jqRQ?t=73>

Commissioner Ford thanked the City of Morro Bay for giving her the opportunity to attend the Planning Commission Academy training.

PUBLIC COMMENT PERIOD - NONE

**Public Participation:**

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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/ss-WUt4jqRQ?t=188>

Vice-Chairperson Stewart asked staff for an update of the HASLO project & asked about the plan check process. Stewart also wanted a follow up on the Sonic project.

Staff responded to Stewart’s questions.

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

#### A-2 Approval of minutes from the Planning Commission meeting of February 16, 2021. **Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Roschen moved to approve the Consent Calendar. Commissioner Ingraffia seconded, and the motion passes 4-0, with Roschen, Ingraffia, Ford, and Stewart voting yes.

<https://youtu.be/ss-WUt4jqRQ?t=365>

### B. PUBLIC HEARING <https://youtu.be/ss-WUt4jqRQ?t=402>

- #### B-1 **Case No.:** MAJ19-006 (Concept/Precise) **Site Location:** 571 Embarcadero, Morro Bay, CA **Proposal:** Conditional Use Permit Amendment (Major Modification) for 571 Embarcadero Rd to allow for the conversion of 839sf of two existing second floor office suites to one vacation rental units with a 988sf roof deck. Project also proposes 450sf water lease line amendment, modifications to existing damaged dock and gangway by removing and replacing 2 existing finger docks, new realigned 28’ gangway, remove and replace two existing pilings to support 207sf of expanded Harborwalk public access, commercial façade improvements including an accessible chair lift; along with a master sign program requesting 73.9sf where 67.5sf is allowed. The project is located in the WF/PD/S4 zoning district and is within the Coastal Commission Original Jurisdiction. **CEQA Determination:** Categorically Exempt, Section 15301

**Staff Recommendation:** Forward favorable recommendation to City Council for approval.

**Staff Contact:** Cindy Jacinth, Senior Planner, [cjacinth@morrobayca.gov](mailto:cjacinth@morrobayca.gov), (805) 772-6577

Jacinth presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Vice-Chairperson Stewart and Commissioner Ingraffia met on site with Cathy Novak.

The Commissioners presented their questions to staff.

Vice-Chairperson Stewart opened the Public Comment period.

<https://youtu.be/ss-WUt4jqRQ?t=1508>

Cathy Novak, representative for applicant, provided a history of the project for the Commissioners.

Betty Winholtz, Morro Bay, spoke about the correspondence she sent to the Planning Commission regarding the ADA accessible chairlift for the project.

Sean Green, Morro Bay, spoke of his concerns for the eel grass and public restrooms on the waterfront. Green suggested staff generate a report with an update regarding waterfront projects and what the responsibilities are for the waterfront leaseholders.

Vice-Chairperson Stewart closed the Public Comment period.

<https://youtu.be/ss-WUt4jqRQ?t=2260>

The Commissioners presented their questions to the applicant.

Thom Jess, architect, responded to the Commissioners questions.

The Commissioners presented their questions to staff.

Staff responded to the Commissioners questions.

Jacinth needed clarity from the Commissioners regarding Condition 15 on PC Resolution 07-21.

**MOTION:** Commissioner Roschen moved to approve per staff recommendation with adjustments made by the applicants representative Cathy Novak, and approval of PC Resolution 07-21. Commissioner Ford seconded, and the motion passes 4-0, with Ingraffia, Roschen, Ford, and Stewart voting yes.

<https://youtu.be/ss-WUt4jqRQ?t=3380>

***Planning conditions 14-18 added by Planning Commission on December 18, 2018 and conditions 10, 15, and 18 updated by Planning Commission on April 6, 2021.***

C. NEW BUSINESS  
<https://youtu.be/ss-WUt4jqRQ?t=3471>

**C-1** Discussion and assignment of a replacement for Jesse Barron on the Planning Commission development review subcommittee. The City has committed to undertake an evaluation of its development review process with the intent to improve and streamline the process. The subcommittee may participate in a larger stakeholder group that will be formed for the same purpose. This item does not include a staff report.

**Recommendation:** Discuss item and assign a new PC subcommittee member

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

Graham provided an update regarding replacing Jesse Barron on the subcommittee and asked for another volunteer from the Planning Commission.

Vice-Chairperson Stewart opened the Public Comment period and seeing none, closed the Public Comment period.

<https://youtu.be/ss-WUt4jqRQ?t=3618>

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
<https://youtu.be/ss-WUt4jqRQ?t=3658>

Vice-Chairperson Stewart asked staff when City Council would be looking at the General Plan. Stewart also recommended for everyone to watch the freakonomics podcast regarding roundabouts. <https://freakonomics.com/podcast/roundabouts/>.

Commissioner Ingraffia voiced his concerns regarding the costly amount for a study of eelgrass. He suggested putting together a volunteer subcommittee; a group of people with knowledge of grants, eelgrass, etc. who could put a study together within a reasonable budget.

Commissioner Roschen suggested putting together an information session on trees and planting in the City of Morro Bay. Roschen stated there were four (4) people recommended by a local nursery who could give a ten (10) minute presentation on different types of planting and trees, and what would be appropriate for Morro Bay. Commissioner Roschen also stated he and the other Commissioners would like to have the opportunity to take a tour with Vista Energy.

Commissioner Ford voiced her concerns regarding delivery trucks delivering to businesses on the Embarcadero at busy business hours and causing congestion. She wondered if the City could place Shared Lane Markers (SLMs) or “sharrows” on some of the Embarcadero roadway or if the delivery times could be changed.

Staff responded to the Commissioners questions.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/ss-WUt4jgRQ?t=4435>

Graham provided an update on items coming up on the next Planning Commission meeting.

G. ADJOURNMENT

The meeting adjourned at 7:18 p.m. to the next scheduled Planning Commission meeting via teleconference, on April 20, 2021 at 6:00 p.m.

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Susan Stewart, Vice-Chairperson

ATTEST:

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Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: June 1, 2021

## Staff Report

**TO:** Planning Commission

**DATE:** May 25, 2021

**FROM:** Abby Miramontes, Planning Intern

**SUBJECT:** Time Extension Request for Coastal Development Permit (CP0-515) and Minor Use Permit (UP0-455) for new construction of a duplex residence with one 2,212 sf unit and one 2,426 sf unit with garages at 396 Hill Street located in the MCR/R-4/SP zoning district and outside the Coastal Commission Appeals Jurisdiction

**RECOMMENDATION:**

Approve Time Extension Request for Coastal Development Permit No. CP0-515, Minor Use Permit No. UP0-455, and Minor Modification No. MIN21-002 by adopting Planning Commission Resolution 12-21.

**PERMITTEE:** Scott Godfrey

**ENVIRONMENTAL DETERMINATION:**

The project is exempt from the California Environmental Quality Act under Class 3, Section 15303(b) for the construction of a multi-family residential structure under four units. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

**PROJECT DISCUSSION:**

The proposed duplex residence with one 2,212 sf unit and one 2,426 sf unit at 396 Hill was administratively approved on May 8, 2017. The approval was valid for two years or until May 2019. Requests for a one-year administrative extension were approved in 2019 and 2020 per MBMC 17.60.140 with Director approval. Municipal Code requirements only allow for two administrative extensions of a planning permit. After that, planning permit extensions are only allowed with Planning Commission approval.

The permittee, Mr. Godfrey, submitted a request for permit extension on May 3, 2021 (See Exhibit B). He is requesting a one-year extension due to hardships caused by

Prepared By: AM

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

the COVID-19 pandemic and property ownership changes. Mr. Godfrey purchased the property in February of 2020 with intention to be under construction before now. However, due to the coronavirus pandemic, building permit submittal was delayed due to engineering business shutdowns in 2020. In addition, after purchasing the property, a minor amendment to the plans was approved by staff related to floor plan and exterior design changes (MIN21-002).

Mr. Godfrey has been in frequent contact with staff regarding timelines and the permit modification application. He has shown a good-faith effort to comply with the original permit deadlines. Construction and permit processing delays associated with the coronavirus pandemic are not uncommon and when they arise Staff seeks to work with the applicants to move projects forward. Therefore, staff is in support of the request and recommends that the Planning Commission authorize a one-year extension. The permittee applied for a building permit on March 18, 2021. The building plans are under review, and a comment letter was sent to the applicant on May 13, 2021. Mr. Godfrey is eager to build and has been actively pursuing permit approval, so we anticipate that the one-year extension should be adequate to allow Mr. Godfrey to start construction and therefore inaugurate the permit. All conditions of approval would remain on the project.

**RECOMMENDATION:**

Staff recommends that the Planning Commission approve a 1-year extension.

**EXHIBITS:**

- Exhibit A – Planning Commission Resolution #12-21
- Exhibit B – Request for Time Extension 5/3/2021 letter by Scott Godfrey
- Exhibit C – Approved Permit with Plans
- Exhibit D – Powerpoint Presentation

# EXHIBIT A

## RESOLUTION NO. PC 12-21

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING A TIME EXTENSION FOR COASTAL DEVELOPMENT PERMIT (#CP0-515) AND MINOR USE PERMIT (#UP0-455) FOR CONSTRUCTION OF A NEW DUPLEX WITH ONE 2,212 SF UNIT AND ONE 2,426 SF UNIT WITH GARAGES ON A VACANT LOT LOCATED IN THE MCR/R-4/SP ZONING DISTRICT AND OUTSIDE THE COASTAL COMMISSION APPEAL JURISDICTION AT 396 HILL STREET.

**WHEREAS**, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing via video conference on June 1, 2021 for the purpose of considering a time extension of Coastal Development Permit CP0-515 and Minor Use Permit UP0-45, which was approved on May 8, 2017 for new construction of a duplex residence with one 2,212 sf unit and one 2,426 sf unit with garages on a vacant lot ("Project"); and

**WHEREAS**, the City of Morro Bay issued an administrative Coastal Development and Minor Use Permit for construction of a new duplex at 396 Hill Street on May 8, 2017; and

**WHEREAS**, pursuant to Morro Bay Municipal Code section 17.60.140, the Community Development Director authorized two one-year extensions in 2019 and 2020 and no further extensions may be approved without Planning Commission approval; 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**, notices of the public hearings were provided at the time and in the manner required by law; and

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

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

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

# EXHIBIT A

## California Environmental Quality Act (CEQA) Finding

1. That the project is exempt from the California Environmental Quality Act, under Class 3, Section 15303(b) for New Construction or Conversion of Small Structures, which allows for the development of a duplex or similar multi-family residential structure, totaling no more than four dwelling units. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

## Coastal Development Permit Findings

1. The Planning Commission finds that the project is consistent with applicable provisions of the Local Coastal Program and the General Plan for the City of Morro Bay for new construction of a duplex residence on a vacant lot in the MCR/R-4/SP Mixed Commercial and Residential Zoning District.
2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of low density residential development; has similar bulk and scale as nearby structures.

## Minor Use Permit Findings

1. The project will not be detrimental to the health, safety, comfort, and general welfare of the persons residing or working in the neighborhood because the project conforms to all pertinent development and performance standards as set forth in the Zoning Ordinance.
2. The project will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because, as conditioned, the residential project is consistent with the provisions set forth in the Local Coastal Program, the General Plan, and all pertinent Sections of the Morro Bay Municipal Code.

## North Main Specific Plan Findings

1. The development standards of the North Main Street Specific Plan have been met for this project in that the proposed project of a new two-unit multi-family residential development in that the structure shall not exceed the 25' height limit and the vacant parcel does not contain any existing mature trees.

**Section 2. Action.** The Planning Commission does hereby approve a time extension of 1 year for Coastal Development Permit CP0-515 and Minor Use Permit UP0-455 for property located at 396 Hill Street subject to the following conditions:

## **STANDARD CONDITIONS**

# EXHIBIT A

1. This permit is granted for the land described as Assessor Parcel Number 068-282-032, for the project at 396 Hill Street as part of Coastal Development Permit CP0-515 and Minor Use Permit UP0-455 as modified by Minor Modification MIN21-002, on file with the Community Development Department, and as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Manager. Any changes to this approved permit determined, by the Manager, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
3. 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.
4. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or Applicant's failure to comply with conditions of approval. 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.
5. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Manager or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Manager, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

# EXHIBIT A

Planning Commission Resolution 12-21  
CP0-515/UP0-455: 396 Hill Time Extension  
Page 4

6. 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. All conditions approved with Coastal Development Permit #CP0-515, Minor Use Permit #UP0-455, and Minor Modification #MIN21-002 shall remain in full force and effect.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1<sup>st</sup> day of June, 2021 on the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Chairperson Susan Stewart

ATTEST

\_\_\_\_\_  
Scot Graham, Community Development Director

# EXHIBIT B

Scott Godfrey

365 Quintana Road, Suite D

Morro Bay, CA 93442-2000

May 3, 2021

To: City of Morro Bay Community Development Department

955 Shasta Ave, Morro Bay, CA 93442

RE: Permit number CPO-515 & UPO-455

In February of 2020 we became the new the new owners of the property at 396 Hill Street and my wife and I intend to build out and occupy a duplex residential structure based on the entitled project Marc Eisemann, the previous owner submitted. Due to extended COVID-19 shutdowns throughout the spring and summer of many engineering businesses we could not finish the permit drawings until this winter. After receiving a minor modification from the City's Planning department, and submitting permit drawings for plan check with Building and Safety in March of 2021 it does not appear we will receive a permit or plan check comments back from the City before the May 7, 2021 end of our development agreement.

With this letter we request from the Planning Commission, an extension of one year for enough time to receive the building permit and start construction. We plan to start construction as soon as we have a permit but cannot predict when that permit, or correction comments will come back to us after our submittal. We feel that nearly yearlong delays due to protracted COVID restrictions could not have been anticipated by us when we purchased the property last February. We hope that the planning commission will understand that this was an exceptional year and be able to grant us some more time to finish up the permitting phase for this project. Please let us know what the fee is for this as we will gladly pay as soon as we are notified. We are very excited to build and live in our proposed duplex home in Morro Bay.

Please notify me of the extension once approved. If you have any questions I can be reached at

310-562-0922 and [sgodfrey@cunningham.com](mailto:sgodfrey@cunningham.com)

Thank you for your time and consideration and stay safe during these times!

Sincerely,



Scott M. Godfrey AIA



# EXHIBIT C-1

## CITY OF MORRO BAY

COMMUNITY DEVELOPMENT DEPARTMENT

955 Shasta Avenue  
Morro Bay, CA 93442

May 8, 2017

Marc Eisemann  
Eisemann Design Build  
4875 Shadow Canyon Road  
Templeton, CA 93465

Michael D. Smith, Architect  
P. O. Box 1500  
San Luis Obispo, CA 93406

**RE: CP0-515 / UP0-455 at 396 Hill Street**

**Description:**

Administrative Coastal Development Permit & Minor Use Permit for the construction of a two-unit multi-family structure on a 5,000 sq. ft. parcel. Specifically, unit A includes 1,745 sq. ft. of habitable floor area and a 540 sq. ft. garage. Unit B includes 1,517 sq. ft. of habitable floor area, a 552 sq. ft. garage, and a 775 sq. ft. playroom. The project is located within the MCR/R-4/SP Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

Dear Mr. Eisemann and Mr. Smith,

The City of Morro Bay Community Development Department conditionally approved your request. This action does not constitute a building permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. ***Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department or the action is null and void.***

The Morro Bay Municipal Code provides for an appeal of the action by the Community Development Director within ten (10) days of adoption and anyone wishing to appeal may do so in writing by delivering such letter to the office of the City Clerk. There is a fee for processing appeals except for those coastal permits in the coastal appeals jurisdiction.

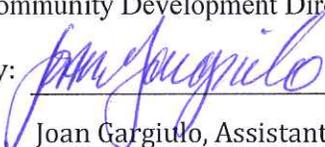
Please also find enclosed the Notice of Exemption for your project. The City of Morro Bay no longer files notices of exemptions. You may file the Notice of Exemption with the County Clerk's office located in the County Government Building in San Luis Obispo. The filing Fee is \$50.00 and the County requires the original Notice of Exemption and at least one copy.

Section 15062 (d) of The California Environmental Quality Act (CEQA) provides:

"The filing of a Notice of Exemption and the posting on the list of notices start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180 day statute of limitations will apply."

Sincerely,

Scot Graham  
Community Development Director

By: 

Joan Gargiulo, Assistant Planner

# EXHIBIT C-1

## CITY OF MORRO BAY COMMUNITY DEVELOPMENT DEPARTMENT



### Coastal Development Permit and Minor Use Permit

This approval is based upon the attached findings and is valid only if the attached conditions are met and only after the applicable appeal period. Failure to comply with the conditions of this permit shall, at the discretion of the Community Development Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

CASE NO: CP0-515 & UP0-455

**THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:**

SITE ADDRESS: 396 Hill Street

APPLICANT: Marc Eisemann

APN/LEGAL: 068-282-032

DATE APPROVED: May 8, 2017

APPROVED BY: Community Development Director

CEQA DETERMINATION: Categorical Exemption, CEQA Guidelines Section 15303(b)

**DESCRIPTION OF APPROVAL:**

Administrative Coastal Development Permit & Minor Use Permit for the construction of a two-unit multi-family structure on a 5,000 sq. ft. parcel. Specifically, unit A includes 1,745 sq. ft. of habitable floor area and a 540 sq. ft. garage. Unit B includes 1,517 sq. ft. of habitable floor area, a 552 sq. ft. garage, and a 775 sq. ft. playroom. The project is located within the MCR/R-4/SP Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

**YOUR PROPERTY IS LOCATED IN THE CITY OF MORRO BAY JURISDICTION, THERE IS AN APPEAL PERIOD OF TEN (10) *Calendar days*, WITHIN WHICH TIME YOUR PERMIT IS APPEALABLE TO THE CITY COUNCIL/PLANNING COMMISSION**

**YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION:** THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) *Working days* following Commission receipt of this notice and after expiration of the City of Morro Bay appeal period. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste. 300, Santa Cruz, CA 95060, Phone: 415-427-4863. If you have any questions, please call the City of Morro Bay Community Development Department, 772-6264.

**IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: Thursday, May 18, 2017**

ATTEST: *[Signature]* DATE: May 8, 2017

**THIS IS A DISCRETIONARY APPROVAL AND DOES NOT  
CONSTITUTE A BUILDING PERMIT**

# EXHIBIT C-1



## CITY OF MORRO BAY COMMUNITY DEVELOPMENT DEPARTMENT NOTICE OF FINAL ACTION ON COASTAL DEVELOPMENT PERMIT

DATE OF NOTICE: MAY 18, 2017

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CP0-515 & UP0-455

THE FOLLOWING PROJECT IS LOCATED IN THE MORRO BAY COASTAL ZONE AND A COASTAL DEVELOPMENT PERMIT APPLICATION HAS BEEN ACTED ON BY THE CITY OF MORRO BAY.

Applicant: Marc Eisemann

Address: 4875 Shadow Canyon Road, Templeton, CA 93465

Project Description: Administrative Coastal Development Permit & Minor Use Permit for the construction of a two-unit multi-family structure on a 5,000 sq. ft. parcel. Specifically, unit A includes 1,745 sq. ft. of habitable floor area and a 540 sq. ft. garage. Unit B includes 1,517 sq. ft. of habitable floor area, a 552 sq. ft. garage, and a 775 sq. ft. playroom. The project is located within the MCR/R-4/SP Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

Project Location: 396 Hill Street, Morro Bay

APN: 068-282-032

Zoning: MCR/R-4/SP

Land Use Plan/General Plan: Mixed Commercial/Residential

Lot Area: 5,000 square-feet

Filing Date: 8/29/2017

Approval Body: Community Development Director

Action Taken: Approve with conditions

Action Date: 5/8/2017

This Site Is Outside of The Coastal Commission Appeal Jurisdiction

This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) working days following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, #300, Santa Cruz, CA 95060, 531-427-4863.

# EXHIBIT C-1

## CITY OF MORRO BAY

### NOTICE OF EXEMPTION

**TO:**  San Luis Obispo Co. Clerk  
County Government Center  
San Luis Obispo CA 93401

**FROM:** City of Morro Bay  
Community Development Department  
955 Shasta Avenue  
Morro Bay, CA 93442

Office of Planning & Research  
1400 Tenth Street  
Sacramento, CA 95814

**Project Title:** Construction of a duplex on a 5,000 sq. ft. vacant parcel

**Project Location - Specific:** 396 Hill Street, Morro Bay, CA 93442 (APN 068-282-032)

**Project Location - City:** MORRO BAY **County:** SAN LUIS OBISPO

#### Description

**of Project:** Administrative Coastal Development Permit & Minor Use Permit for the construction of a two-unit multi-family structure on a 5,000 sq. ft. parcel. Specifically, unit A includes 1,745 sq. ft. of habitable floor area and a 540 sq. ft. garage. Unit B includes 1,517 sq. ft. of habitable floor area, a 552 sq. ft. garage, and a 775 sq. ft. playroom. The project is located within the MCR/R-4/SP Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

**Name of Public Agency Approving the Project:** CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442  
[jgargiulo@morrobayca.gov](mailto:jgargiulo@morrobayca.gov)

**Name of Person or Agency Carrying Out Project:** Marc Eisemann, 4875 Shadow Canyon Rd. Templeton, CA 93465  
[marcisinit@aol.com](mailto:marcisinit@aol.com)

#### Exempt Status: (Check One)

Reasons why project is exempt: Construction of a multi-family residential structure under four units

- Ministerial (Sec. 21080(b)(1); 15268);  Categorical Exemption:  
Type and Section Number: 15303, Class3b
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption Code No. \_\_\_\_\_

**Lead Agency:** City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

**Contact Person:** Joan Gargiulo, Assistant Planner **Telephone:** 805-772-6270

Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

#### Certification:

I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature: 

Title: Assistant Planner

Date: 5/8/2017

# EXHIBIT C-1

APPLICANT'S ACCEPTANCE  
OF  
CONDITIONS OF APPROVAL

CASE NO. CP0-515 & UP0-455

SITE LOCATION: 396 Hill Street, MORRO BAY

APPLICANT NAME: Marc Eisemann

APPROVAL BODY: Community Development Director

DATE OF ACTION: 5/8/2017

I, \_\_\_\_\_ the undersigned, have read and  
(*APPLICANT'S NAME - PLEASE PRINT*)

reviewed the conditions of approval imposed by the Approval Body in its action  
approving Case Number: CP0-515 & UP0-455

I UNDERSTAND AND ACCEPT SAID CONDITIONS AND AGREE TO FULLY COMPLY WITH THEM.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

# EXHIBIT C-1

**COASTAL DEVELOPMENT PERMIT AND MINOR USE PERMIT  
CASE NO. CP0-515 & UP0-455  
SITE LOCATION: 396 HILL STREET, MORRO BAY**

## **I. FINDINGS OF APPROVAL**

The Community Development Director has reviewed this Coastal Development Permit and Minor Use Permit application and finds the following:

### California Environmental Quality Act (CEQA)

1. The project is exempt from the California Environmental Quality Act, under Class 3, Section 15303(b) for New Construction or Conversion of Small Structures which allows for the development of a duplex or similar multi-family residential structure, totaling no more than four dwelling units. Additionally, none of the Categorical Exemption exception, noted under Section 15300.2 apply to the project.

### Coastal Development Permit findings

2. That the project is the construction of a two-unit multi-family structure on a 5,000 sq. ft. parcel. Specifically, unit A includes 1,745 sq. ft. of habitable floor area and a 540 sq. ft. garage. Unit B includes 1,517 sq. ft. of habitable floor area, a 552 sq. ft. garage, and a 775 sq. ft. playroom. The project is located within the MCR/R-4/SP Mixed Commercial and Residential Zoning District, therefore the multi-family residential development is consistent with the applicable provisions of the Certified Local Coastal Program (LCP) and the General Plan for the City of Morro Bay.

### Minor Use Permit Findings

1. The project will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood, because the project conforms to all pertinent development and performance standards as set forth in the Zoning Ordinance.
2. The project will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because as conditioned the residential project is consistent with the provisions set forth in the Local Coastal Program, the General Plan, and all pertinent Sections of the Morro Bay Municipal Code.

### North Main Specific Plan Findings

1. The development standards of the North Main Street specific plan have been met for this project in that the proposed project of a new two-unit multi-family residential development in that the structure shall not exceed the 25 ft. height limit and the vacant parcel does not contain any existing mature trees.

# EXHIBIT C-1

## II. CONDITIONS OF APPROVAL

### STANDARD CONDITIONS:

1. Permit: This permit is granted for the land described on Assessor Parcel Number 068-282-032 and plans received by the City on March 14, 2017 and on file with the Community Development Department.
2. Inaugurate Within Two Year: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

# EXHIBIT C-1

## PLANNING CONDITIONS:

1. CEQA Exemption: If the applicant elects to post the Categorical Exemption with the County Clerk's Office then a required fee of \$50 fee shall be made payable to "County of San Luis Obispo" and delivered to the County Clerk along with the Categorical Exemption form attached to the coastal development permit. This filing has the effect of starting a 35-day statute of limitations period for challenges to the decision in place of the 180-day period otherwise in effect.
2. Construction Hours: Pursuant to section 9.28.030.I, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the community development department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of any grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official.
4. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Storage containers or other equipment shall not encroach into the required setback areas consistent with the zoning district.
5. 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.
6. Landscaping in Front Setback: A minimum of five feet of landscaped area shall be provided within the front setback area on either side of the driveway.
7. Landscaping: All side and rear setback areas shall be landscaped.
8. Lighting: Any site lighting proposed shall be shielded and downward facing to ensure compatibility with the adjacent residential neighborhood.

## BUILDING CONDITIONS:

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Building permit.

## FIRE DEPARTMENT CONDITIONS:

1. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903), California Residential Code (Section R313), and Morro Bay Municipal Code (Section 14.08.090(L)(1)) is required.

# EXHIBIT C-1

Applicant shall submit plans for an automatic fire sprinkler system, in accordance with NFPA 13-D, to Morro Bay Community Development Department for review.

2. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)

Applicant shall provide Carbon Monoxide detection in accordance with CRC R315.2.

3. Fire Safety During Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations

Applicant shall include above language on Building Plan submittal.

## **PUBLIC WORKS CONDITIONS:**

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website [www.morro-bay.ca.us/mainmanual](http://www.morro-bay.ca.us/mainmanual) Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements.
2. Frontage Improvements: This lot is in the R-4 Zoning district and the installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6, sidewalk, curb and street tree. If permeable pavers are to be used, a modified driveway approach with a 12" wide PCC grade beam should be constructed to stabilize the front edge of the pavers.
3. Sewer & Public Utility Easement: Verify if neighboring property (398 Hill Street) has a sewer lateral going through property in order to connect to sewer mainline within 3 foot utility easement. Our records indicate there are three sewer laterals connecting off this sewer mainline. The first sewer lateral connection is approximately 12 feet from the manhole off Hill Street. The second lateral connection is approximately 22.3 feet from the manhole and the third lateral connection is approximately 74.6 feet from the manhole.
4. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. If a new lateral is being proposed and old lateral exists, include a note on the plans to cap and abandon existing sewer lateral.
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. The Plan shall show

# EXHIBIT C-1

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.

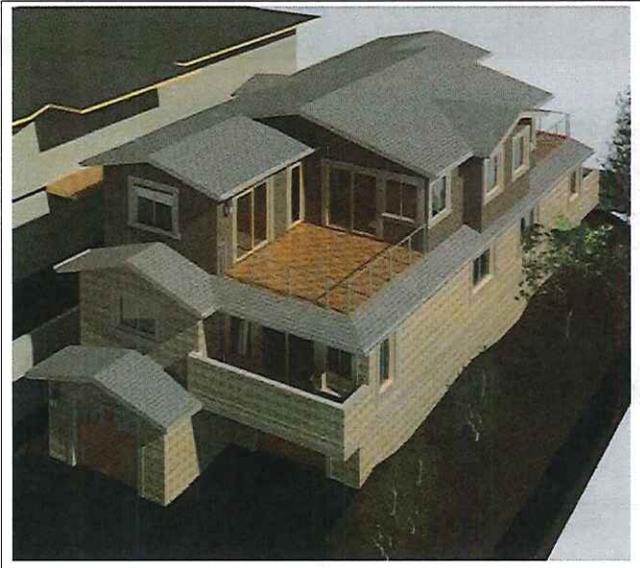
6. Water Meter: Per Resolution No. 06-16, all new water allocations requested for 2016 shall be offset on a two-to-one basis (or 440 gallons per day) by providing retrofits to existing uses or providing non-required water savings features for development that would benefit from water allocation. Submit a list of items and supporting documents (such as manufacturer's specifications, manufacturer's water calculations, WELO Water calculations, etc.) proving water savings amount. See attached "Water Allocation Form". The Public Works Director is responsible for the review and approval of the proposed retrofits to ensure they offset the water supply requested by new development. Retrofits may include, but are not limited to, any of the following water savings best management practices:
  - Irrigation retrofits
  - Waterless urinals
  - Waterless toilets
  - Ultra-Low flow toilets
  - Lawn/Landscape replacement
  - Grey water system installation in new construction
  - Installation of rainwater recovery system
  - Other water savings best management practices as approved by the Public Works Director
  - If retrofit is deemed to be infeasible by Public Works Director (whose decision is not appealable), then payment of an "In-Lieu" fee program of two times \$3,016 (\$6,032) per required Water Equivalency Units (WEU). Applicant must submit proof that retrofit is infeasible.
7. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application.

Add the following Notes to the Plans:

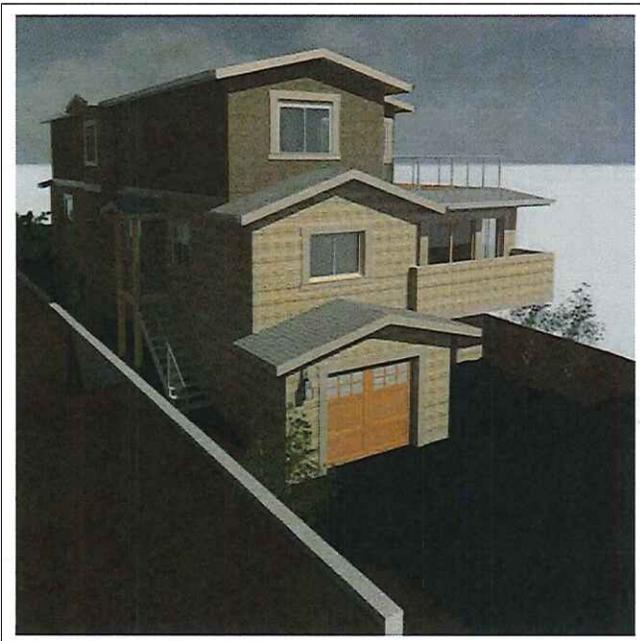
1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

# EXHIBIT C-2

Hill Street - Northwest



Hill Street - North



## Hill Street Duplex

Hill Street  
Morro Bay, CA



### Vicinity Map



### Directory

#### Owner

Elsmann Design Build  
4875 Shadow Canyon Rd  
Templeton, CA 93465  
p (805) 748-0620  
e morrow@el.com  
contact: Marc Elsmann

#### ARCHITECT

Michael Smith, Architect  
P.O. Box 1520  
San Luis Obispo, CA 93406  
p 202.524.3226  
e Mike@MichaelSmithArchitect.com  
contact: Michael Smith, AIA

### Drawing List

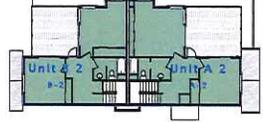
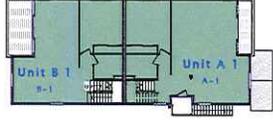
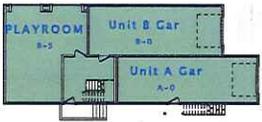
- P1 TitleSheet
- P2 Site Plan
- P3 Topo Plan
- P4 Landscape/Irrigation Plan
- P5 Exterior Lighting Plan
- P6 Aerial Map
- P7 Ground / Main Level Floor Plan
- P8 Upper Level Floor Plan
- P9 Exterior Elevations
- P10 Site Section
- P11 Photorealistic Renderings

### Area Summaries

GROUND LEVEL AREA		
No.	Comments	Area
A-0	Ground Level Garage A	140 SF
B-0	Ground Level Garage B	532 SF
B-1	Ground Level Mainroom	725 SF

MAIN LEVEL AREA		
No.	Comments	Area
A-1	Main Level Unit A	1,032 SF
B-1	Main Level Unit B	861 SF

UPPER LEVEL AREA		
No.	Comments	Area
A-2	Upper Level Unit A	714 SF
B-2	Upper Level Unit B	636 SF



#### Building Area Legend

Gross Building Area

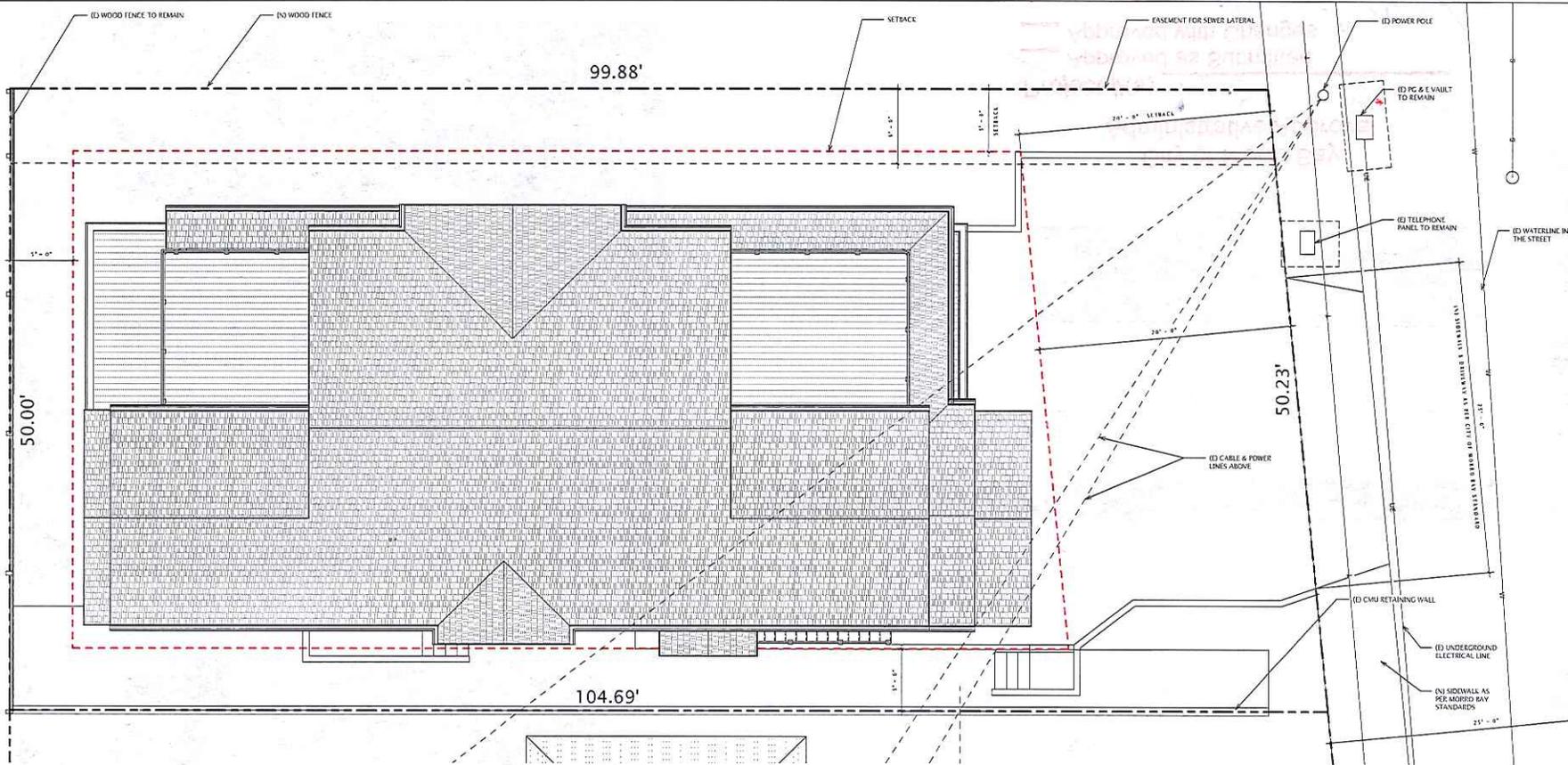
**City of Morro Bay**  
**Administrative Approval**  
 Project #(s) CPO-515 / WPO-455  
~~Approved as Submitted~~  
~~Approved with Changes~~  
 Approval Date: May 8th, 2017  
 Planner: Jan Fughilo

Titlesheet

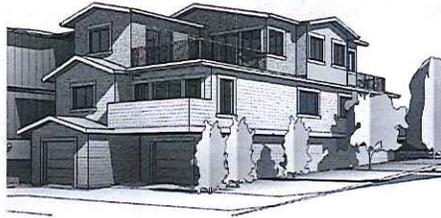
P1

Schematic Design

# EXHIBIT C-2



## View From Hill Street



## Project Data

• JURISDICTION:	CITY OF MORRIS BAY	• BUILDING AREAS	
• ZONING:	R4-PD	• Unit A	540 SF
• Lot Coverage:	60% max	1. Garage	1,032 SF
a. Lot Area:	9,013 SF (Max. SF: 5,408 SF)	2. Main Level	223 SF
b. Main Level Area:	2,896 SF (32% max)	3. Upper Level	1,745 SF
• HEIGHT RESTRICTIONS:	30 FT ABOVE AVERAGE GRADE	• Unit B	552 SF
1. See Calculation		1. Garage	775 SF
• SETBACKS:		2. Floorplan	881 SF
a. 15'-0" FRONT SETBACK		3. Main Level	666 SF
b. 5'-0" INTERIOR SIDE SETBACKS		4. Upper Level	2,292 SF
c. 10'-0" SIDE SETBACKS		• BUILDING HEIGHT CALCULATION	
d. 5'-0" REAR SETBACK		- HIGH POINT	60.0 FT
• FOR CLIMATE ZONE 3 PER 2009 IRC		- LOW POINT	54.0 FT
a. MAXIMUM GLAZING U-FACTOR	30	- DIFFERENCE	6.0 FT / 2 = 3.0 FT
b. CEILING	R-10	- AVERAGE GRADE	54.0 + 3.0 = 57.0 FT
c. WALLS	R-13	- HEIGHT LIMIT	25 FT
d. FLOORS	N/A	- AVERAGE GRADE	57.0 FT
e. BASEMENT WALLS	N/A	- BUILDING HEIGHT LIMIT GRADE	62.0 FT
f. SLAB PERIMETER R-WALLS AND DEPTH	N/A		
g. CRAWL SPACE WALLS	N/A		



## Site Plan

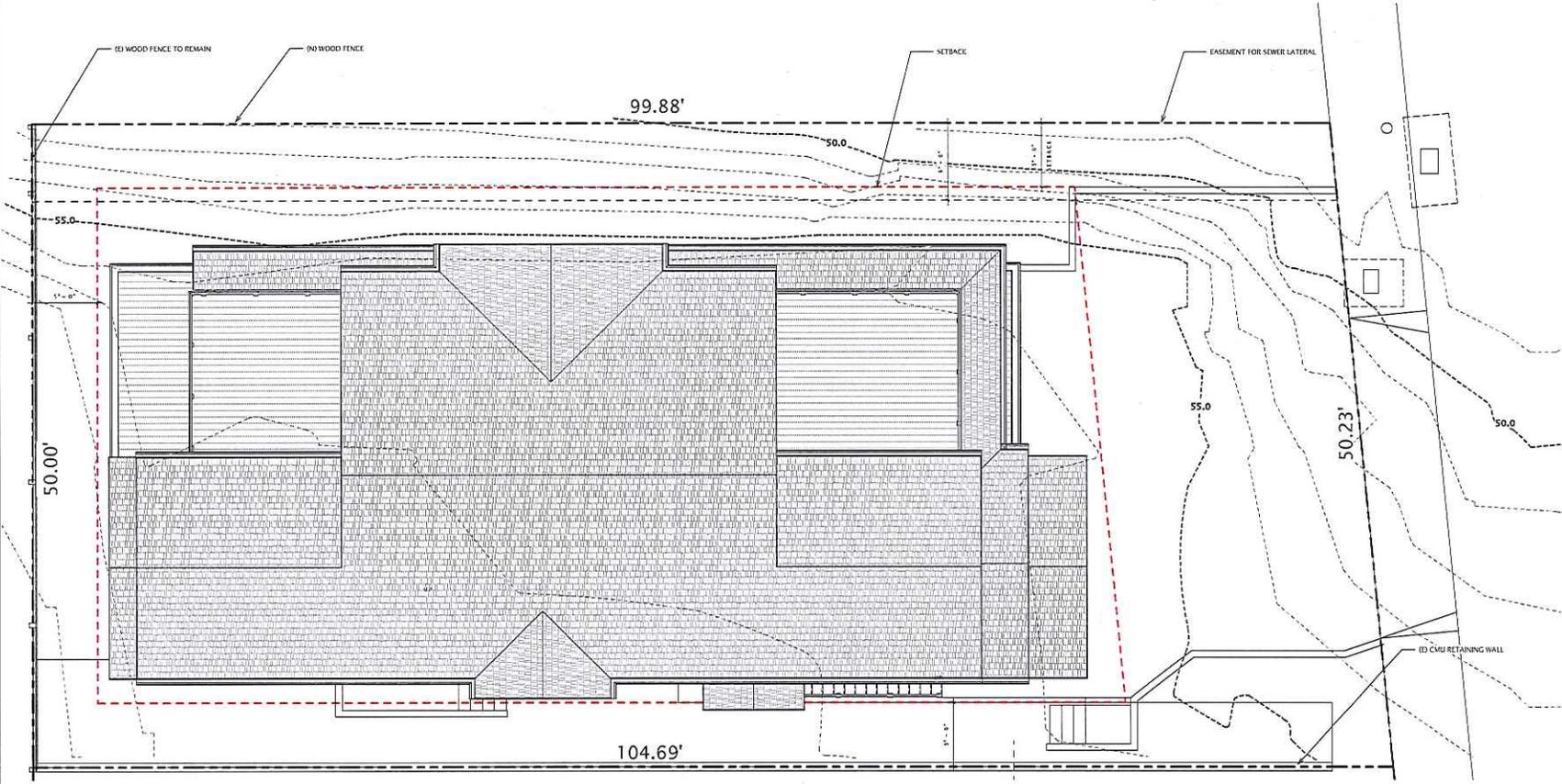
Scale: 1/4" = 1'-0"

Site Plan

P2

SCHEMATIC DESIGN

# EXHIBIT C-2



CUT AND FILL CALCULATION  
 CUT 4,590 CF  
 FILL 12.5 CF

**Topo Plan** Scale: 1/4" = 1'-0"

Topo Plan

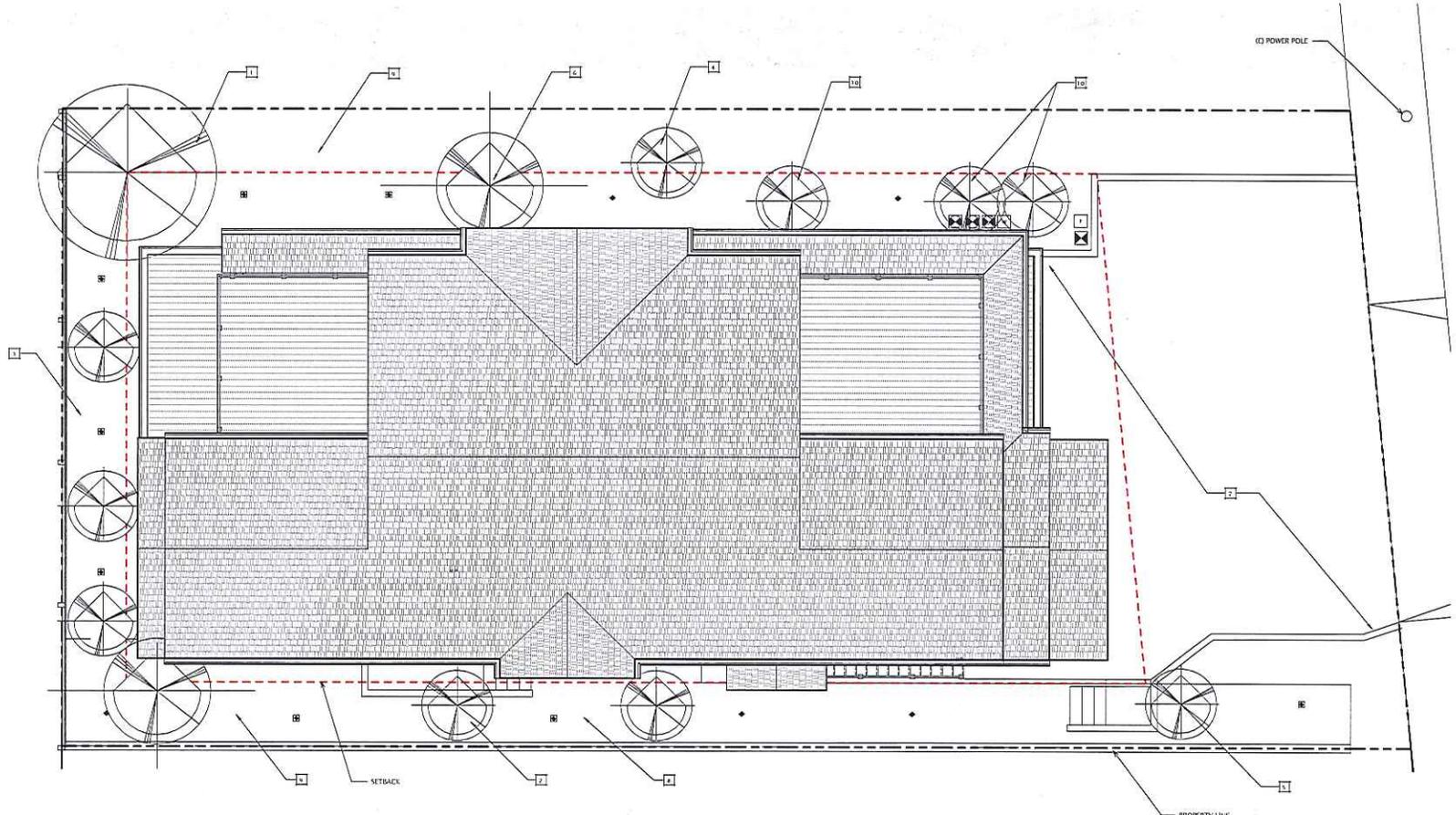
**P3**

Schematic Design

# EXHIBIT C-2



## Landscape/Irrigation Plan



**P.O.C. SYSTEM**

**WATER METER:**  HYDRAULIC GRADE LINE, STATIC WATER PRESSURE AT METER, WATER METER SERVICE SIZE, WATER METER SIZE, DESIGN WATER PRESSURE, MAXIMUM DESIGN FLOW.

**OWNER MAINTAINED**

**BACKFLOW DEVICE:**  APPROXIMATE LOCATION OF 1 WATT 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTOR(S). THE CONTRACTOR SHALL VERIFY THE INSTALLATION, DETAIL AND LOCATION WITH THE OWNER AND WATER AGENCY PRIOR TO INSTALLATION.

**CONTROLLER:** APPROXIMATE LOCATION OF 1 RAINBIRD ESP-LXD TWO WIRE CONTROLLER(S) WITH ELECTRICAL SERVICE (BY OWNER AND ELECTRICAL METER PROVIDED BY CONTRACTOR). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE ELECTRICAL PULLBOX AND CONTROLLER LOCATION IN THE FIELD FOR APPROVAL BY OWNER. THE CONTRACTOR SHALL PROVIDE AND INSTALL CONTROLLER(S) AND BACK BOARD FOR CONTROLLER IN A STAINLESS STEEL CONTROLLER ENCLOSURE. REFER TO IRRIGATION LEGEND FOR MODEL #.

**MASTER VALVE:**  APPROXIMATE LOCATION OF 1 RAIN BIRD EFB-CP 1 1/2" MASTER VALVE PER THE IRRIGATION LEGEND.

**FLOW METER:**  APPROXIMATE LOCATION OF 1 CST 1-1/2" FLOW SENSOR(S) PER THE IRRIGATION LEGEND.

**PIPE SIZING NOTES:**

1. ALL PIPE SIZES, CALLOUTS ARE IN INCHES OR REFERENCE THE PIPE SIZING LEGEND.
2. PIPE SIZING CALLOUTS ARE SHOWN ONLY AT ENDS OF THE RUNS. ALL PIPE SIZED BETWEEN CALLOUTS ARE SIZED THE SAME.
3. ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".
4. ALL UNSIZED RUNS OF LATERAL LINE PIPE SERVING THREE OR FEWER SPRAY HEADS SHALL BE SIZED 3/4".

**PIPE SIZING LEGEND:**

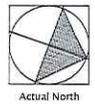
INCH	PC
1/2"	1/2"
3/4"	3/4"
1"	1"
1 1/2"	1 1/2"
2"	2"
3"	3"
4"	4"
6"	6"
8"	8"
10"	10"

**IRRIGATION HEAD LEGEND:**

SYM	MANUFACTURER & MODEL	INCHES	QW	Q	W	D	T
▲	RAINBIRD TRIG-300-PP-100-10-12	TRIG-PP-100-10	12	2	2	2	2
■	RAINBIRD TRIG-300-PP-100-10-12	TRIG-PP-100-10	12	2	2	2	2

**LANDSCAPE SCHEDULE**

No.	Qty	Description	Size	Comments
1	3	Acacia Parasola Ballina	5 Galton	
2	15	Shrub Fern	1 Galton	
3	3	Screen Ground Cover	-	
4	1	Fast Tree	5 Galton	
5	2	Fastest Palm Tree	5 Galton	
6	1	Shrub Mimos	5 Galton	
7	0	PERMANENT PAVES	-	
8	1	Calum Ground Cover	1 Galton	
9	1	Miscel Ground Cover	1 Galton	Ground Cover
10	1	Phytolacca Nitida	1 Galton	



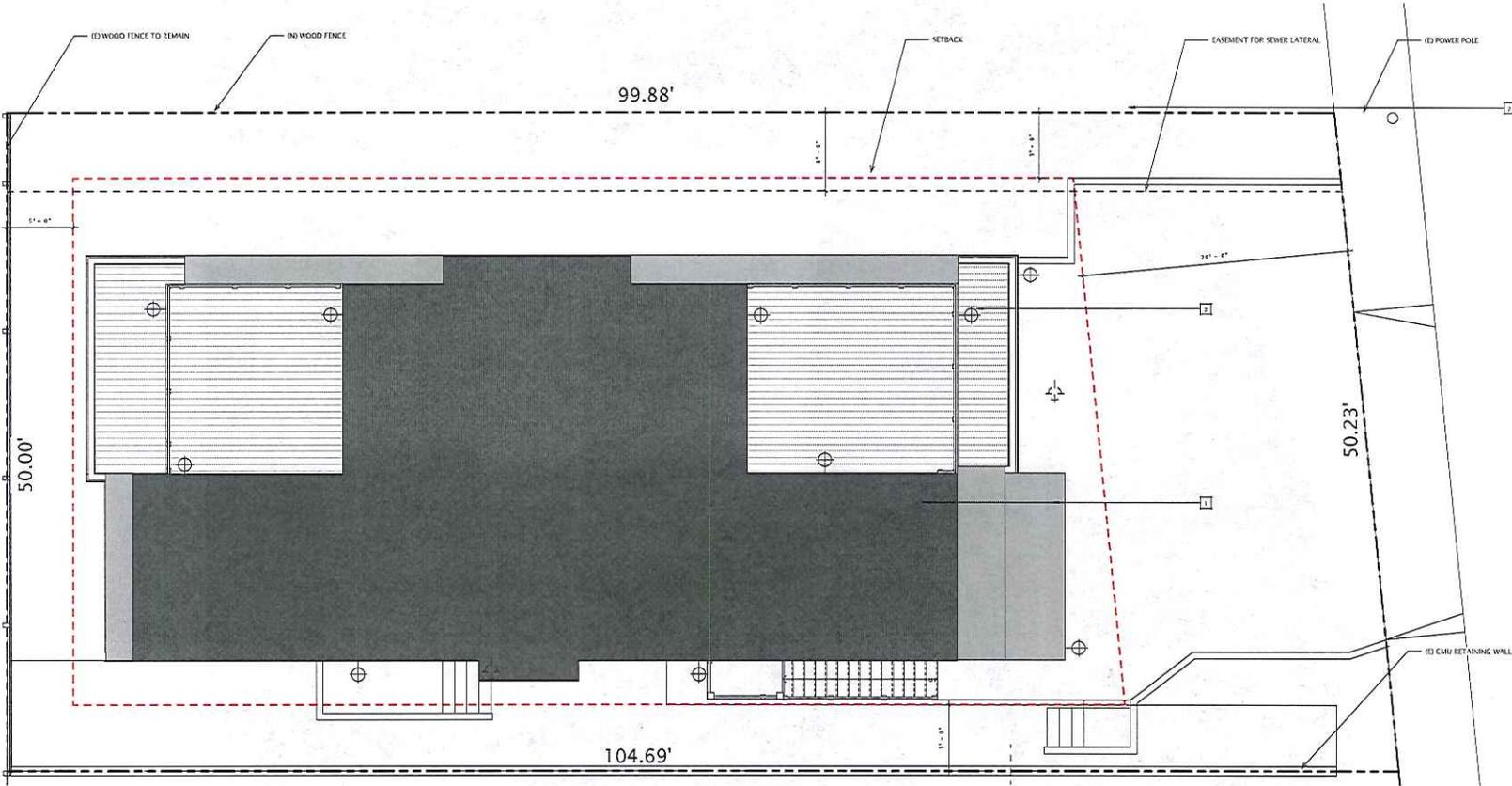
# Landscape/Irrigation Plan

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

P4

Schematic Design

# EXHIBIT C-2



Exterior Lighting Plan

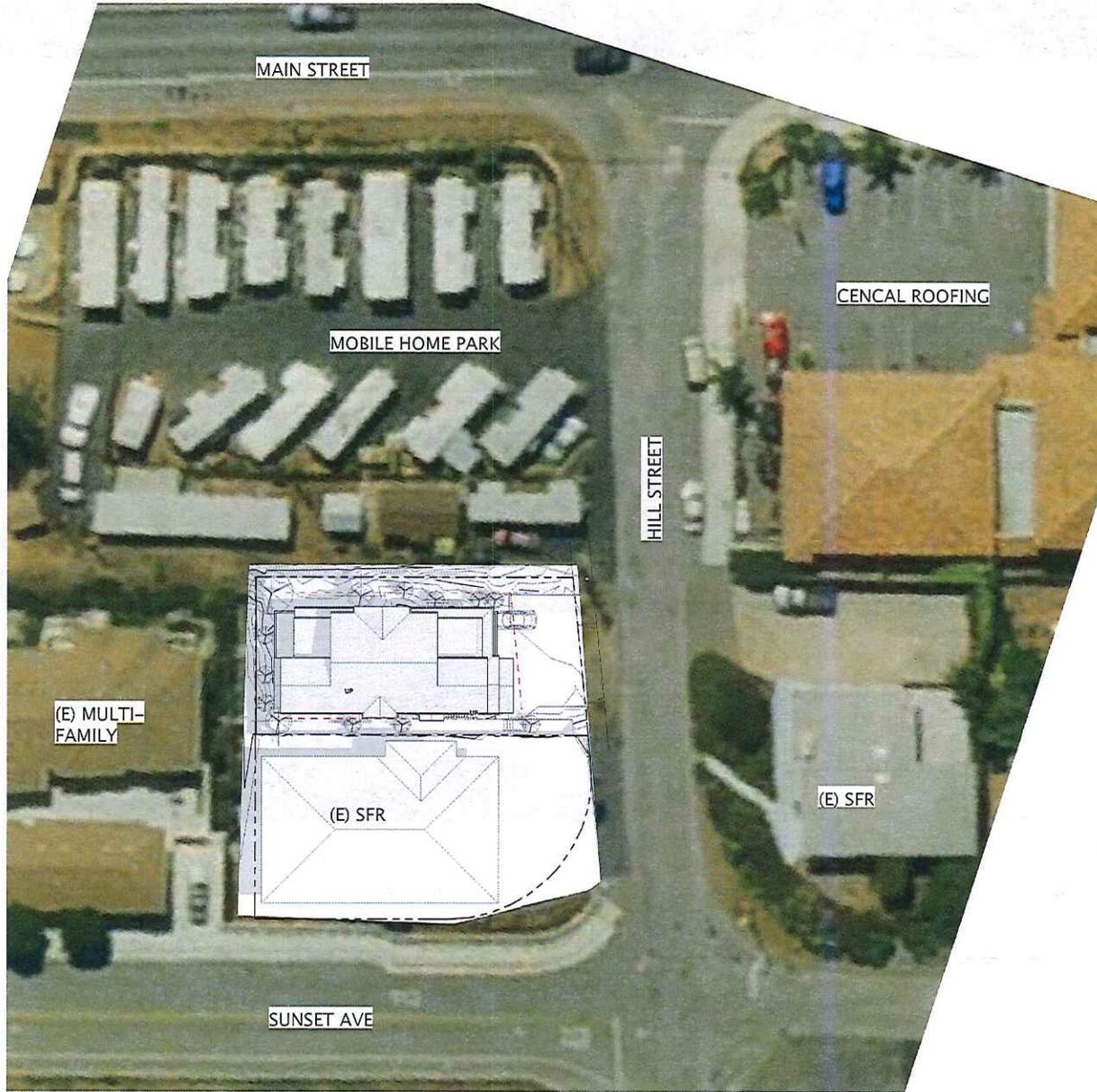
Exterior Lighting Plan

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

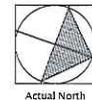
P5

Schematic Design

# EXHIBIT C-2



Aerial Map

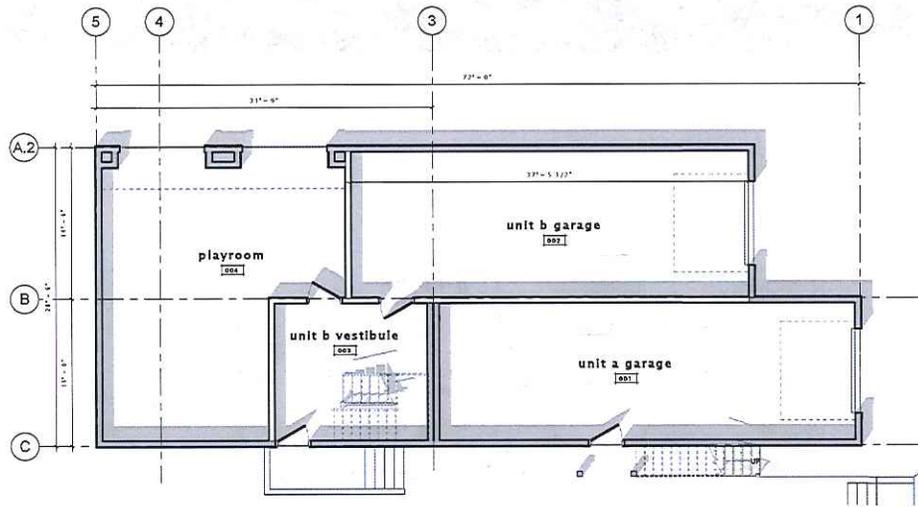


Aerial Map

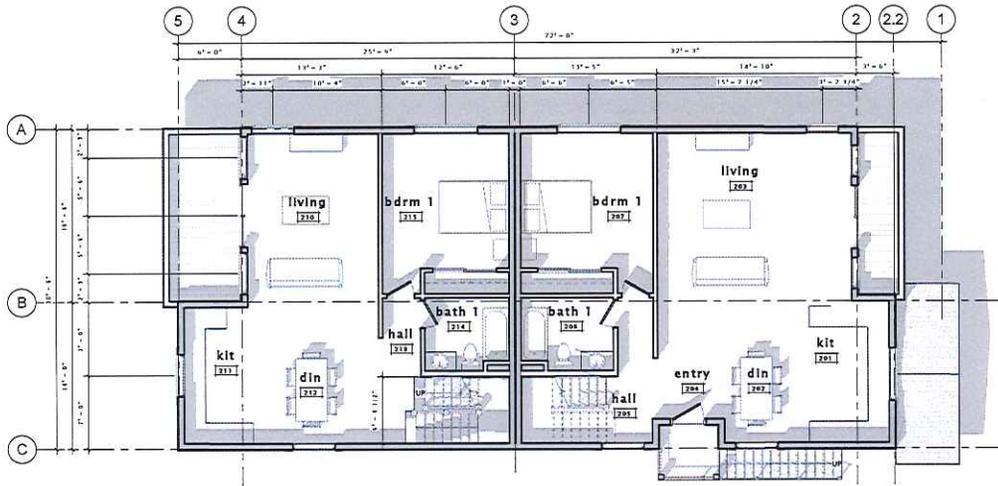
P6

Schematic Design

# EXHIBIT C-2



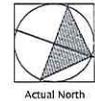
**Ground Floor Plan** Scale: 3/16" = 1'-0"



**Main Level Floor Plan** Scale: 3/16" = 1'-0"



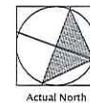
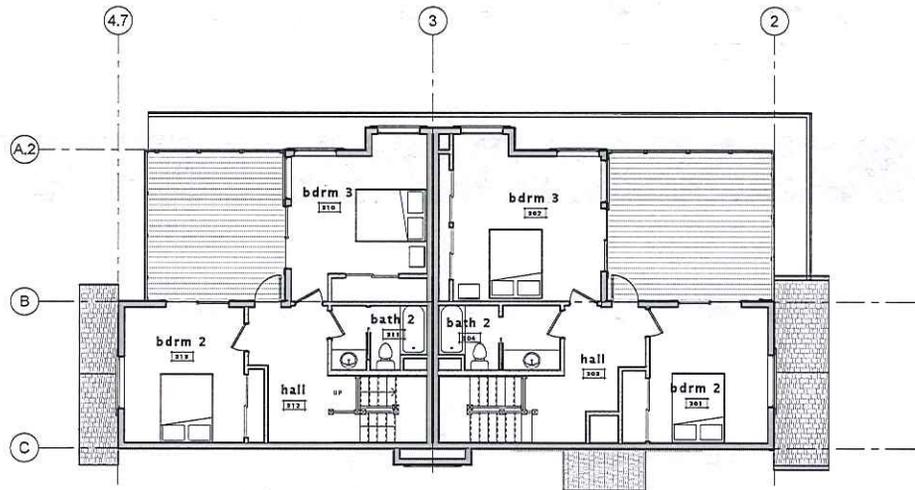
Ground / Main Level Floor Plan



P7

Schematic Design

# EXHIBIT C-2



Upper Level Floor Plan

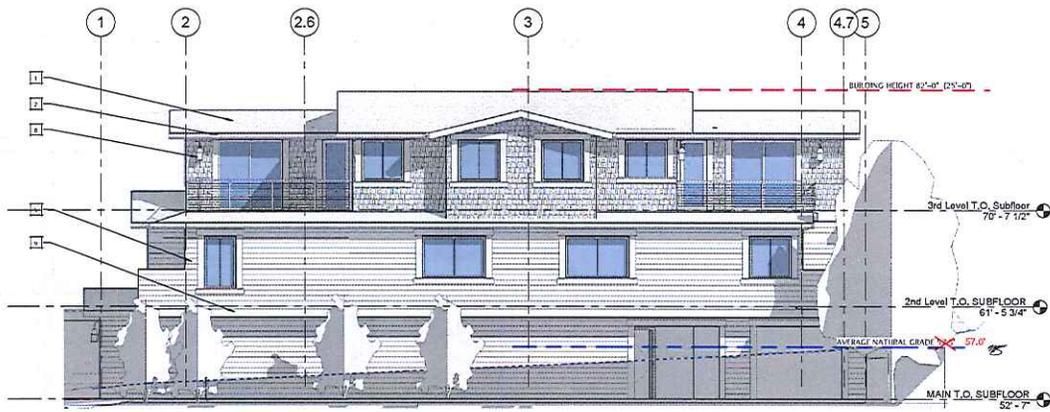
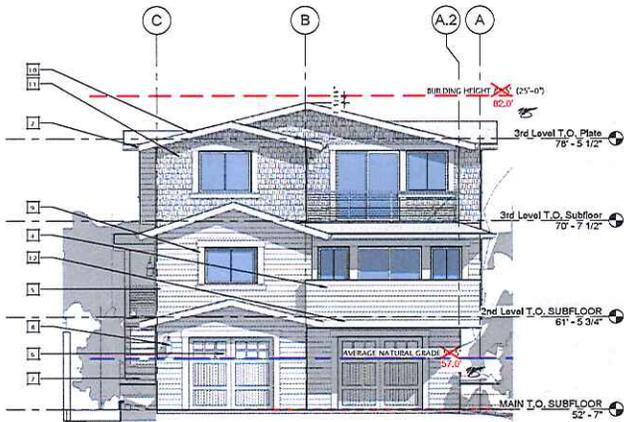
Scale: 3/16" = 1'-0"

Upper Level Floor Plan

P 8

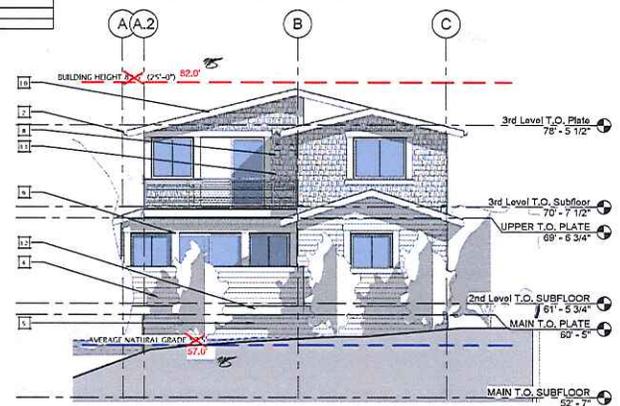
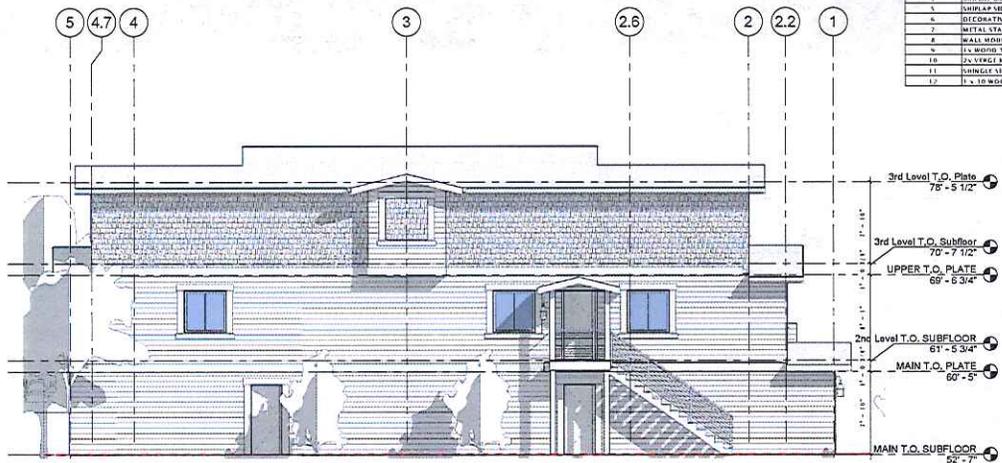
Schematic Design

# EXHIBIT C-2



**North / West Elevations** Scale: 3/16" = 1'-0"

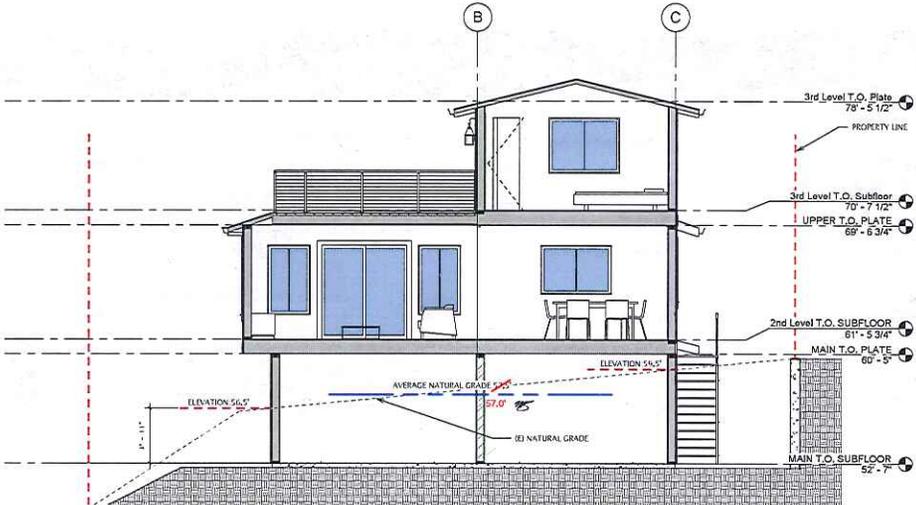
EXTERIOR ELEVATION NOTES	
No	Description
1	ASPHALT SHINGLES
2	BASIS GUTTER, TYP
3	NOY DADO
4	SHINGLE BALCONY WALL W/ PAINTED WOOD CAP
5	SHINGLE SIDING @ GROUND & MAIN LEVEL, TYP
6	DECORATIVE CARAGE DOOR, TYP, TYP
7	METAL STAIRS
8	WALL MOUNTED LIGHT FIXTURE
9	1/2" WOOD TRIM, PAINTED
10	2" WOOD TRIM, PAINTED
11	SHINGLE SIDING @ UPPER LEVELS, TYP
12	1/2" x 10 WOOD TRIM PAINTED, TYP



**East / South Elevations** Scale: 3/16" = 1'-0"

Exterior Elevations

# EXHIBIT C-2

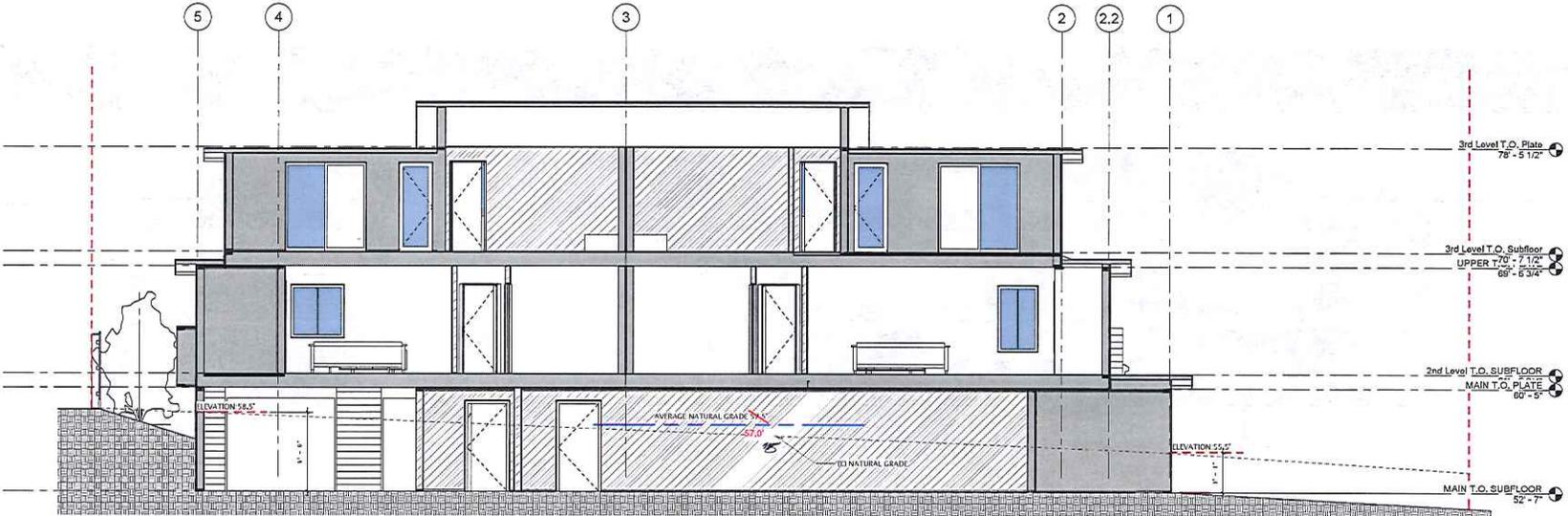


~~BUILDING HEIGHT CALCULATION~~

- EAST-FRONT 50.5' - 1.85' = 3.0' / 2 = 1.5FT
- AVERAGE GRADE 56.5' = 1.5FT = 58.0FT
- NORTH-SOUTH 58.5' - 5.5' = 3.0' / 2 = 1.5FT
- AVERAGE GRADE 79.5' - 3.5FT = 57.0FT

REFER TO SHEET P3 FOR BUILDING HEIGHT CALCULATION

**Bldg Section East-West** Scale: 1/4" = 1'-0"



**Bldg Section North-South** Scale: 1/4" = 1'-0"



Site Section

P10

Schematic Design

# EXHIBIT C-2



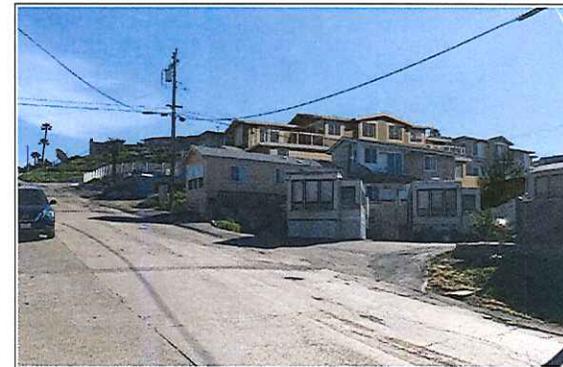
INTERSECTION OF HILL & SUNSET AVE – POSITION 1



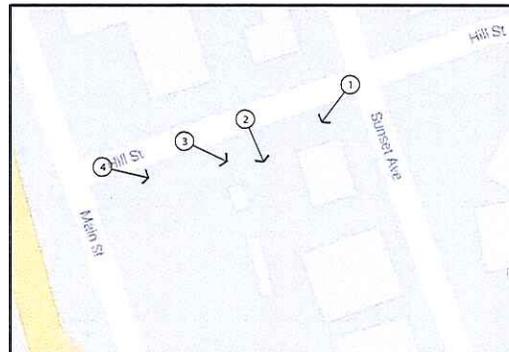
FRONT OF PROJECT – POSITION 2



ON HILL MIDWAY BTWN SUNSET & MAIN – POSITION 3



BOTTOM OF HILL ST – POSITION 4



Photorealistic Renderings

P11

Schematic Design

# CITY OF MORRO BAY PLANNING COMMISSION

**#CP0-515/#UP0-455**

**Request for Time Extension  
to Coastal Development  
Permit approved 5/8/2017**

**for new construction of  
two-story duplex with one  
2,212 sf unit and one 2,426  
sf unit at 396 Hill**

**Permittee: Scott Godfrey**

**June 1, 2021**



# Approved Development

---

- **New construction of a duplex on vacant lot: One 2,212 sf unit with a 720 sf garage and one 2,246 sf unit with a 608 sf garage.**
- **Request for one-year extension requires Planning Commission approval after Director-authorized extensions in 2019 and 2020.**

# Existing Site

**Vacant Lot in  
MCR/R-4/SP Zone**



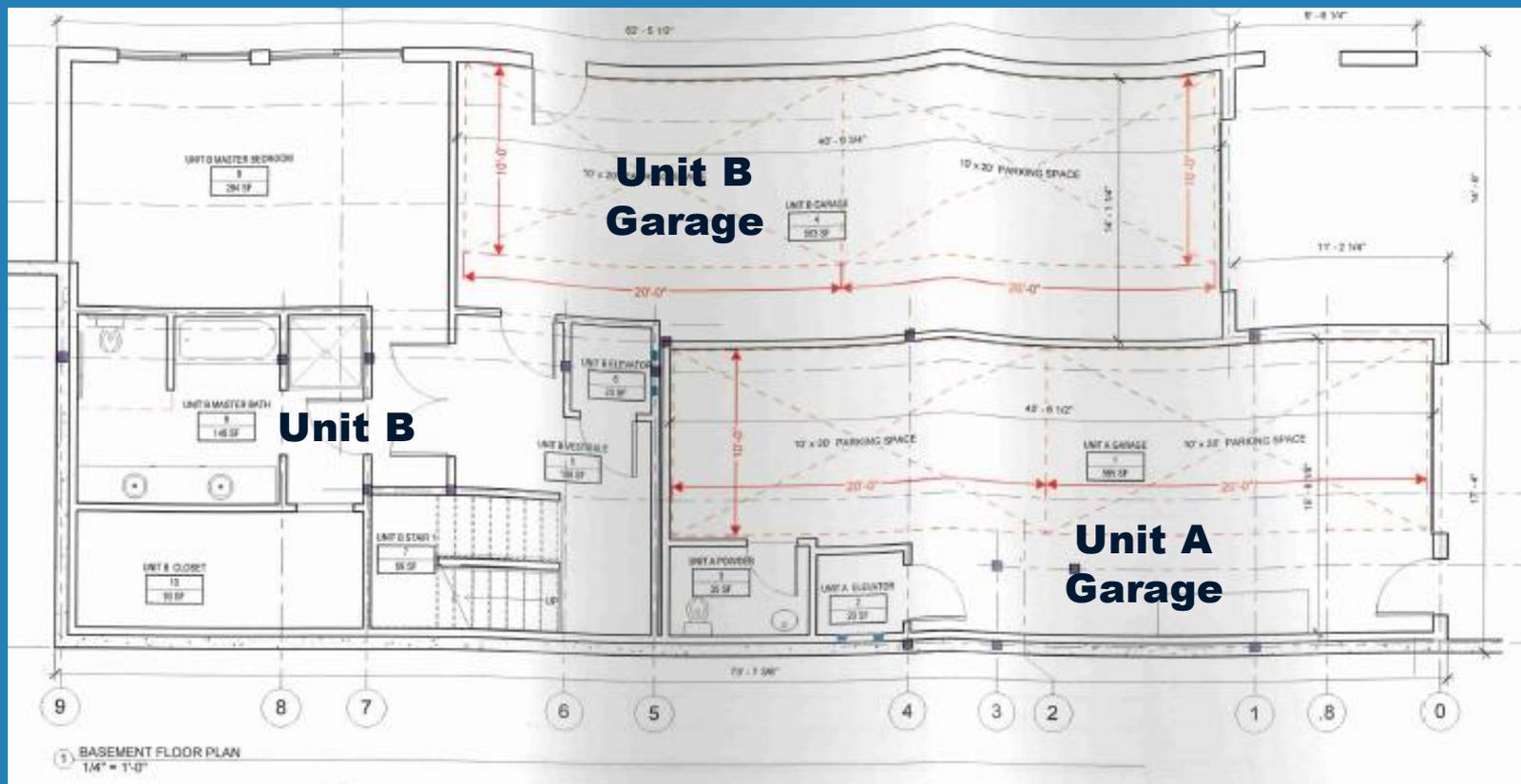
# Visual Simulation



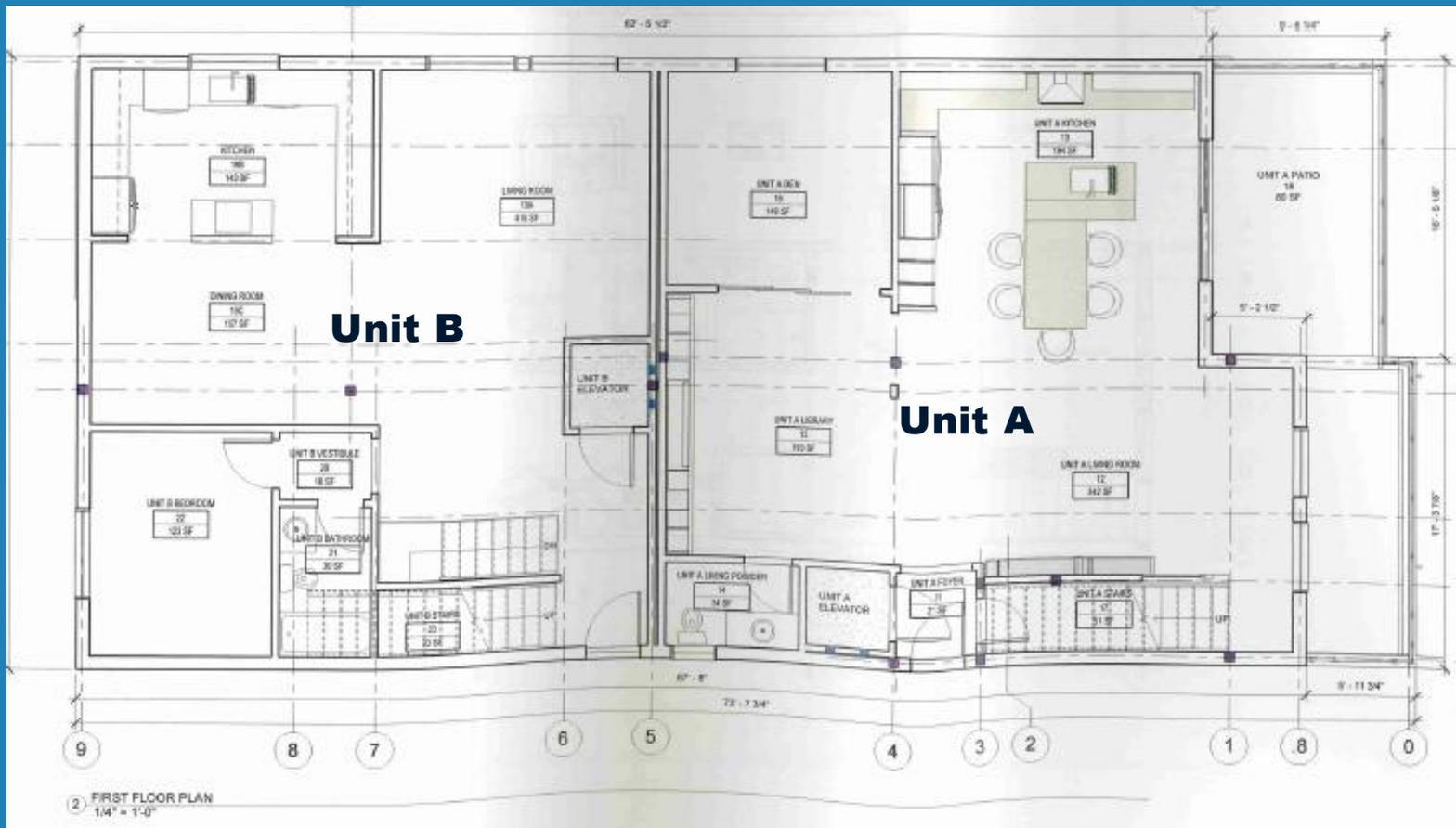
# Site Plan



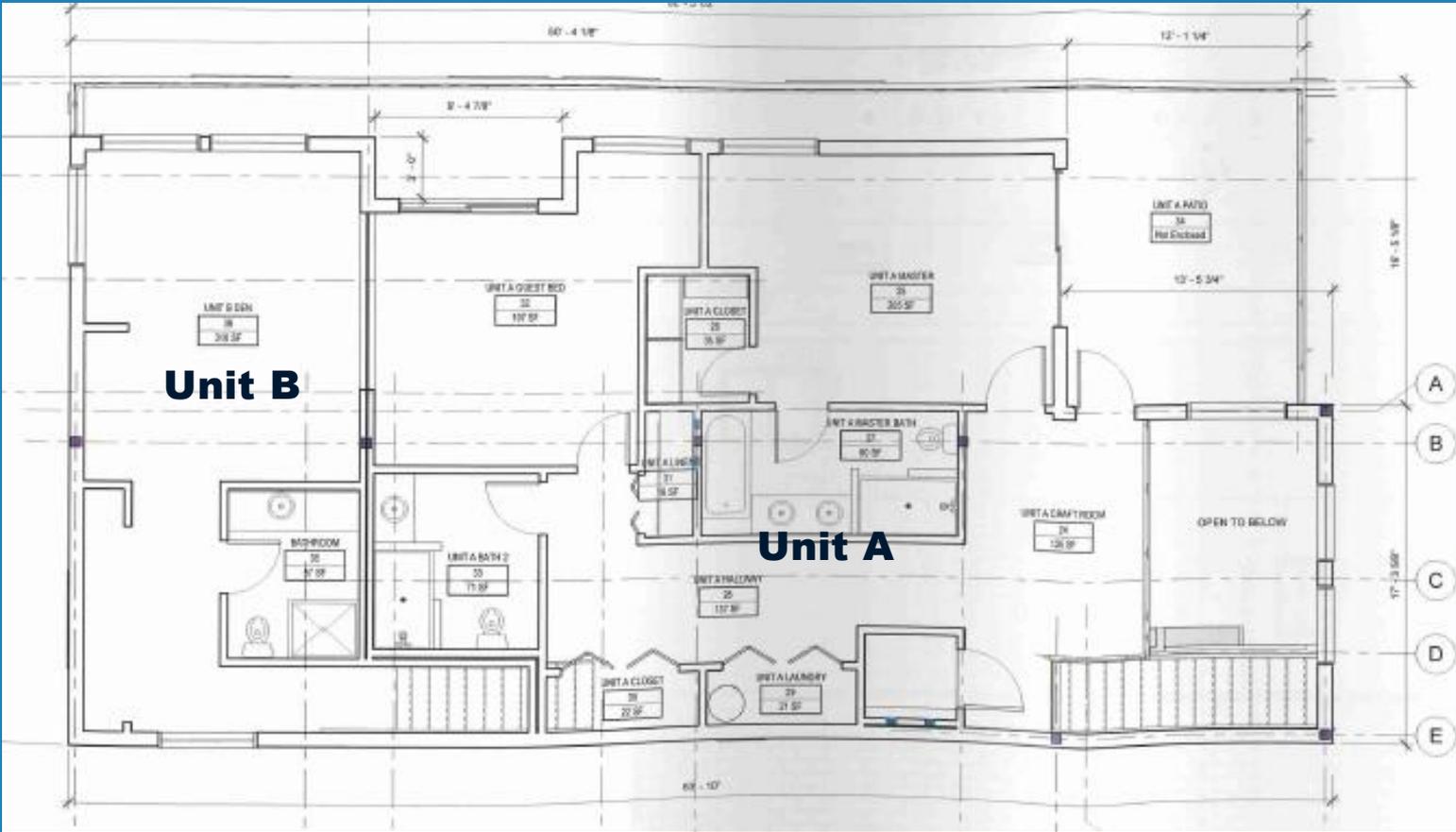
# Floor Plan: Basement



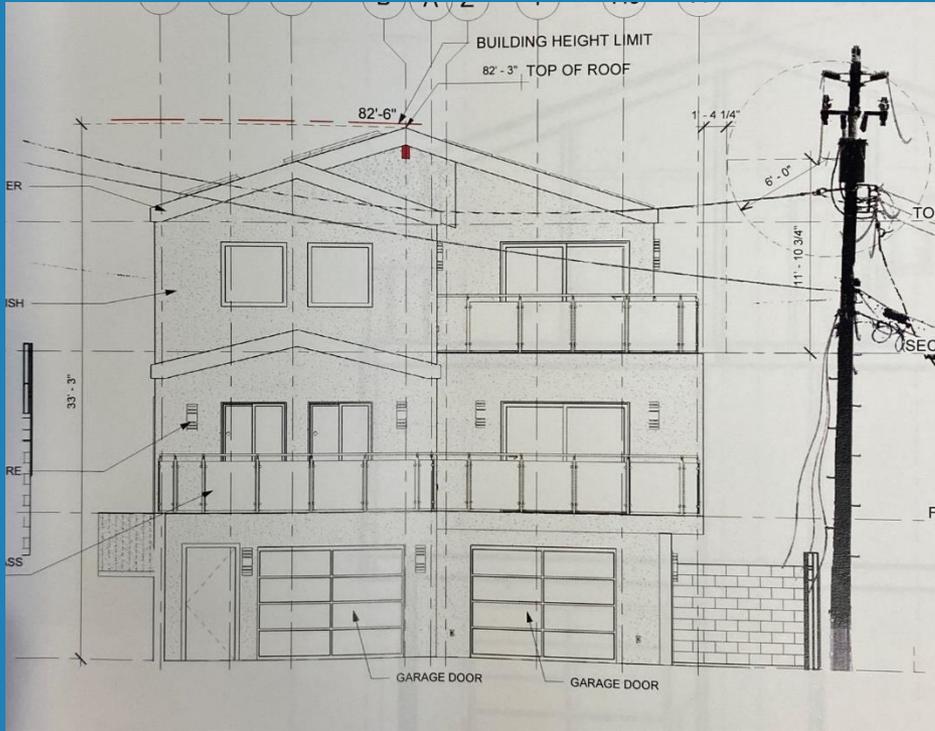
# Floor Plan: First Floor



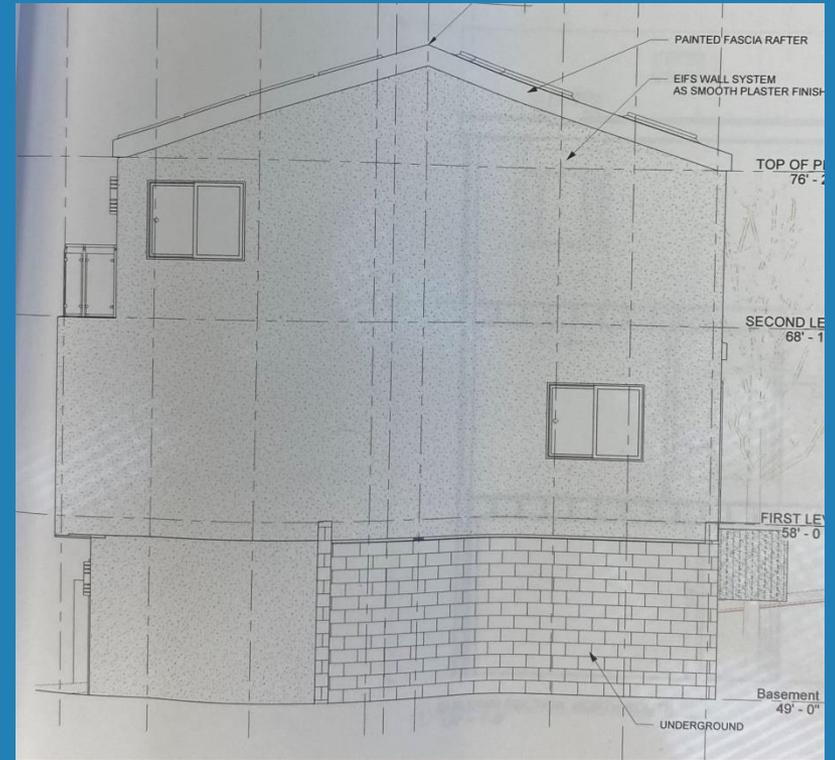
# Floor Plan: Second Floor



# EXHIBIT D Elevations



**North Elevation (Front)**



**South Elevation (Rear)**

# West Elevation

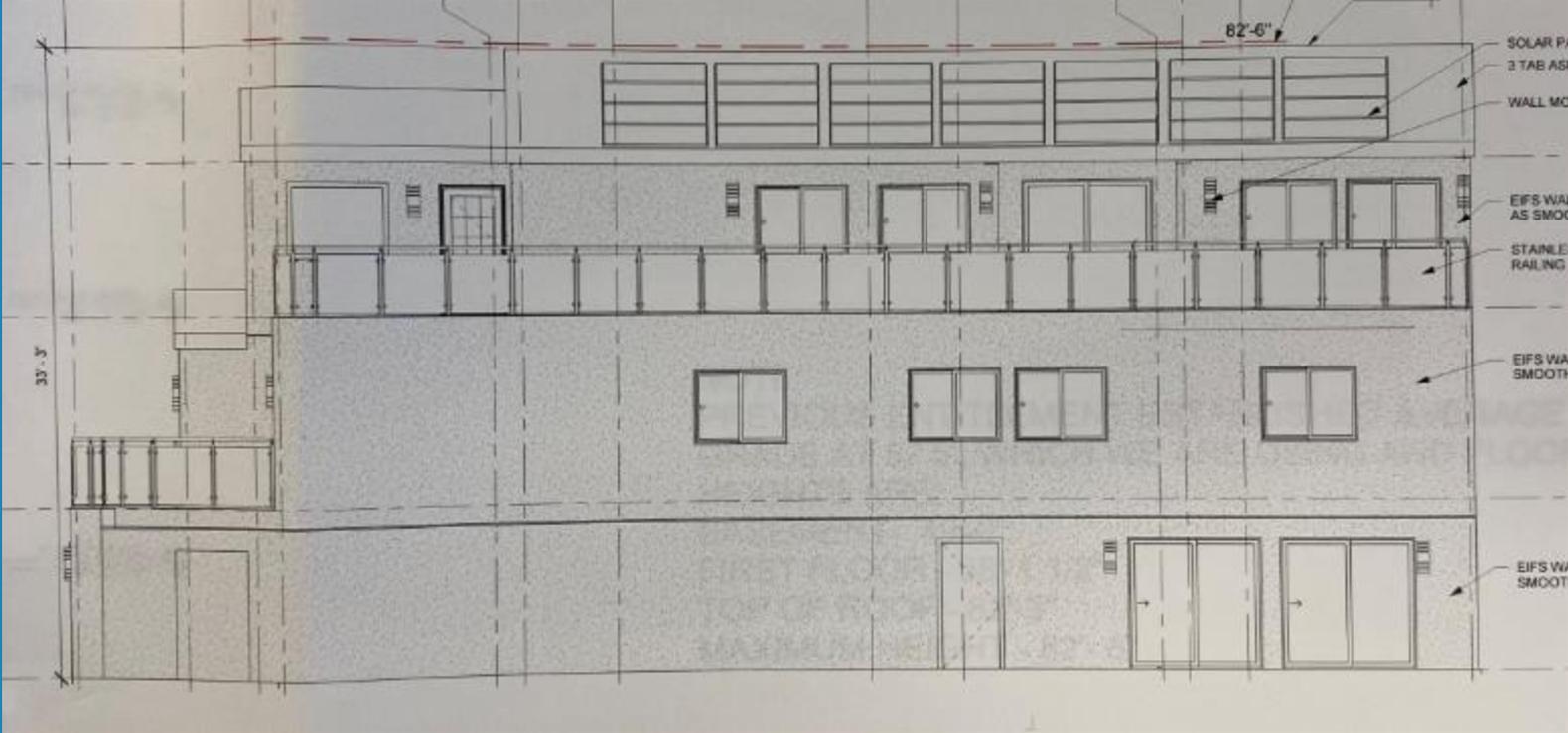


EXHIBIT D

# East Elevation



# Visual Simulation



**Front**



**Intersection of Hill and Sunset**

# Visual Simulation



**Bottom of Hill Street**



**Midway Between Sunset and Main**

# Recommendation:

---

***APPROVE A ONE-YEAR EXTENSION* of  
Coastal Development Permit CP0-515  
and Minor Use Permit UP0-455 by  
adopting Planning Commission  
Resolution 12-21.**