



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, August 3, 2021 - 6:00 P.M.
Held Via Teleconference**

Vice-Chairperson William Roschen
Commissioner Jennifer Ford

Chairperson Vacant

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-08-21, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:

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

Please click the link below to join the webinar:

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcuTHlRTk9xaTlmWVNWRWFUQT09>

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.

B. PUBLIC HEARINGS

- B-1** **Case No.:** CDP21-005, CUP21-06 and PKG 21-07
Site Location: 206 Bradley Ave, Morro Bay, CA
Request: Request for Planning Commission approval of a Conditional Use Permit No CUP21-06, Coastal Development Permit No. CDP21-005 and Parking Exception (PKG21-07). The project is an 1,265 sf addition to an existing 1692sf non-conforming single-family home. The site is up-sloped from the street and the proposed addition will be three levels of living space stair-stepping up to the existing home. The new spaces include a new 970 sf living room/dining room, a 295 sf art studio and a 791-sf deck. The project requires a parking exception because the existing garage attached to the primary dwelling is below the required 20x20 interior dimensions. The project also includes a new 743 sf attached ADU. *In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.* The site is 10500 sf and is zoned R-1 and is not in the appeals jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3a and 15301, Class 1.
Staff Recommendation: Conditionally approve
Staff Contact: Nancy Hubbard, Contract Planner nhubbard@morrobayca.gov

C. NEW BUSINESS

- C-1** Continued Discussion on City Council Goals and Objectives Update and receipt of Planning Commission input for the upcoming 2021/2022 goals and Objectives setting process.
Staff contact: Scot Graham, Community Development Director; (805) 772-6291, sgraham@morrobayca.gov

D. UNFINISHED BUSINESS

- D-1** Planning Commission development review subcommittee update. Item provides an opportunity for the subcommittee to update the full Planning Commission on status related to evaluation and improvement of the City's development review process. This is a discussion item and does not include a staff report.
Staff contact: Scot Graham, Community Development Director; (805) 772-6291, sgraham@morrobayca.gov
- D-2** Planning Commission Public Benefit subcommittee update. Item provides an opportunity for the subcommittee to update the full Planning Commission on the status related to evaluation and development of a public benefits master list for the City. This is a discussion item and does not include a staff report.
Staff contact: Scot Graham, Community Development Director; (805) 772-6291, 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 August 17, 2021 at 6:00 p.m. via teleconference.

PLANNING COMMISSION MEETING PROCEDURES

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

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

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

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

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

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

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

APPEALS

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

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

Planning Commission Meeting of August 3, 2021

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 August 3, 2021

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Eisemann	535 Atascadero	5/3/21	CDP21-016	Add new JADU to existing SFH	Comment letter sent 5/25/21. Resubmittal received, deemed complete, public notice period July 20 to July 30, 2021. Administrative decision on August 2, 2021				nh
2	Luhr	1140 Allesandro Ave	6/28/21	CDP21-026/ CUP21-08	Multiple residential units with live-work	Provided review comments. Preparing for Conceptual review with PC.				nh
3	Morro Bay Ventiuers	2783 Coral Ave	7/1/21	MAJ21-005	Five unit subdivision, previously approved for a 6 unit subdiivision by City Council.	Project review completed, deemed complete July 19, 2021. Scheduled for City council hearing September 14, 2021				nh
4	Hauck	206 Bradley	2/24/21	CDP21-005 CUP21-06 PKG 21-07	1250 sf addition, plus a 665 sf attached ADU and new garage	Planning deemed incomplete, comments sent 3/11/21. Resubmittal received May 26, 2021. Planning comment letter sent 6/8/21- project elevated to discretionary review requiring a CUP and PKG. Resubmittal received June 16, 2021, deemed complete 7/13/21, PC hearing on August 3, 2021.				nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
5	Casagrande	528 Blanca	7/7/21	CDP21-027	New construction of a single family home on a vacant parcel	Under review				nh
6	casagrande	536 Blanca	7/7/21	CDP21-028	New construction of a single family home on a vacant parcel	Under review				nh
7	Eisemann	541 Atascadero Road (at Hill St)	7/9/21	CUP21-09/ CDP21-029	Four unit apartment complex with attached garages	Under review				nh
8	Green	1175 Scott Street	6/28/21	CDP21-025 CUP21-07	New construction of 3 hotel units including one ADA unit and a residential security unit	Review comments provided on July 21, 2021. Requires a resubmittal for review.				nh
9	Bernal	2620 Laurel	6/24/21	CDP21-023	New 1558 sf two and a half stories with 280 sf balcony and a 728 sf garage	Review comments provided on July 20, 2021. Requires a resubmittal for review.				nh
10	Lent	194 Island	6/17/21	CDP21-022	New ADU and roof top deck	Review comments sent 7/14/21, requires resubmittal				nh

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11	Babb	1610 Main Street	7/6/21	MUP21-01	Change in use for existing commercial space. Proposed use is rental of street- legal battery operated cars, scooters and electric bicycles.	Under review. Emailed applicant 7/8/21 with questions. Need resubmittal with parking plans.				nh
12	Montemagni	599 San Jacinto Street	6/10/21	CDP21-020	Demo existing home, build new 1574 sf new home with 748 sf ADU	Under review. Planning correction letter sent 7/6/21, required minor changes and resubmittal.				nh
13	Steiner	301-390 Seashell Cove	4/19/21	MAJ21-02	General Plan / LCP Land Use & Zoning Map Amendment application to change land use and zoning from R-A to R-3 designation / low density to medium density.	Under review. Response letter/ incomplete letter sent 5-6-21. Resubmittal received. Environmental review in process.				cj
14	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. Resubmittal received May 27, 2021, under review. Minor review comments need to be addressed, comment letter sent 6/15/21.				nh
15	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
16	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. Awaiting corrections to Sheet A1. Resubmittal received June 16, 2021, planning comments sent on June 23, 2021				nh
17	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. Deemed incomplete 6-14-21, requires resubmittal.				nh
18	Perry	3202 Beachcomber	4/14/21	CDP21-014/ VAR21-001	Demo existing home, build new 2063 sf home with subterranean garage and storage area of 2267 sf. Application approval is dependent on completion of LTM21-01. VAR request for height variance on roof top deck railing.	Submittal received, but not complete. Balance of submittal received 4/14/21, under review. Incomplete letter comments sent for CDP on 5/4/21. Resubmittal received 6/24/21 with VAR request, under review. Review comments sent 7/20/21, requires resubmittal				nh
19	Perry	3230 Beachcomber	6/24/21	CDP21-024/ VAR21-002	New 1537 sf sfh with attached 380 sf garage. VAR request for roof top deck railing height. Application approval is dependent on completion of LTM21-01	Review comments sent 7/20/21, requires resubmittal.				
20	Perry	3202 & 3230 Beachcomber		LTM21-01	Merge 3 non-conforming parcels into 2 parcels, move lot line to equalize new parcel sizes	Incomplete letter comments sent for LTM on 4/30/21 and for CDP on 5/4/21.				nh
21	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

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22	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. Resubmittal received 7/6/21, planning incomplete letter sent 7/9/21. Resubmittal received 7/22/21, under review.				nh
23	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
24	Vistra	1290 Embarcadero	12/28/20	CDP20-026 & CUP20-14	Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. 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
25	Vazquez	590 Morro Ave	10/22/20	MAJ20-002	CDP/CUP Major Modification to propose equipment upgrade to an existing rooftop telecom wireless site.	Under review. Incomplete letter sent 11/19/20. Discussed with Applicant visual simulation requirements via phone on 7/27/21				cj
26	Hurless	2290 Greenwood Ave	5/7/20	CDP20-007	Legalize ADU from prior construction. Was a previous Code Enforcement issue. Plans difficult to understand.	Correction letter sent 5/18/20. Resubmittal received June 16, 2020 under review. Project deemed incomplete, comment letter sent July 16, 2020. Resubmittal received January 20, 2021. 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
27	Bean	197 Main Street (formerly known as 199 Sandpiper Court)	12/19/19	CUP19-20, CDP19-04, VAR20-001	CUP/CDP for new home on triangular small parcel on the bluff. Proposed home is 526 sf 2-stories with access easement to Main Street	Project deemed incomplete, comment letter sent January 7, 2020. Resubmittal received 10/26/20 adding a variance request, under review. Incomplete, need resubmittal				nh
Projects Appealed to Planning Commission or PC Continued projects										
28	Van Beurden Investments	715 Embarcadero Road	11/17/20	MAJ20-004	Dutchman Harborwalk public access and improvements with wharf changes. Major Modification to CUP.	Under review. Incomplete letter sent 12-10-20. Resubmittal received 4-29-21. Scheduled for 7/20/21 PC hearing for consideration of favorable recommendation. Will also require City Council review and approval. PC continued the hearing to a date uncertain per Applicant request.				cj
Projects Appealed or Forwarded to City Council										
Environmental Review:										

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29	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects:										
30										
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
31	City of Morro Bay	Citywide			Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. 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 and then 5/25/21 Council meetings. Plan adopted by Council on 5/25/21. LCP Amendment application submitted to Coastal Commission for certification. Coastal Commission LCP certification hearing of the Coastal Land Use Plan (LUP) to be held on August 12, 2021. Zoning Code portion not yet adopted - to be completed approximately fall 2021.				
32	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. Change recommended by PC after Council direction which led to Adoption of Ord. 585 by City Council on 5/13/14. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation in effect 1-1-20 which supersedes previous adopted ordinances. To be incorporated into Plan Morro Bay.	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										

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33	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo		11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig
Grants											
34	California Coastal Commission, California Ocean Protection Council	City-wide		4/6/16		\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation. Round 6 funding of \$65,000 received Mar 2020.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17. Additional LCP grant funding received in 2020 under Round 6 for \$65,000 to complete LCP update.	No review performed.	N/A		sg
35	City of Morro Bay	City-wide				Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. 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
36	City of Morro Bay	City-wide				Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
37	Castillo	1055	Allesandro St.	6/3/2021	B21-0097	250 sf addition to rear of existing SFR, addition creates two bedrooms and one full bath.		Bldg. - Disapproved 6/10/21			sg
38	HASLO	405	Atascadero	12/22/20	B20-0215	35 unit affordable apartments	Planning approved 1/10/21.	Bldg. - Disapproved 5/26/21			nh
39	Wilkie	476-A	Atascadero	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Correction letter sent 4/30/20.	Bldg. - Approved 4/8/20			nh
40	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20			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	Bldg. - Disapproved 6/10/21			nh

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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.	cj
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.	Planning disapproved 5/10/21. Awaiting resubmittal.	Bldg. - Disapproved 4/27/21			am
44	Sances	515	Bernardo Ave.	5/27/21	B21-0091	Remove existing rear 136 sf deck & replace with a new 406 sf deck, replace 2 windows & 1 patio slider with new updated window, size is same as existing, no structural changes.		Bldg. - Approved 6/1/21			sg
45	Lindquist	2924	Birch Ave.	7/6/21	B21-0114	Covert existing front covered porch into living space, approximately 56 sq. ft.		Bldg. Disapproved 7/7/21			sg
46	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).		Bldg. - Plancheck			sg
47	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
48	Kleeman	2970-A	Elm Ave/	6/17/21	B21-0103	DETACHED ADU - 748 sf accessory dwelling unit (ADU), 230 sf ground floor addition to existing detached garage and 518 sf 2nd level addition (above garage), new 120 sf upper level deck and exterior stairs to serve the ADU.		Bldg.- Disapproved 7/13/21			cj
49	City of Morro Bay	595	Embarcadero	6/16/21	B21-0101	Addendum to B19-0278 - Revised plans to redefine occupancy load to less than 50, eliminate one restroom, showing two uni-sex restrooms, also changes to bar counter area.	Under review. Cj.	Bldg. - Approved 6/24/21			cj
50	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.		Bldg. - Disapproved 5/19/21			sg
51	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. Change to south elevation by adding a parapet wall will require a minor modification to the Planning permit. Coastal Commission determined no CDP amendment needed. Cj	Bldg. - Disapproved 1/25/21			cj
52	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
53	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. Approved 7/22/21			sg

#	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
54	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
55	Bailey	2565	Ironwood Ave.	7/8/21	B21-0120	Provide a small gable roof to get more head height in (N) bath & laundry room (Previously proposed sloped clg. +7'-6" to 6'-4", revised to propose =8'-0" clg. ht.)	Approved 7/22/21. Cj	Bldg - Approved 7/13/21			cj
56	Johnston	2781	Juniper Ave.	6/2/21	B21-0094	New 463 sf 2nd story deck at rear of existing SFR, also replace five existing windows with three new sliding glass doors.		Bldg. - Approved 6/15/21			sg
57	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
58	Peter	890	Main St.	2/13/19	B19-0026	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Approved on 3/1/19 - sg	Bldg. - Approved 2/27/19	Disapproved on 4/15/19		sg
59	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 Permit extended to 4/18/23	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
60	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
61	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
62	Biaggini	1156-A	Market Ave.	7/13/21	B21-0122	Demo (E) 576 sf of detached garage roof, add new 576 sf ADU to 2nd story over garage, 50 sf under stair storage closet, 170 sf 2nd story deck.	Planning conditionally approved July 20, 2021	Bldg. - Plancheck			nh
63	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
64	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

#	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
65	HS, Nutmeg, LLC	2681	Nutmeg Ave	6/22/21	B21-0106(SFH) B21-0107 (JADU)	2585 sf sfh stair stepped down slop with 748 sf garage and 254 sf deck. JADU is on the lower level and is 500 sf.	Planning approved 6/30/21	Bldg. Plancheck			nh
66	Paulson	2690	Nutmeg Ave	7/19/21	B21-0125	Extend 2nd story deck north 6ft. Increase deck size from 196 sf to 232 sf. Deck will extend 2' into 5' property line setback in rear & north side of house.		Bldg. - Approved 7/21/21			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. - Approved 6/24/21			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. - Approved 6/15/21			am
69	Barakatt	315	Piney Ln.	7/1/21	B21-0112	Interior demo of kitchen, living room, solarium drywall and fixtures for assessment of framing conditions. Demo masonry fireplace and demo carport.		Bldg. - Approved 7/6/21			sg
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	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
72	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
73	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
74	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. Permit applcication expired	Bldg. - Approved 3/27/19			wu
75	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. Permit application expired.	Bldg. - Approved 7/10/19			nh

Planning Projects & Permits with Final Action:

#	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
76	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	Planning comments sent 6/4/21, requires resubmittal. Resubmittal received June 17, 2021, deemed complete 7/6/21, public notice period from July 12 to July 22, 2021. Project approved and permit issued July 24, 2021.				nh
Staff Directory: Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh										



AGENDA NO: B-1

MEETING DATE: August 3, 2021

Staff Report

TO: Planning Commissioners **DATE:** July 26, 2021

FROM: Nancy Hubbard, Contract Planner

SUBJECT: **Addition to existing Residential.** Conditional Use Permit No. CUP21-06 and Coastal Development Permit No. CDP21-005 for a 1265 sf expansion of living space on an existing 1692 sf single-family home located at 206 Bradley Ave. The home also has an existing attached 772 sf garage/shop. The project also includes a Parking Exception (PKG21-07) to allow 2 tandem parking spaces in the driveway.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 16-21 making the necessary findings for approval of CDP21-005, CUP21-06 and PKG21-07.

APPLICANT: Al Hauck
AGENT: Thomas Shorey
ADDRESS/APN: 206 BRADLEY AVE/APN 066-263-023

PROPOSED PROJECT: Request for Planning Commission approval of a two-level addition totaling 1,265 sf to an existing non-conforming single-family home (non-conforming side yard setback on north side and undersized garage parking area). The new spaces include a new 970 sf family room/dining room, a 295-sf art/painting studio space and a 791-sf deck. The project requires a parking exception because the existing garage attached to the primary dwelling does not meet the required 20x20 interior dimensions. The parking exception proposes additional tandem parking spaces in the driveway. The project also includes a new 743 sf attached ADU, which will be processed and approved administratively. *The approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.* The site is 10,500 sf and is zoned R-1 and is not in the appeals jurisdiction.

REVIEW PROCESS REQUIREMENTS:

Conditional Use Permit: The project requires a conditional use permit because the existing home is non-conforming as to the undersized interior space in the garage and the north side yard setback. The proposed addition is greater than

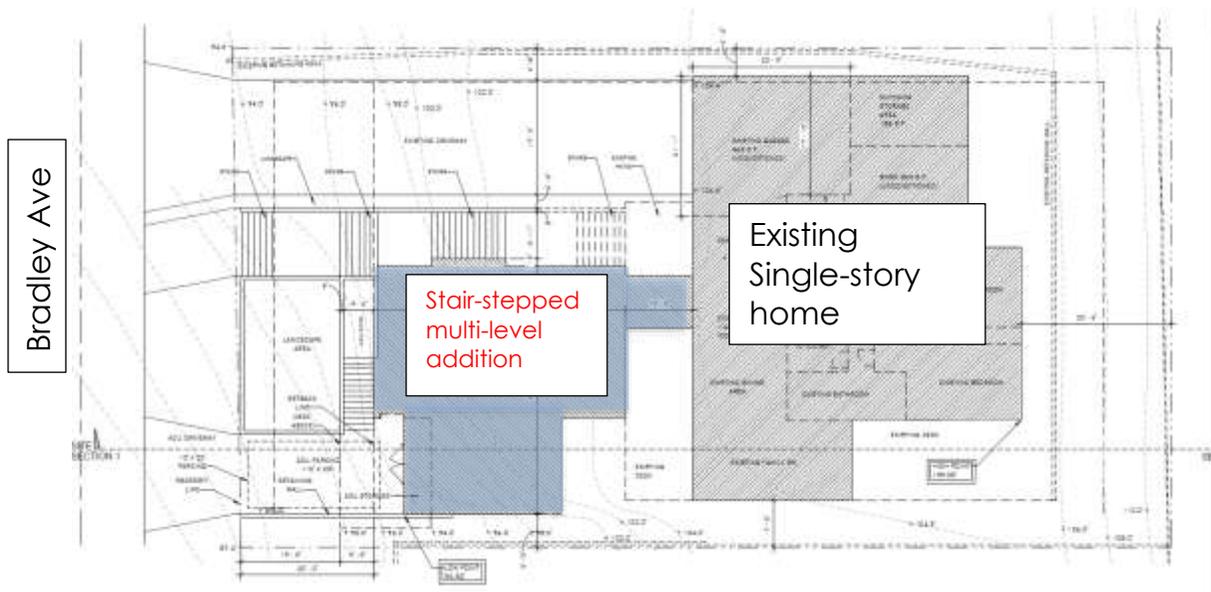
25% of the size of the original home (1265 sf addition to an existing 1692 sf home), which requires a discretionary review and approval. *The new attached ADU requires administrative approval of a coastal development permit and is not part of this planning commission review process.*

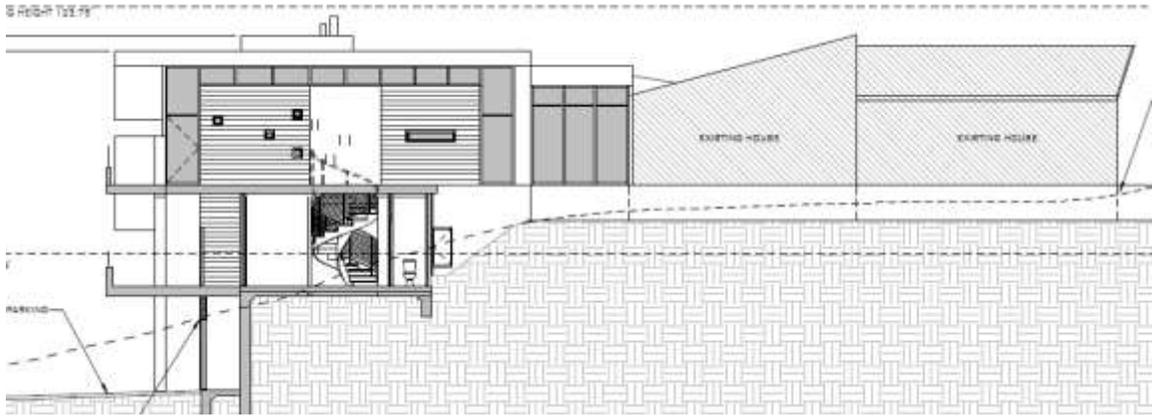
Parking Exception: The project requires a parking exception because the existing garage is non-conforming as to size (less than 20x20 clear interior space). The applicant states that the existing garage is still used for parking. The home has a long driveway that can easily accommodate additional parking that complies with the tandem parking requirements.

Concurrent Administrative Review:

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

The plans and photo simulation include the ADU, but the Planning Commission review and discussion is only for the proposed addition to the single-family home and the parking exception requested. Below is the site plan that shows all proposed new development on the site.

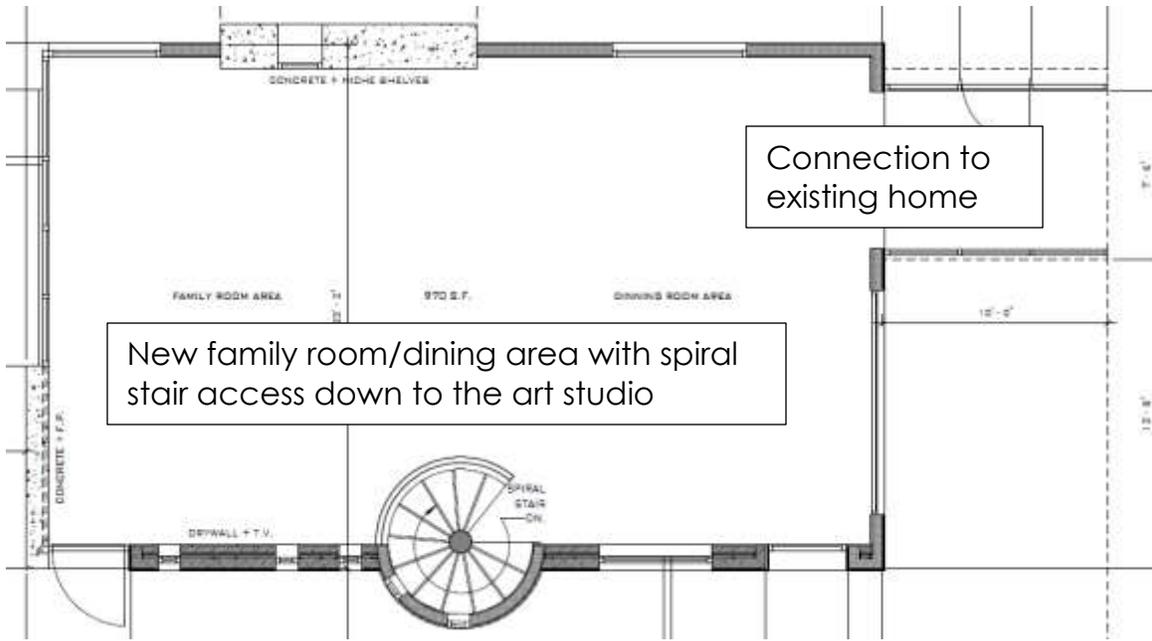




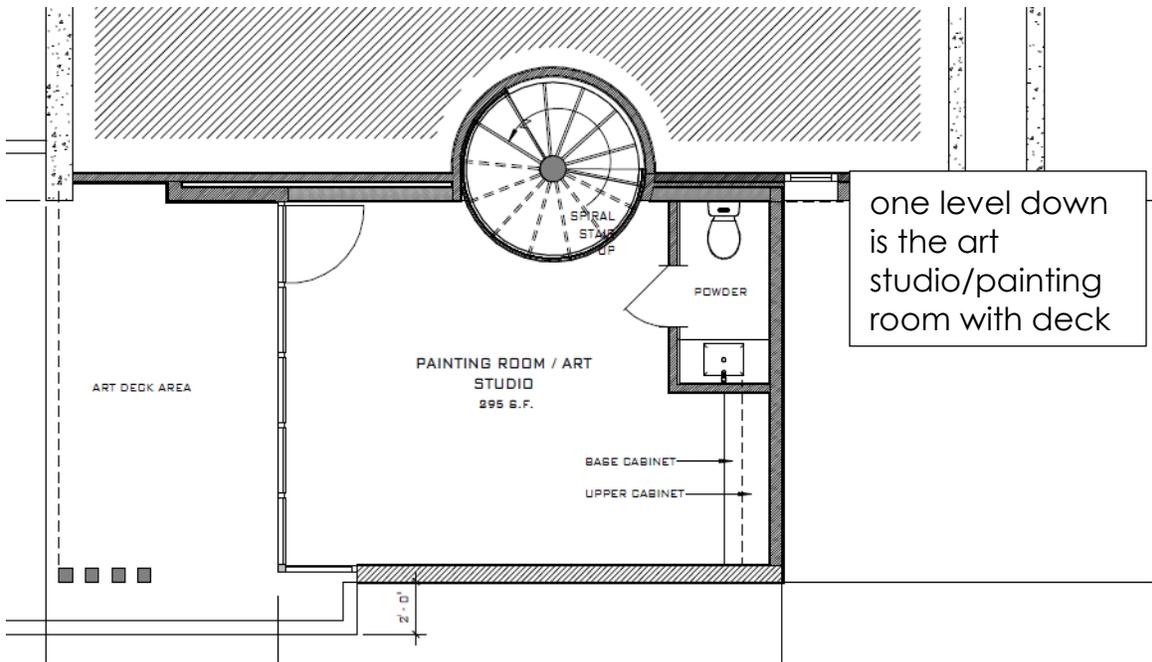
Description of Addition to home:



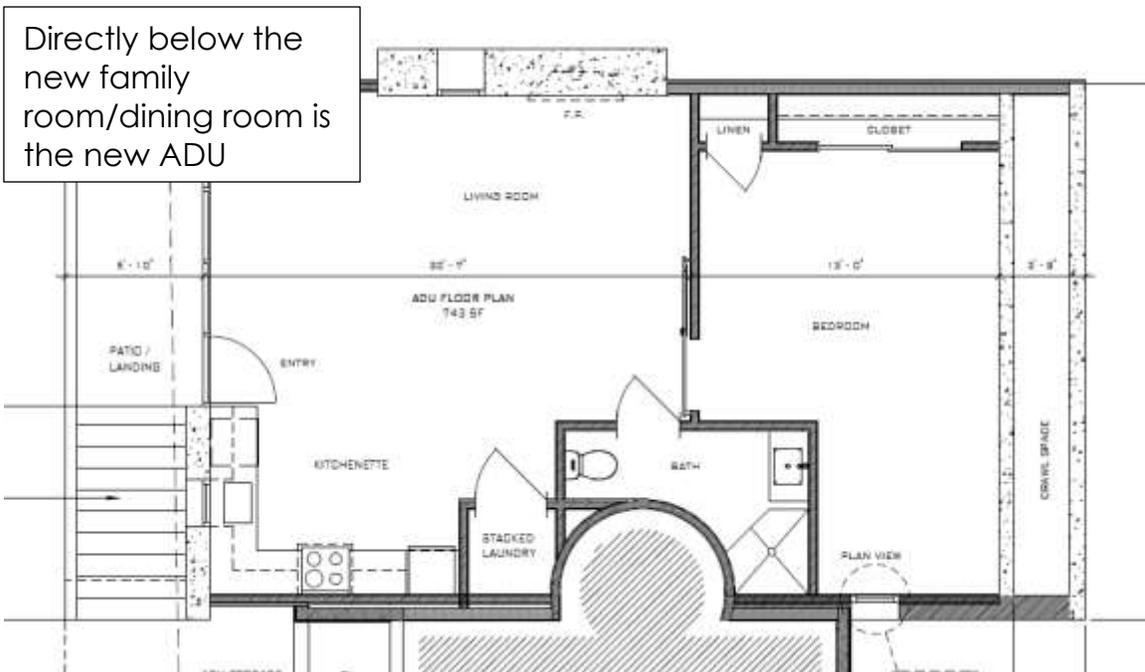
The upper floor addition is adding a family room/dining area on the same level as the original home. The new space will be connected through a hallway to the existing home – all at the same finished floor elevation. There is a deck on the west that wraps around to the south side of the new addition.



Below the south deck on the new addition is the new art studio/painting space connected with the spiral stairway to the new living room/dining room area.



The lowest level of the new area is the ADU with a front facing entryway, directly below the new family room/dining room area.



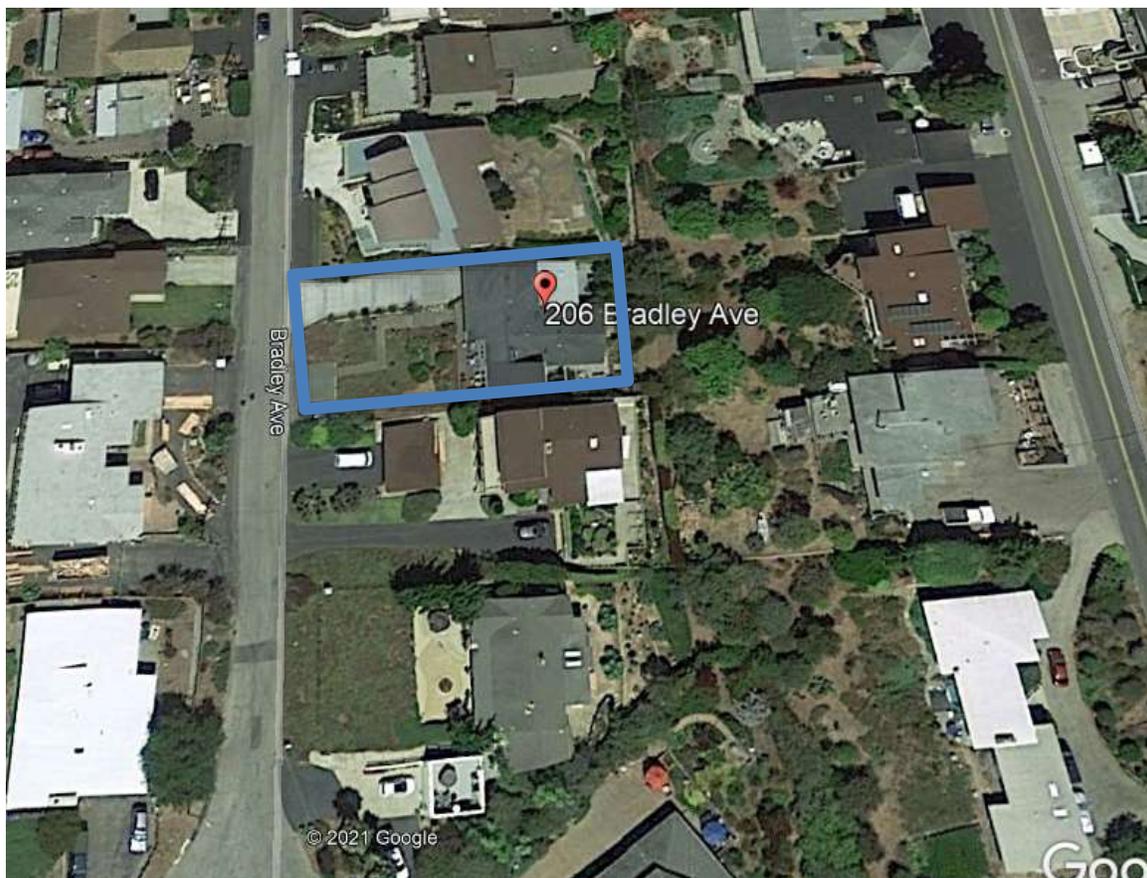
ZONING: The site is zoned R-1 (lower density residential). This zoning district allows single family homes that can include a JADU and one ADU. The subject parcel is large, but not large enough to be split into two conforming parcels. The proposal will increase the size of the existing primary dwelling and includes a new Accessory Dwelling Unit on the ground floor of the new space. The result is 2 separate dwelling units.



Adjacent Zoning			
North	R-1	East	R-1
South	R-1	West	R-1

GENERAL PLAN/COASTAL LAND USE PLAN: Area 7– Central Morro Bay Planning Area a mix of commercial and residential. Encourages medium density development with a mix of commercial/residential when possible. The majority of the residential land is already developed.

Site Characteristics	
Site Area	10,500 square feet
Existing Use	Older existing residential with attached garage
Terrain	Significant up-slope from Bradley Ave
Vegetation/Wildlife	Residential landscaping
Archaeological Resources	N/A
Access	Existing access to Bradley Ave



General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Area 7 – Central Morro Bay
Base Zone District	R-1
Zoning Overlay District	none
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	none
Coastal Zone	Not within the Coastal Commission Appeal Jurisdiction



2018 View of Site from Bradley Ave

SITE HISTORY:

- The home was built in 1958 with an attached garage.
- County records indicated that the original home was 1548 sf and there was an addition of 147 sf to the home, plus a carport, deck and porch.
- This site and the adjacent site to the north were both expanded previously by a land action to split a third parcel between these two parcels.
- The exterior of the existing home has previously been altered (2018 image above) and as such was no longer subject to a CEQA architectural historic report.

NEIGHBORHOOD COMPATIBILITY:

The project site is a 75x140 parcel with an existing home and an attached garage. The immediate neighborhood has larger parcels ranging from 7000 to 10500 sf with home sizes ranging from 900 sf to 3400 sf. About 50% of the homes are original and the balance have been expanded or replaced in the past 20 years. The placement of the addition is consistent with other homes in the neighborhood.



Residential Design Guidelines:

The Morro Bay Residential Design Guidelines are meant to implement the neighborhood compatibility policies found in the General Plan and Local Coastal Plan and as such serve as a basis to provide consistent design review by staff and Planning Commission. Most applicable to this site are the hillside development provisions, which address large parcels with a slope exceeding 15%. Design guidelines includes stepping the building down the slope, setting the structure into the hillside topography, setting back the taller portions of the structure to reduce the appearance of height and vary the height of the building elements. The building design meets most of these requirements, stepping back the Art studio portion and providing strong horizontal architectural design elements (decks) that provide the illusion of a stepped back façade in the 2-story portion of the new area.

There is a wide variety of architectural styles in the neighborhood, with more recent additions/replacements trending toward contemporary design. The proposed project with the contemporary design stair-stepping down the slope meets the residential design guidelines and is an appropriate use of the site.

	R-1 Standards	Addition to Project (SFH)
Front Setback	20 feet	20 feet
Side yard Setback	5 feet	5-7 feet for the addition ((e) home is 4'2")

Rear Setback	10 feet	22.5 feet
Height (from ANG)	25 Feet	23.7 feet
Lot Coverage	45%	37.5%
Parking	2 spaces covered/enclosed	Garage parking plus tandem parking in driveway

PARKING EXCEPTION:

The applicant is requesting a parking exception to allow 2 tandem parking spaces in the driveway. The requirement for tandem spaces is 9x20 and there is adequate space in the long driveway to accommodate many cars. Additionally, the property owner says they are currently using the garage to park two vehicles, so although it technically does not meet the standard for a 2-car garage, it is functioning as a 2-car garage.

Pursuant to Section 17.44.050, the Planning Commission can grant a parking exception upon the following findings:

1. *The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity.*
Staff response: This project has more than the required parking available on the site including the existing garage and the long driveway. Staff does not believe a parking exception would be a grant of special privilege.

2. *The exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and no traffic safety problems will result from the proposed modification of parking standards.*
Staff Response: Parking exception is required, but does not reflect any change in the parking options already available on the site.

3. *The exception is reasonably necessary for the applicant's full enjoyment of uses like those upon the adjoining real property.*
Staff Response: The proposed project's requirement for a parking exception is required, but the garage is currently being used for parking. The driveway is long and adequate for additional tandem parking.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1a for alterations to existing facilities and 15403, Class 3a for the creation of secondary residential units. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

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

PUBLIC HEARING NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on July 23, 2021, and all property owners and occupants of record within 500 feet of the project site were notified of the scheduled public hearing and invited to voice any concerns on this application. The project site was also posted with a pending development notice sign.

RECOMMENDATION:

Staff recommends that the Planning Commission **CONDITIONALLY APPROVE THE PROJECT** by adopting Planning Commission Resolution 16-21 which includes findings for CDP21-005, CUP21-06, and PKG 21-07 to allow the proposed use as reflected on the plans submitted to the City of Morro Bay on June 16, 2021.

ATTACHMENTS:

Exhibit A – Resolution 16-21 – Findings and Conditions of Approval

Exhibit B – Plans

EXHIBIT A

RESOLUTION NO. PC 16-21

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
FOR APPROVAL OF A CONDITIONAL USE PERMIT CUP21-06, COASTAL
DEVELOPMENT PERMIT CDP21-005 AND PARKING EXCEPTION PKG21-07
FOR THE PROPOSED ADDITION TO AN EXISTING RESIDENTIAL
DWELLING AT 206 Bradley Ave

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing via video conference on August 3, 2021, for the purpose of considering approval of a Coastal Development Permit CDP21-005, Conditional Use Permit CUP21-06 and Parking Exception PKG21-07 for an addition to an existing single-family home (“Project”); and

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

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

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

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

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

California Environmental Quality Act (CEQA)

Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1e (additions to existing structures) and Section 15303 Class 3a (new construction in a residential zone, including a new dwelling unit). Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit and Coastal Development Permit findings

1. The project is consistent with the General Plan and Local Coastal Program (LCP) that specifically identifies this area for single family residential uses.
2. The project is in compliance with the zoning code and related overlay areas,

EXHIBIT A

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

Findings for Expansions of an existing non-conforming structure

The project proposes additions in excess of 25% of the existing floor area of the original home. As required in MBMC 17.56.160, Additions and structural alterations to non-conforming structures occupied by conforming uses require a conditional use permit and must meet the following findings:

1. The expansion is in conformance with this title meeting all the required development standards and not worsening the non-conforming aspects (undersized interior space in garage and north side yard setback)
2. The proposed project satisfies all other provisions of this section, including meeting Title 14 requirements for a conforming use.
3. The project is suitable for conforming uses, in fact has been occupied as a conforming use since its construction in 1958.
4. It is not feasible to fix the non-conforming structure on a portion of the home that is not proposed to have any modifications as part of this project.

Residential Design Guideline Compliance

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

1. Designed to stair-step the new addition up the slope to the original home location.
2. The project is designed to set the structure into the hillside topography.
3. Vary the height of the building elements.

Parking Exception Findings

1. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the alternative parking design standards of this chapter will be adequate to accommodate the parking needs to be generated by the use.
2. The exception will not adversely affect the health, safety, or general welfare of person working or residing in the vicinity and that no traffic safety problems will result from the proposed modification of parking standards. The exception is reasonably necessary for the Applicant's full enjoyment of the proposed use and is reflective of an existing condition.

Section 2: Action. The Planning Commission does hereby approve Conditional Use Permit (CUP21-06), Coastal Development Permit (CDP21-005) and Parking Exception (PKG21-07) with the following conditions of approval supported by the above findings.

STANDARD CONDITIONS

1. This permit is granted for a Conditional Use Permit (CUP21-06), Coastal Development Permit (CDP21-005) and Parking Exception (PKG21-07) for

EXHIBIT A

- a multi-level addition totaling 1,265 sf to an existing non-conforming single-family home (non-conforming side yard setback on north side and undersized interior space in the garage). The new spaces include a new 970 sf living room/dining room, a 295-sf art studio and a 791-sf deck. The project requires a parking exception because the existing garage attached to the primary dwelling does not meet the required 20x20 interior dimensions. The parking exception proposes additional tandem parking spaces in the driveway. The project also includes a new 743 sf attached ADU, which will be processed and approved administratively. *The approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.* The site is 10,500 sf and is zoned R-1 and is not in the appeals jurisdiction.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
 3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
 4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
 5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or 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.

EXHIBIT A

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

EXHIBIT A

5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Director.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Director. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.
7. Final Inspection: The final planning inspection will include a walk through of the existing home, conditioned and unconditioned as well as the new addition to confirm that existing and proposed area uses conform to representations included in the CUP/CDP/PKG plan set.

BUILDING DIVISION CONDITIONS

SUMMARY OF FINDINGS:

- 1.) Two-Family Dwellings: Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119 or UL263. [§R302.3 CRC] *
- 2.) Air-Borne Sound: Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50, or not less than 45 if field tested, for air-borne noise when tested in accordance with ASTM E90. *

****Informational purposes. Building permit will require specific details for compliance.***

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

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

EXHIBIT A

or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

4.) The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

5.) A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.

6.) Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

7.) BUILDING PERMIT APPLICATION: To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.

8.) The Title sheet of the plans shall include, but not limited to:

- Street address, lot, block, track and Assessor Parcel Number
- Occupancy Classification(s)
- Construction Type
- Maximum height of the building allowed and proposed
- Floor area of the building(s)
- Fire sprinklers proposed or existing
- Minimum building setback allowed and proposed

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

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

EXHIBIT A

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1.) **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.

2.) **ARCHAEOLOGICAL MATERIALS:** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

3.) **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case by case basis for some lot types.

4.) **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case by case basis for some site-specific projects.

5.) **EXISTING BUILDINGS:** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2019 California Residential Code.

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

EXHIBIT A

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

PUBLIC WORKS CONDITIONS:

1. **Stormwater Management:** The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual (MBMC 14.48.140)
2. **Driveway Separations:** Residential driveways. In cases of one or more driveways the total width of residential driveways (excepting transitions) shall not exceed fifty percent of the frontage, and there shall be at least twenty-two feet of standard curb and gutter between the top of driveways transitions on any one parcel. (see limitations for arterial streets. (MBMC 17.44.030A))
3. **Sewer Lateral:** Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morro-bay.ca.us/DocumentCenter/View/11111>

EXHIBIT A

bay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030)

4. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
5. Water Meter: Indicate and label new or existing water meter on plans and include size of meter(s). (MBMC 13.04.140)
6. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
7. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location:
<https://www.morro-bay.ca.us/197/Public-Works>.
 - A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).
 - A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
 - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

FIRE DEPARTMENT CONDITIONS

EXHIBIT A

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable Safety to life and property from fire during such operations.
2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).

Automatic Fire sprinklers are required throughout existing structures where alterations encompass more than 50% of the existing square footage of the structure AND/OR is in excess of 300 square feet addition OR where there is a change of occupancy to a more hazardous use as determined by the Fire Chief.

3. An emergency escape window (or door which opens directly to the outside of the house) is required in every bedroom, or habitable basement. In the event of a fire, this window (or door) will allow people to escape, and/or allow firefighters to get into the house to rescue people.
4. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace, or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA720 and the manufacturer's instructions (CRC R315.2)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 3rd day of August 2021 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Roschen

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 3rd day of August 2021.

HAUCK RESIDENCE ADDITION

206 BRADLEY AVE, MORRO BAY, CA 93442

SHEET INDEX

T1.0	TITLE SHEET
A1.0	SITE PLAN + SITE SECTION
A2.0	A.D.U. FLOOR PLAN
A2.1	ART STUDIO FLOOR PLAN
A2.2	LIVING ROOM / DINING ROOM FLOOR PLAN
A2.3	RDDF PLAN
A3.0	BUILDING ELEVATIONS + COLOR AND MATERIALS
A3.1	VISUAL SIMULATION



REVISIONS:

arch
itec
ture

SHOREY

TITLE SHEET



DATE: 05/25/2021
SCALE: AS NOTED
DRAWN: TPS
JOB: HAUCK
SHEET:
T1.0

THESE PLANS, CONCEPTS, DESIGN AND DRAWINGS CONTAINED HEREIN, ARE THE PROPERTY OF THOMAS SHOREY / SHOREY ARCHITECTURE DESIGN + BUILD AND ARE NOT TO BE REPRODUCED, REDRAWN, IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT OF THOMAS SHOREY / SHOREY ARCHITECTURE DESIGN + BUILD

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.

ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS ARE AS FOLLOWS:

- 2019 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 & 2
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- CALIFORNIA FIRE CODE (CFC)

B. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK.

C. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

PROJECT DIRECTORY

OWNER / APPLICANT:

ALLAN AND TANYA HAUCK
206 BRADLEY AVE
MORRO BAY, CA 93442
PHONE: 805-550-5588
CONTACT: ALLAN HAUCK
EMAIL: AHAUCK@CALPOLY.EDU

ARCHITECT:

SHOREY ARCHITECTURE + DESIGN BUILD
1025 FARMHOUSE LANE, #2F
SAN LUIS OBISPO, CA 93401
PHONE: 209-327-1718
CONTACT: THOMAS SHOREY, NCARB
EMAIL: THOMASSHOREY@GMAIL.COM

STRUCTURAL ENGINEER:

TBD
ADDRESS
CITY, STATE

PHONE:
CONTACT: TBD
EMAIL: TBD

PROJECT SCOPE

- NEW 2,008 S.F. ADDITION.
- NEW ATTACHED 743 S.F. A.D.U.

PROJECT STATISTICS

PROJECT STATISTICS

COMMUNITY:	CITY OF MORRO BAY
APN:	064-264-011
ADDRESS:	206 BRADLEY AVE, MORRO BAY CA 93442
SITE AREA:	10,500 S.F.
EXISTING HOUSE AREA:	1,692 S.F.
EXISTING GARAGE AREA:	469 S.F. (UNCONDITIONED)
EXISTING SHOP AREA:	303 S.F. (UNCONDITIONED)
EXISTING OUTDOOR STORAGE AREA:	186 S.F. (UNCONDITIONED)
EXISTING FOOTPRINT:	2,650 S.F.
PROPOSED LIVING / DINING AREA:	970 S.F.
PROPOSED ART STUDIO AREA:	295 S.F.
PROPOSED ADU AREA:	743 S.F.
TOTAL ADDITION AREA:	2,008 S.F.
PROPOSED DECK AREA:	791 S.F.
TOTAL NEW FOOTPRINT:	1,291 S.F.
TYPE OF CONSTRUCTION:	TYPE VB
NUMBER OF STORIES:	2 STORY (SPLIT LEVEL)
PROPOSED BUILDING HEIGHT:	23'-7" ABOVE A.N.S. < 25' OKAY

LOT COVERAGE ANALYSIS

NOTE: **LOT COVERAGE EXCLUDES** UNENCLOSED / UNROOFED DECKS, PATIOS, PORCHES, LANDINGS, SPAS STAIRS WAYS LESS THAN 30" IN HEIGHT AND ROOF OVERHANGS UP TO 3' FROM THE WALL.

LOT COVERAGE CALCULATION:

LOT SIZE = 10,500 S.F.
EXISTING HOUSE FOOTPRINT = 2,650 S.F.
NEW ADDITION FOOTPRINT = 1,291 S.F.

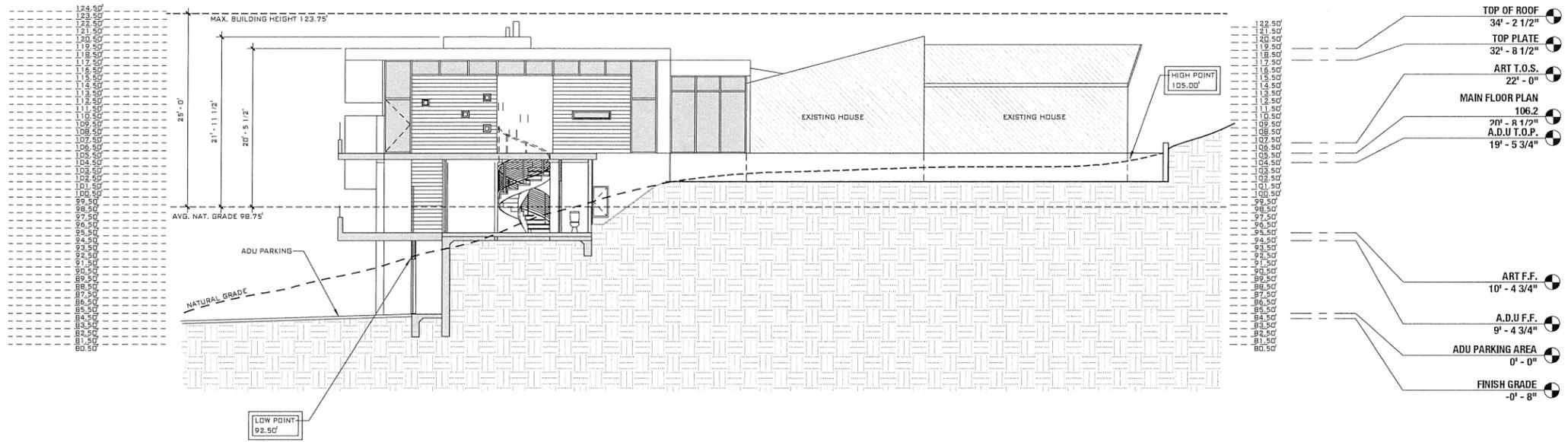
TOTAL FOOTPRINT = 3,941 S.F.

3,941 S.F. / 10,500 S.F. = 37.5% < 45% OKAY

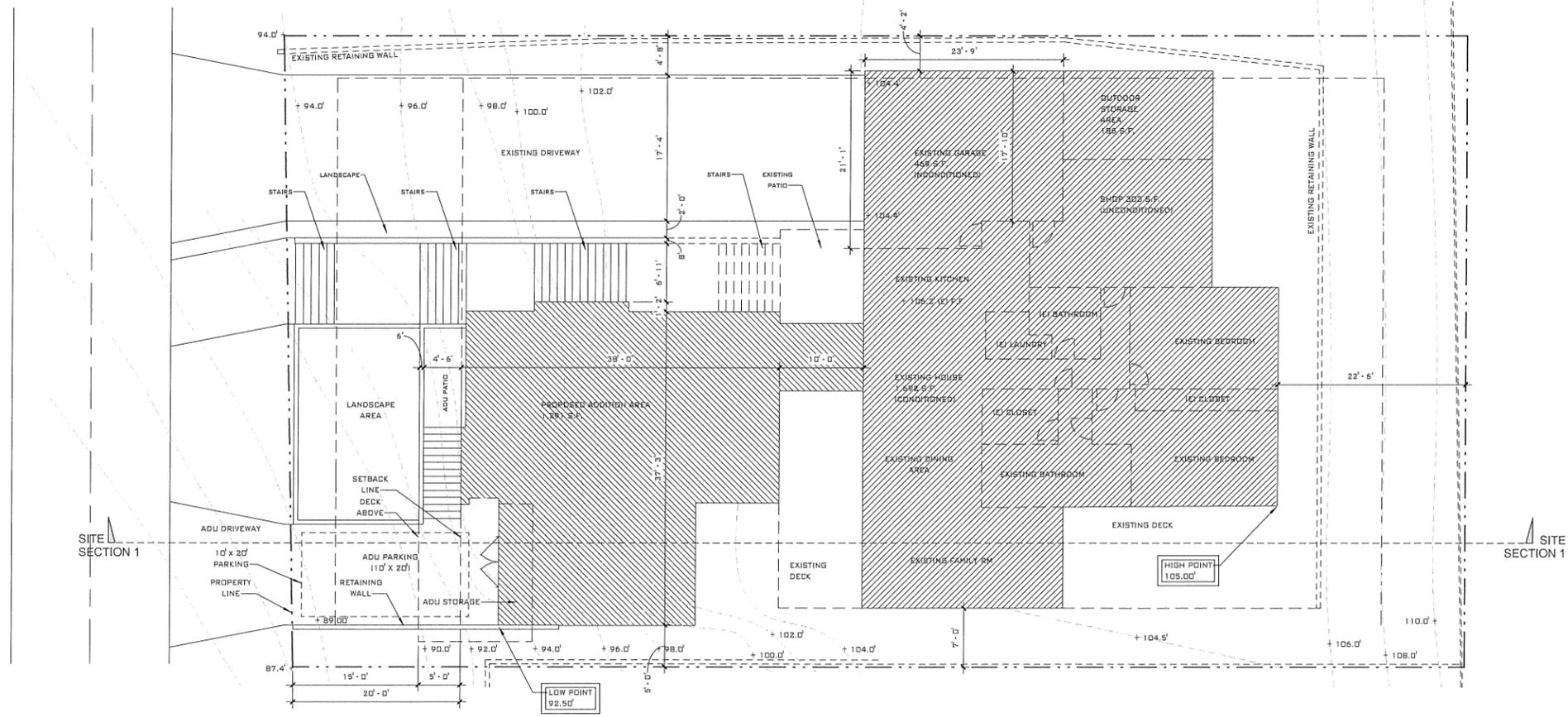
VICINITY MAP

PROJECT LOCATION ADDRESS: 206 BRADLEY AVE.





1 SITE SECTION
 AXX | A1.0 1/8" = 1'-0"



2 SITE PLAN AND SITE SECTION
 A1.0 | A1.0 1/8" = 1'-0"

REVISIONS:

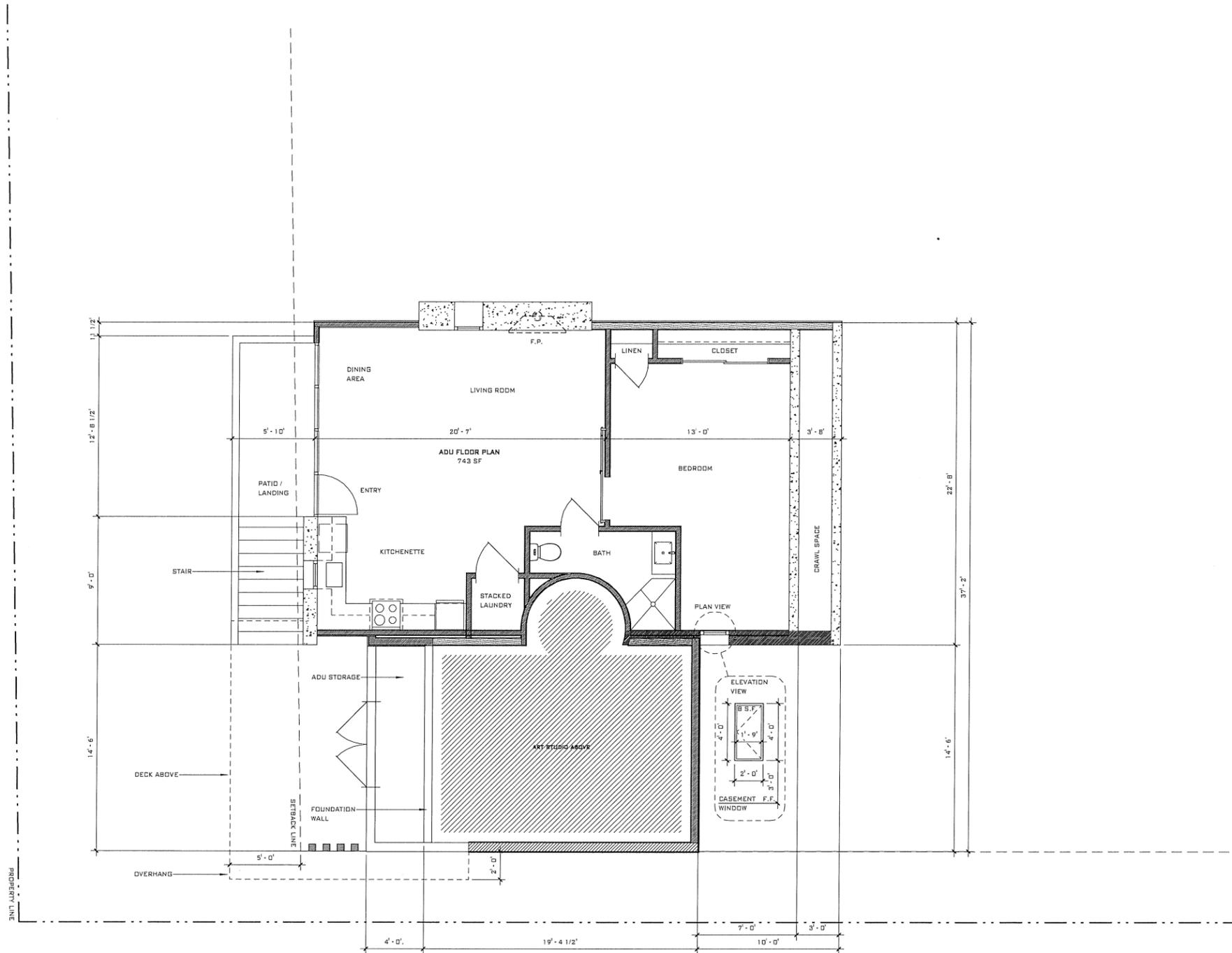


SITE PLAN + SITE SECTION



DATE: 05/25/2021
SCALE: AS NOTED
DRAWN: TFS
JOB: HAUCK
SHEET:
A1.0





1 A.D.U. FLOOR PLAN
 A1.0 | A2.0 | 1/4" = 1'-0"

REVISIONS:	



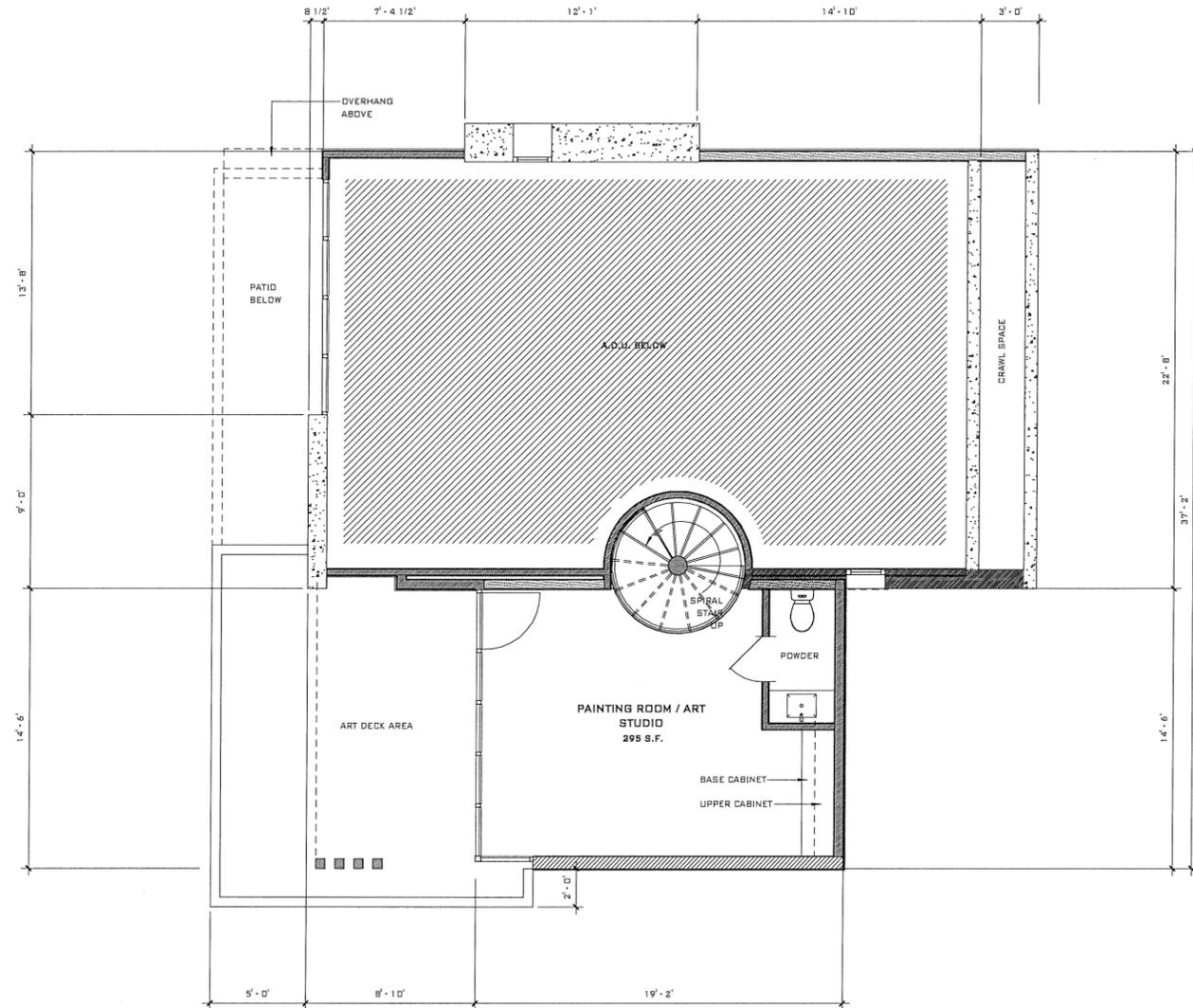
A.D.U. FLOOR PLAN

STAMP:



DATE: 05/25/2021
SCALE: AS NOTED
DRAWN: TFS
JOB: HAUCK
SHEET:
A2.0

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1 ART STUDIO FLOOR PLAN
 A1.0 | A2.1 1/4" = 1'-0"



REVISIONS:	



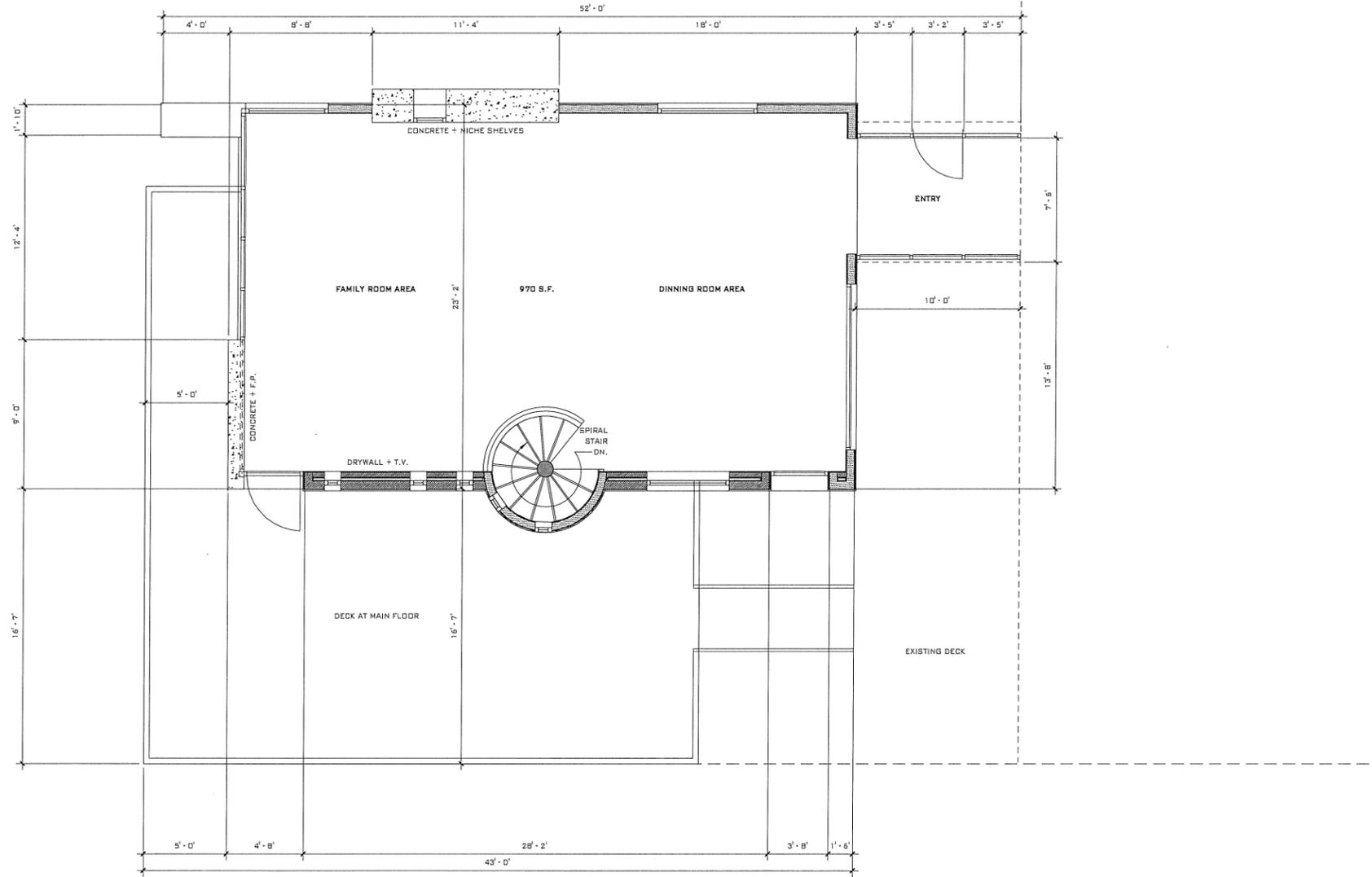
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ART STUDIO FLOOR PLAN

STAMP:



DATE: 05/25/2021
SCALE: AS NOTED
DRAWN: TFS
JOB: HAUCK
SHEET:
A2.1



1 MAIN FLOOR PLAN
A1.0 A2.2 1/4" = 1'-0"



REVISIONS:

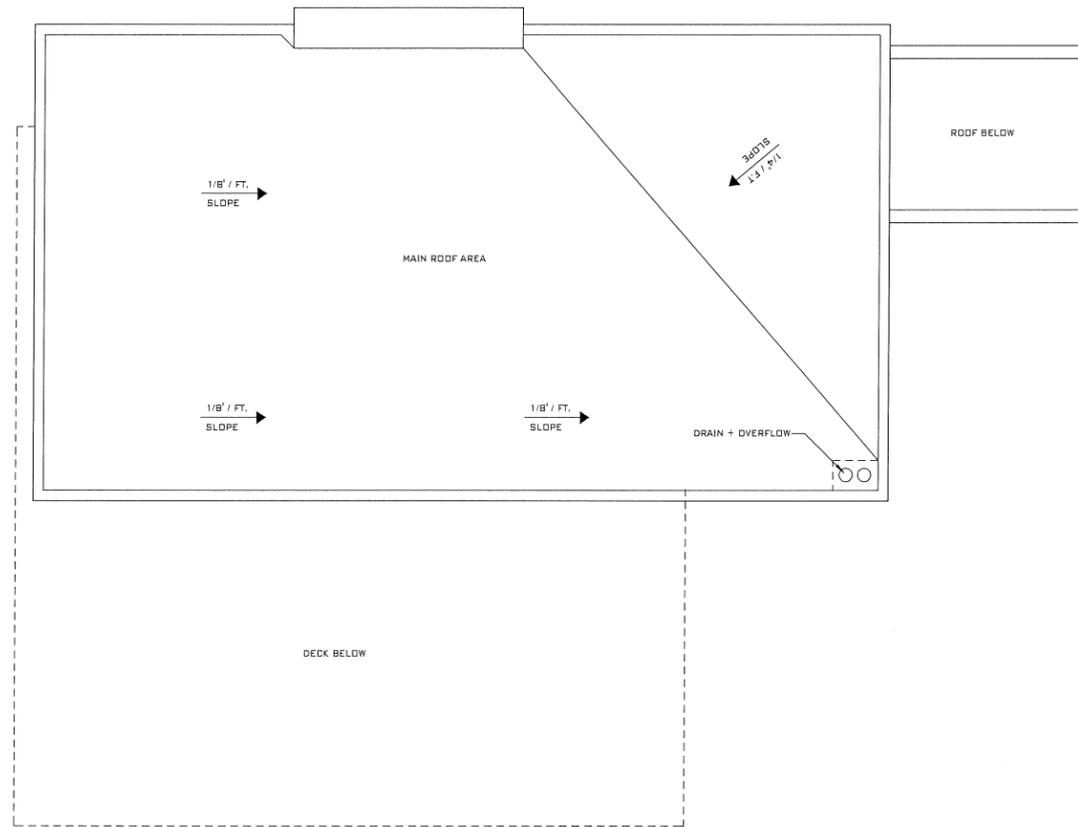


LIVING ROOM / DINING ROOM FLOOR PLAN



DATE:	05/25/2021
SCALE:	AS NOTED
DRAWN:	TPS
JOB:	HAUCK
SHEET:	A2.2

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1 ROOF PLAN
A1.0 A2.3 1/4" = 1'-0"



REVISIONS:	



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ROOF PLAN

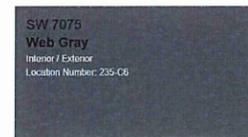
STAMP:



DATE: 05/25/2021
SCALE: AS NOTED
DRAWN: TPS
JOB: HAUCK
SHEET:
A2.3



FRONT PERSPECTIVE VIEW
RIGHT SIDE



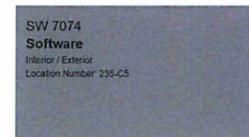
SHERWIN WILLIAMS PAINT

COLORS



MATERIAL: BOARD FORMED CONCRETE
COLOR: NATURAL

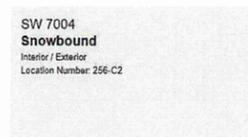
MATERIALS



SHERWIN WILLIAMS PAINT



MATERIAL: HARDY LAP SIDING
COLOR: SW 7075 WEB GRAY



SHERWIN WILLIAMS PAINT



MATERIAL: NATURAL LAP SIDING @ OVERHANG
COLOR: NATURAL

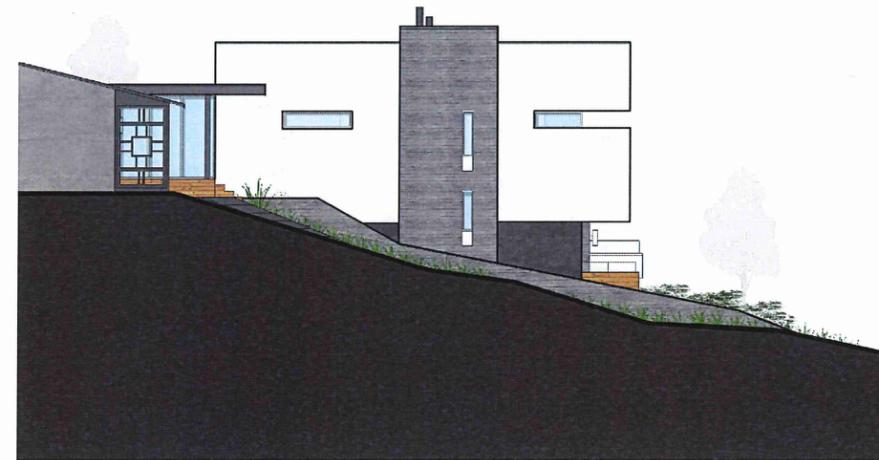


MATERIAL: SMOOTH STUCCO
COLOR: SW 7073 NETWORK GRAY
SW 7004 SNOWBOUND WHITE
SW 7074 SOFTWARE



FRONT ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

REVISIONS:	



BUILDING ELEVATIONS + COLOR
AND MATERIALS



DATE: 05/25/2021
SCALE: AS NOTED
DRAWN: TPS
JOB: HAUCK
SHEET: A3.0

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AGENDA NO: B-1

MEETING DATE: AUGUST 3, 2021

**AGENDA CORRESPONDENCE
RECEIVED BY THE PLANNING
COMMISSION FOR PUBLIC REVIEW
PRIOR TO THE MEETING**

-----Original Message-----

From: Eric Meyer [REDACTED]
Sent: Saturday, July 24, 2021 9:59 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: 206 Bradley Ave.

Hello commissioners,

Re: 206 Bradley Ave. Notice of Proposed Development:

We support this project as proposed.

We own 205 Bradley Ave. which is directly across the street from this project. We will see and be impacted by this house more than anyone. The owners, Al and Tanya Hauck, have graciously taken the time to repeatedly show us their plans and ask us for our input as their design evolved. We understand exactly what they are requesting and have no issues.

Please support this project as proposed, thank you!

And thanks also for volunteering your time to our community.

Eric and Cynthia Meyer



AGENDA NO: C-1

MEETING DATE: August 3, 2021

Staff Report

TO: Planning Commission **DATE:** July 29, 2021

FROM: Scott Collins, City Manager and Scot Graham, Community Development Director

SUBJECT: Continuation of City Council Goals and Objectives Update, and Receipt of Planning Commission Input for the Upcoming 2021/2022 Goals and Objectives Setting Process

RECOMMENDATION

Staff recommends the Planning Commission (PC) continue discussion on the City Goals and provide input regarding goals and actions items to share with City Council ahead of their review of the City Goals for 2021/2022.

ALTERNATIVES

None.

FISCAL IMPACT

There will be no immediate fiscal impact related to the recommendation.

BACKGROUND

The Planning Commission reviewed and discussed the goal setting process as well as items to possibly recommend to Council at the July 20, 2021 PC meeting. The Staff report for the July 20, 2021 meeting can be found at the following link: <http://ca-morrobay2.civicplus.com/ArchiveCenter/ViewFile/Item/5697>. The main topics discussed by the PC at the last meeting included the following:

1. Climate Action plan update
2. Enhanced Infrastructure Financing Districts (SB 628 & AB 313)
3. Historic Preservation Ordinance (forwarded copy to PC on 7/21/21)
4. Tree Bank program
5. Business Improvement District
6. Commercial design guidelines
7. Housing for homeless
8. Regional housing opportunities
9. Notice of Funding availability from HCD (forwarded to PC on 7/21/21)

The Planning Commission requested additional information on status for regional efforts to update

Prepared By: SG

Dept Review: _____

City Manager Review: _____

City Attorney Review: _____

the Climate Action Plan and Enhanced Infrastructure Financing Districts (EIFD).

Climate Action Plan

The City is a participant in the Green House Gas Stake Holders Group, which is a collaboration of local jurisdictions and County agencies headed by APCD along with SLOCOG, Caltrans and other regional partners that meets quarterly to provide a regional approach to climate action planning. Topics discussed include collaboration on climate action plan implementation measures, GHG mitigation strategies and GHG inventory updates, discussion of CEQA legislative updates, grant resources for climate action planning, electric vehicle charging implementation, and energy efficiency resources. More recently the group has been discussing options for moving forward with a regional update of Climate Action Plans for the various communities in the County.

Enhanced Infrastructure Financing District

EIFD legislation was signed into law through SB 628 in 2015 by Governor Brown. EIFD's require the formation of a separate government entity that would be formed by the City in the district to finance infrastructure projects with community wide benefits. When EIFD's are formed through a Joint Powers Authority (JPA), they can be established without voter approval. EIFD's can finance public infrastructure, private childcare centers, affordable housing projects and parking facilities.

While voter approval is not required to form an EIFD, a 55% affirmative vote is required for EIFD's to issue bonds. EIFD tax increment is available for up to 45 years from the date of bond issuance.

EIFD's are financed through tax increment resulting from the increase in growth in property taxes collected from the parcels in the district.

Link to SB628

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201320140SB628

League of CA Cities Description of EIFD's

<https://www.cacities.org/Resources-Documents/Policy-Advocacy-Section/Hot-Issues/New-Tax-Increment-Tools/EIFD-Law-Comprehensive-Summary-02-16-16-final.aspx>

PC/Community Development Department Specific "Action Items"

The currently active action items that have bearing on the Community Development Department and PC are as follows:

- Review of parking management options
- Market Street Redevelopment
- Planning process improvement effort
- Zoning Code update effort
- Work with SLO County and cities on a regional partnership and solutions to housing issues

Goals for Consideration by Planning Commission

Staff has assembled a list of items for consideration by the Planning Commission for inclusion in a recommendation to Council for the 2021-2022 goal setting process. Ten items are provided below, and staff would like the Commission ***to identify the top 5 to be forwarded to Council.*** The Commission may consider other items, not on the list, if so

desired. The proposed goal items noted in the table below are taken from the implementation sections of the recently adopted Housing Element & General Plan/Local Costal Program. Items have been placed in a table format with columns denoting Item Goal number, description Item, Funding Source, Staff/PC or Consultant work item, Priority # (left blank to be determined by PC) and Notes.

Goal #	ITEM	FUNDING SOURCE	STAFF/CONSULTANT	Priority #	NOTES
1	Update Residential Design Guidelines by character area	General fund	Staff/PC/maybe consultant for artwork		
2	Develop commercial design guidelines	General fund	Staff/PC/maybe consultant for artwork		
3	Update waterfront masterplan	General fund/could be grant eligible	Consultant		
4	Housing element implementation	Grant funded	Staff/PC		This is already underway and includes residential by right policy development, objective design standards, updating of the city inclusionary housing, ADU and density bonus policies. Development of stock ADU plans.
5	Explore opportunities for establishment of Community Financing Districts and/or Business Improvement Districts	General fund	Staff		Could be used for infrastructure improvements, public amenities City commercial areas (e.g., Benches, planters)
6	Develop incentive program such as reduced development impact fees, expedited review processes for businesses that pay a living wage	General fund	Staff		
7	update the Bike and Pedestrian Master plan, could include complete streets plan	General fund/could be grant eligible	Consultant		
8	Develop Historic Preservation ordinance	General fund	Could be Staff and PC		MB Historic Society has provided City a draft ord. Doesn't include an inventory
9	update the climate action	General Fund/could	Staff/PC/Consultant		City is working with the other jurisdictions in the County on

	plan	be grant eligible			jointly updating the CAP
10	Establish a Tree bank program	General fund	Staff/PC		

Questions for the PC

- 1) Do the current City goals (identified in the beginning of this report) address the needs and priorities of the community, particular in relation to Community Development areas of responsibility?
 - i. If not, are there other goals that the City should consider adding or current goals that should be removed or refined?
- 2) Do the current action items related to the Community Development Department reflect priority needs?
 - i. If not, are there other action items the City should consider adding or current action items that should be removed or refined?

In answering these questions, PC members should keep in mind the available staffing resources. Therefore, it is important to develop a list of priority action items for Council consideration that can be achieved within the context of all the other City goals and action items. Narrow focus will ensure that the priorities are more likely to be achieved.

CONCLUSION

Updating the City Council goals is an important process to ensure that City goals link back to the current needs and desires of the community. Now is the appropriate time to receive input from the community, including the City’s advisory boards and commissions to inform the Council’s goal setting process and to assist City staff in developing a work plan to systematically achieve them through allocation of budget and staff resources. To this end, the Planning Commission should identify a maximum of five goal items for recommendation to City Council.