



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

Chairperson – Susan Stewart

Vice-Chairperson William Roschen
Commissioner – 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.:** CUP20-15 and PKG 20-05
Site Location: 405 Elena Street, Morro Bay, CA
Request: A continued Public Hearing for Planning Commission approval of a Conditional Use Permit No CUP20-15 and Parking Exception (PKG20-05) for a 362-sf addition to an existing 906 sf home with an attached 375 sf garage. Net of some demo necessary to connect the new addition, the project will result in total livable area after the addition of 1177-sf, plus the existing attached garage of 375-sf. The addition to this existing home requires a Conditional Use Permit because the home is non-conforming, and the addition is larger than 25% of the existing square footage. A parking exception is required because the garage is undersized for a 2-car garage. The parcel is 3106 sf, is in a R-1/S.2 zoning district and is not within the Coastal Appeals Jurisdiction
CEQA Determination: Categorically Exempt, Section 15301, Class 1.
Staff Recommendation: Conditionally approve
Staff Contact: Nancy Hubbard, Contract Planner nhubbard@morrobayca.gov

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting on November 16, 2021 at 6:00 p.m. via teleconference.

PLANNING COMMISSION MEETING PROCEDURES

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

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

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

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

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

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

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

APPEALS

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

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

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



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

Agenda No: A-1
 Meeting Date November 2, 2021

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	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. Resubmittal				nh
2	Morro Bay Ventures	2783 Coral Ave	7/1/21	MAJ21-005	Five unit subdivision, previously approved for a 6 unit subdivision by City Council.	Project review completed, deemed complete July 19, 2021. Applicant submitted plans for Coisters Design Committee review on September 14, 2021. Scheduled for City Council public hearing on October 26, 2021. Received Design Committee conditional approval of the homes.				nh
3	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. Resubmittal received August 9, 2021. Planning comments sent August 23, 2021, requires resubmittal. Resubmittal received September 20, 2021. Parking exception received 10-5-21, under review. Project deemed complete and scheduled for Planning Commission				nh
4	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. Resubmittal received July 27, 2021, planning comments sent on August 3, 2021. Revised plans submitted 9/29, but required corrections - Emailed applicant 10/4/21. Revised plans resubmitted electronically 10/7/21. Project deemed complete, scheduled for public notice period, following by administrative decision on or about November 23, 2021.				nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
5	McGonagill/Mathias	690 Oliver Street	10/14/21	LLA21-001	Move lot line between two parcels	Under Review				nh
6	2900 Alder LLC/Knanna	2900 Alder Ave	10/7/21	CUP21-14/ CDP21-042	Proposed 4200 sf, 6 unit hotel	Under review				nh
7	Allen Property Group	1260 Main St	10/4/21	MAJ21-006	Land Use & Zoning Map Amendment to change C2 zoning to C1 zoning	Application received, under review.				nh

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8	Guesno	220 Atascadero Rd	10/4/21	MIN21-012	Minor Amendment - Change temporary outdoor dining area to permanent outdoor dining	Application will apply for a TUP for outdoor dining. This application is on hold until 2022.				nh
9	Horstman	427 Oahu St	9/28/21	CDP21-041	Admin CDP for new SFR and attached ADU. 1096sf and 2nd floor 1335sf	Under review.				sa
10	Nagy	646 Sequoia Ct	9/27/21	MUP21-03	Minor Use Permit for development of new upper level 2,328sf, lower level 1,030sf, and garage level 1,220sf SFR on vacant lot in area outside the coastal zone.	Application received, under review. Project incomplete, comments sent on October 18, 2021.				nh
11	Phillips	454 Tulare	9/27/21	CDP21-040	Admin CDP for ADU and remodel of existing garage	Spoke with arch & client 10/22/21 - They may be changes the plans. Waiting for response.				sa
12	Thai Bounty	560 Embarcadero	9/22/21	MIN21-010	Minor mod to UP0-200/UP0-244 for music.	Under review.				sg
13	McDowell	650 Sequoia Ct	9/15/21	MUP21-04	Minor Use Permit for new SFR (outside the coastal zone). 3 bedroom 3 bath, 2776sf plus 507sf garage	Incomplete letter sent 10/13/21				sa
14	Smith/ De Barros	451 Luzon St	8/31/21	MUP21-02/ PKG21-08	MUP/Pkg Exception for 21 sf addition to an existing 770sf home w/ 220sf single car garage	Incomplete letter sent 9/29/21.				sa
15	Dorfman	570 Olive	7/28/21	CDP21-031	Admin CDP for 1150sf new detached ADU	Project deemed incomplete and letter sent 8/27/21				sa
16	Eisemann	541 Atascadero Road (at Hill St)	7/9/21	CUP21-09/ CDP21-029	Four unit apartment complex with attached garages	Review comments provided on July 31, 2021. Project requires resubmittal and environmental analysis. Provided applicant estimate for environmental report on September 24, 2021.				nh
17	Luhr	1140 Allesandro Ave	6/28/21	CDP21-026/ CUP21-08	Multiple residential units with live-work options (i.e. a portion of home designated for business usage). Two scenarios submitted for PC conceptual review and feedback.	Provided review comments July 26, 2021. Requires additional information from applicant - once received, will schedule for PC conceptual review. Scheduled for conceptual review at Planning Commission on October 19, 2021. PC provided comments about the project. Need formal submittal				nh
18	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. Discussed project with applicant, expect resubmittal in November 2021.				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.				nh
20	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
21	Perry	3202 & 3230 Beachcomber	4/1/21	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

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22	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
23	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	Comment letter sent 5/14/21, requires resubmittal with responses.				nh
24	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.				nh
25	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
26	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
27	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
28	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. Resubmittal received September 14, 2021, under review. Incomplete letter sent on				nh
Projects Appealed to Planning Commission or PC Continued projects										
Projects Appealed or Forwarded to City Council										
29	Hsiao	205 Harbor St	5/26/21	CDP21-019/ CUP21-05	CDP and CUP approval request for new 6-unit 5,042sf blufftop hotel.	Under review. Noticed for PC review and hearing on 9-7-21. Conditionally approved by PC on 9/7/21. Appealed 9/17/21. On Council agenda for appeal decision for 11/9/2021.				cj

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30	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. Revised project plans submitted 8/30/21 and 9/29/21. PC forwarded favorable recommendation to Council on 10/5/21. Council hearing set for 11/9/21.				cj
Environmental Review:										
31	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:										
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
32	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 certified Coastal Land Use Plan (LUP) on August 12, 2021. Zoning Code Update in progress - to be completed approximately winter 2021.				

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33	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:										
34	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										
35	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
36	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. Notice of Funding Availability for 20222 Program Year released 9/27/21. Needs Workshops to be held virtually on 10/5/21 from 6-7pm. Application funding deadline is 11/1/2021.	No review performed.	N/R		cj
37	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

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Projects in Building Plan Check:											
38	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	
39	HASLO	405	Atascadero	12/22/20	B20-0215	35 unit affordable apartments	Planning approved 1/10/21.	Ready to issue		nh	
40	Baines	1185	Balboa St.	8/9/21	B21-0137	14 sf 2nd story deck at rear of existing SFR and expand existing garage under deck (square footage of garage expansion is unclear).	Bldg. - Disapproved 9/20/21			sg	
41	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.	Bldg. - Approved 11/09/20			sg	
42	Carter	2035	Bayview Ave.	8/5/21	B21-0135	New SFR, 1980 sf living, with 483 sf attached garage, 96 sf covered deck, 267 sf covered rear patio and 32 sf covered front porch.	Bldg. Disapproved 9/21/21			cj	
43	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	
44	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
48	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	
49	Stanford	121	Easter	9/2/21	B21-0919	Conversion of existing space 336 sf bedroom to JADU and building renovations for kitchen, laundry, and bathroom.	Planning Disapproved - 10/21/21			am	
49	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.	Ready to issue			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	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 8/25/21		cj	

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52	Fowler	1215	Embarcadero	9/21/21	B21-0169	Commercial T.I. to Unit C of newly constructed two story building - Minor electrical, duplex outlets, lighting, smoke & carbon monoxide alarm, and interior exit route signage. Tenant: Camp One LLC		Bldg. - Approved 9/23/21			jcj
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.		Ready to issue			sg
54	Ferguson	355	Fresno Ave.	9/7/21	B21-0158	Interior bathroom remodel for wheelchair accessibility creating master bath and walk in closet, also adding guest bath and laundry closet from existing square footage.		Bldg. - Disapproved 9/10/21			sg
55	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. Planning approved.	Ready to issue			am
56	Wilkie	476-A	Hill St.	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
57	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
58	Daniels	964	Las Tunas St.	8/3/21	B21-0133	Remodel the laundry room & add a bedroom, bathroom & hallway to the back of existing home in phase I. Phase 2, build a detached garage		Bldg. - Disapproved 8/18/21			sg
59	Drenick	2530	Laurel Ave.	9/22/21	B21-0174	Reconstruction of 560 sf two-car garage, garage foundation and 560 sf rooftop deck over garage. See permit B21-0141 for separate demolition permit for these structures.	Disapproved and Correction Letter sent 10/5/21	Bldg. - Approved 9/28/21			am
60	McClish	451	Luzon St.	8/31/21	B21-0156	210 sf addition to existing 770 sf single family residence (SFR) creating a new study with bathroom, making SFR 980 sf total.	Under review. PW and Building disapproved 9/15/21, Planning and Fire OK. Letter Sent 9/29	Bldg. - Plancheck			sa
61	Novell	273	Main St.	9/20/21	B21-0170	Kitchen remodel (expanding) & relocating laundry room to exist bathroom location, & moving bath to laundry room.	Deemed incomplete 10/12. Waiting on plans to be resubmitted.	Bldg. - Approved 9/23/21			sa
62	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
63	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. ci. Requested permit	BLDG - Disapproved by California Code Check (contract building inspection services (see memo)	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
64	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. Disapproved covered structure added to original permit.	Bldg. Disapprove 8/12/21			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
65	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. Condition was met, planning approval on September 27, 2021.	Bldg. - Disapproved 9/21/21			nh
66	Brum	535	Mimosa St.	9/13/21	B21-0164	Backyard single level deck build	Planning Approved 9/16/21	Bldg. - Approved 9/16/21			am
67	LifePoint Church	615	Monterey Ave.	1/6/20	B19-0279	Remodel/upgrade current building	Planning disapproved 1/27/20. Awaiting resubmittal.	Bldg - Diapproved 1/30/20			nh
68	Markarian	750	Monterey Ave.	9/3/21	B21-0157	Interior/exterior remodel of an existing 1337 sf SFR, new electrical plumbing and mechanical, enlarge existing bathroom, convert existing laundry room to new mud room & 2nd bathroom, replace windows & doors, new comp shingle roof, new decking & stairs at entry. Cellar & barn/garage not in scope of work.	Planning approved 9/9/21	Bldg. - Approved 9/10/21			nh
69	Kolb	685	Morro Ave.	10/4/21	B21-0180	Installation of 6' x 8' single sided, non-illuminated, monument sign with one 5' deep concrete footing (center of sign). Sign installed on parcel 066-301-058 (at corner).		Bldg - Plancheck 10/4/21			mm
70	MacMillan	330	Morro Bay Blvd.	9/14/21	B21-0161	Tenant improvement for Monarch Moon Spa. Non structural walls to create 2 rooms within existing tenant space & associated electrical & plumbing. No additional building area or occupancy change.	Planning approved 9/21/21	Bldg. - Disapproved 9/16/21			am
71	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	Dissapproved 3/6/19. Disapproved 4/9. Variance application approved. Awaiting building permit resubmittal.	Bldg. - Approved 3/27/19			wu
72	HS, Nutmeg, LLC	2681 & 2681-A	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. - Disapproved 8/3/21			nh
73	McDonald	846-A	Pacific St.	7/28/21	B21-0131	ATTACHED ADU - Convert existing 278 sf attached garage to an ADU and add 321 sf to the rear of existing garage creating an overall 599 sf ADU.	Planning Approved 9/30/21. Resubmitted 9/27/21, under review.	Bldg. Approved 8/18/21			am
74	Westbrook	939	Pacific St.	8/9/21	B21-0138	ADDITION to SFR - 374 sf ground floor addition, 470 sf second story addition, 255 sf second floor deck and 100 sf first floor deck area.	Approved 8/16/21	Bldg. - Disapproved 9/22/21			am
75	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
76	SAAP Trust, Peter Behman, Trustee	965	Pelican Pl.	9/13/21	B21-0162	Addendum to B21-0041 - Additional foundation and framing required.		Ready to issue			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
77	Appel	400-A	Pico St	8/18/21	B21-0149	Convert existing garage to an ADU without changing the footprint of the garage.	Approved 8/25/21	Bldg. Disapproved 9/10/21			am
78	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
79	Volk	800	Quintana Rd.	10/4/21	B21-0181	Installation of 15" x 90.5" non-illuminated wall sign (1/2" thick acrylic letters) mounted above existing windows.		Bldg - Plancheck 10/4/21			mm
80	Tabrizi	998	Quintana Rd.	8/12/21	B21-0142	640 sf Addition (Approx.) - Enclosed area under existing open roof structure (former Napa Autocare Center Bldg).	Under review.	Bldg. - Disapproved 8/18/21			sg
81	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and associated cabling. Install equipment expansions to the top of existing	Approved 9/26/19.	Ready to issue			cj
82	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
83	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 application expired	Bldg. - Approved 3/27/19			wu
84	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:											
85	Hurless	2290 Greenwood Ave		5/7/20	CDP20-007	Admin CDP to 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. PW information received and project deemed complete September 23, 2021. Preparing for public notice with an administrative decision on October 18, 2021. Project permit issued 10/18/21				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
86	Cia	2551 Koa Ave	7/26/21	MIN21-008	Changes to previously approved new home - placement on site flipped from previously approved design with reconfigured interior layout. Minor changes in square footage and height.	Review comment provided on August 17, 2021, requires resubmittal. Project deemed complete on September 28, 2021, public noticing through 10/21/21 with administrative decision on October 22, 2021. Project approved and permit issued 10/22/21.				nh
Staff Directory:										
Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Alison MacCarley - am Saba Asghary - sa										



AGENDA NO: B-1

MEETING DATE: November 2, 2021

Staff Report

TO: Planning Commissioners **DATE:** October 10, 2021

FROM: Nancy Hubbard, Contract Planner

SUBJECT: **Continued Public Hearing for Addition to an Existing Residence.** Conditional Use Permit No. CUP20-15 and Parking Exception No. PKG20-05 for of a single-story addition to an existing non-conforming single-family home with an attached non-conforming garage.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 19-21 making the necessary findings for approval of CUP20-15 and PKG 20-05

APPLICANT: Josephine Abreu
AGENT: Fernando Miagany
ADDRESS/APN: 405 ELENA ST/APN 068-225-011

PROPOSED PROJECT: This project was continued from the October 19, 2021, Planning Commission meeting due to an error in noticing. The project has property noticed for the November 2, 2021, PC meeting.

Request for Planning Commission approval of a Conditional Use Permit No CUP20-15 and Parking Exception (PKG20-05) for a 362-sf addition to an existing 906 sf home with an attached 375 sf garage. Net of 90 sf of demo to connect the addition, the project will result in total livable area after the addition of 1177-sf, plus the existing attached garage of 375-sf. The addition to this existing home requires a Conditional Use Permit because the home is non-conforming, and the addition is larger than 25% of the existing square footage. A parking exception is required because the garage is undersized for a 2-car garage. The parcel is 3106 sf, is in a R-1/S.2 zoning district and is not within the Coastal Appeals Jurisdiction.

APPROVAL PROCESS REQUIREMENTS: The existing home is non-conforming as to the rear yard setback, the garage setback on Elm Street and the size of the garage which does not meet the width requirement for a 2-car garage.

The size of the proposed addition (over 65% of existing home square footage) and the existing non-conforming conditions require approval of a Conditional Use Permit and Parking Exception through a discretionary review and approval process.

ZONING: The site, located on Elena Street between Dogwood Ave and Elm Ave is zoned R-1/S.2 (single family home residential with an S.2 overlay zone allowing reduced standards to accommodate smaller parcels). This zone allows single family residential uses. The proposed new zoning code will increase the density allowed in this area to up to 15 units per acres to accommodate duplex and multi-family development.

Adjacent Zoning			
North	R-1	East	R-1
South	R-2	West	R-1

GENERAL PLAN/COASTAL LAND USE PLAN: The Coastal Land Use plan designates this area for medium density residential which increases the density potential for the sites in this area to up to 15 units per acres and allows multi-family development. Land Use issues in this planning area are the rehabilitation of existing housing and visual and community character. Area is primarily developed, with limited opportunities for any increase in residential density. The subject site is small with an existing single-family home and as such is not a candidate for higher density development.



Site Characteristics	
Site Area	3106 square feet
Existing Use	single family home with attached garage
Terrain	Level
Vegetation/Wildlife	Minimal residential landscaping
Archaeological Resources	N/A
Access	Existing access to Elena St and Dogwood Ave

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Medium Density Residential (2021 LUP)
Base Zone District	R-1
Zoning Overlay District	n/a
Special Treatment Area	S2
Combining District	n/a
Specific Plan Area	none
Coastal Zone	Not within the Coastal Commission Appeal Jurisdiction

2017 image from the corner of Dogwood Ave and Elena Street



SITE HISTORY:

- There is no prior permit information related to the original size and/or any additions to the home (SLO County, Gov Clarity, permit records)
- The garage was designed as a large single car garage (15 ft x 23 ft) that met the requirement for homes under 1000 sf (i.e. under the S.2 overlay).
- The architectural evaluation (for CEQA) indicates that the home was most likely a repurposed WWII military building moved on to the site around

1949. It appears that the garage was added on at a later date as well as additions on the north side of the original building.
- The home was determined by SWCA to not meet the criteria as a historic resource for the purposes of CEQA.

PROJECT DESCRIPTION AND NEIGHBORHOOD COMPATIBILITY:

The proposed project includes an interior remodel of the existing home moving the kitchen and reconfiguring the interior space to an open floor plan. The project will replace the windows and the garage door, but does not include any relocation of the exterior walls of the existing home other than required for the addition (west side). The existing home is 906 sf, and the addition will involve a demo of 90 sf and an addition of 362 sf for a total new livable space of 1177 sf. The proposed plan retains the single car garage. The increase in size of the home triggers a requirement for 2 covered and enclosed parking spaces under the current zoning code. The applicant has submitted a request for a parking exception to allow an open and uncovered parking space on a concrete pad accessible from an existing driveway on Dogwood Ave.

The project site is constrained by three street frontages and although this parcel is slightly larger than the other sites in the area, the proposed remodel and modest addition results in an effective use of the parcel with adequate space for a landscaped yard. To the south are multi-family apartments and to the east, west and north are older residential homes on relatively small parcels. This subdivision was created in the late 1800's with modifications in 1925 and 1929 and is called Ocean Heights. The original homes in the neighborhood are modest single-story homes. An increasing percent of the existing homes are being expanded or replaced to include a second story. The profile of this home following the remodel and addition will continue to fit into the neighborhood, will meet the residential



design guidelines by providing a fresh updated façade with a visible and inviting front entry.



	R-1/S.2 Standards	Proposed Project (e)SFH w/ Addition
Front Setback (Dogwood Ave)	15 feet	16'6"
Side yard (north) Setback	3.5 feet	2 feet, 9 inches (existing) 3 feet, 10 inches (new)
Rear (Elm Ave) Setback	5 feet	0 feet (garage)
Exterior side (Elena)	7 feet	7'9" for the dwelling 5'10" for the garage
Height (from ANG)	25 Feet	14' 1"
Lot Coverage	50%	50%
Parking	2 spaces covered/enclosed	1 garage space, 1 open space in driveway

3. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property.

The Applicant's parking proposal is reasonable given similar parking arrangements in the project vicinity and given the configuration of the existing building on the site.

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 1e. This exemption applies to additions to residential development in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

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

PUBLIC HEARING NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on October 8, 2021, and all property owners and occupants of record within 500 feet of the project site were notified of the scheduled public hearing and invited to voice any concerns on this application. The project site was also posted with a public notice sign.

RECOMMENDATION:

Staff recommends that the Planning Commission **CONDITIONALLY APPROVE THE PROJECT** by adopting Planning Commission Resolution 19-21 which includes findings for CUP20-15 and PKG20-05 to allow the proposed use as reflected on the plans submitted to the City of Morro Bay on August 11, 2021.

ATTACHMENTS:

Exhibit A – Resolution 19-21 – Findings and Conditions of Approval

Exhibit B – Plans

Exhibit C – Architectural Historic Evaluation

EXHIBIT A

Planning Commission Resolution 19-21
CUP20-15, PKG20-05, 405 Elena Street
Page 1

RESOLUTION NO. PC 19-21

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR APPROVAL OF A CONDITIONAL USE PERMIT CUP20-15 AND PARKING EXCEPTION PKG20-05 FOR THE PROPOSED ADDITION TO AN EXISTING RESIDENTIAL DWELLING AT 405 Elena Street

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing via video conference on November 2, 2021, for the purpose of considering approval of a Conditional Use Permit CUP20-015 and Parking Exception PKG20-05 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). Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

EXHIBIT A

Conditional Use Permit findings

1. The project is consistent with the General Plan and Local Coastal Program (LCP) that specifically identifies this area for medium density residential uses.

	R-1/S.2 Standards	Proposed Project (e)SFH w/ Addition
Front Setback (Dogwood Ave)	15 feet	16'6" feet
Side yard (north) Setback	3.5 feet	2 feet, 9 inches (existing) 3 feet, 10 inches (new)
Rear (Elm Ave) Setback	5 feet	0 feet (original garage at property line)
Exterior side setback (Elena)	7 feet	7'9" for dwelling 5'10" for garage
Height (from ANG)	25 Feet	14'1"
Lot Coverage	50%	50%
Parking	2 spaces covered/enclosed	1 garage space, 1 open space in driveway

2. The project is in compliance with the zoning code and related overlay areas, 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 an addition 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 garage and rear and north side yard setbacks)
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 the building was moved to the site and converted to residential around 1949.
4. It is not feasible to fix the non-conforming aspects of the home.

Residential Design Guideline Compliance

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

1. Improved frontage and visibility to entryway to the front door.

EXHIBIT A

2. The project is single-story, and the exterior improvements provide an improved visual image from the street.
3. The landscaping planned will enhance the curb appeal.

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 nor will the exception result in any traffic safety problems.
3. 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 (CUP20-15) and Parking Exception (PKG20-05) with the following conditions of approval supported by the above findings.

STANDARD CONDITIONS

1. This permit is granted for a Conditional Use Permit No CUP20-15 and Parking Exception (PKG20-05) for a 362-sf addition to an existing 906 sf home with an attached 375 sf garage. Net of 90 sf of demo to connect the addition to the existing home, the project will result in total livable area after the addition of 1177-sf, plus the existing attached garage of 375-sf. The addition to this existing home requires a Conditional Use Permit because the home is non-conforming, and the addition is larger than 25% of the existing square footage. A parking exception is required because the garage is undersized for a 2-car garage. The parcel is 3106 sf, is in a R-1/S.2 zoning district and is not within the Coastal Appeals Jurisdiction.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

EXHIBIT A

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or 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.
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

EXHIBIT A

- 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.
 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. Landscaping: Landscape plans are required to be included with the building permit submittal and shall include landscaping over all bare earth areas using drought tolerant, native plants and trees that will reach a 90% coverage within 5 years. Two street trees are required and should be shown on the landscape plans submitted for building permits.

BUILDING DIVISION CONDITIONS

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

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

EXHIBIT A

3.) The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

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

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

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

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

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

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

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

EXHIBIT A

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

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

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

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

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

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

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

EXHIBIT A

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

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

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

PUBLIC WORKS CONDITIONS:

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. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a driveway approach, per City of Morro Bay Standard Details and a City approved street tree off Elena Street and Dogwood Street (MBMC 14.44.020).
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

EXHIBIT A

submit to Public Works via flash drive or DVD, 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/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. 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.
6. 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 sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
 - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.
 - Any temporarily blocked off parking space(s) or street requires a temporary encroachment permit. A traffic control plan is also required for any temporary lane closures or street traffic adjustments.

FIRE DEPARTMENT CONDITIONS

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum

EXHIBIT A

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)
5. All new and existing single-family residences shall have their approved address letters or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505)

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

AYES:

NOES:

ABSENT:

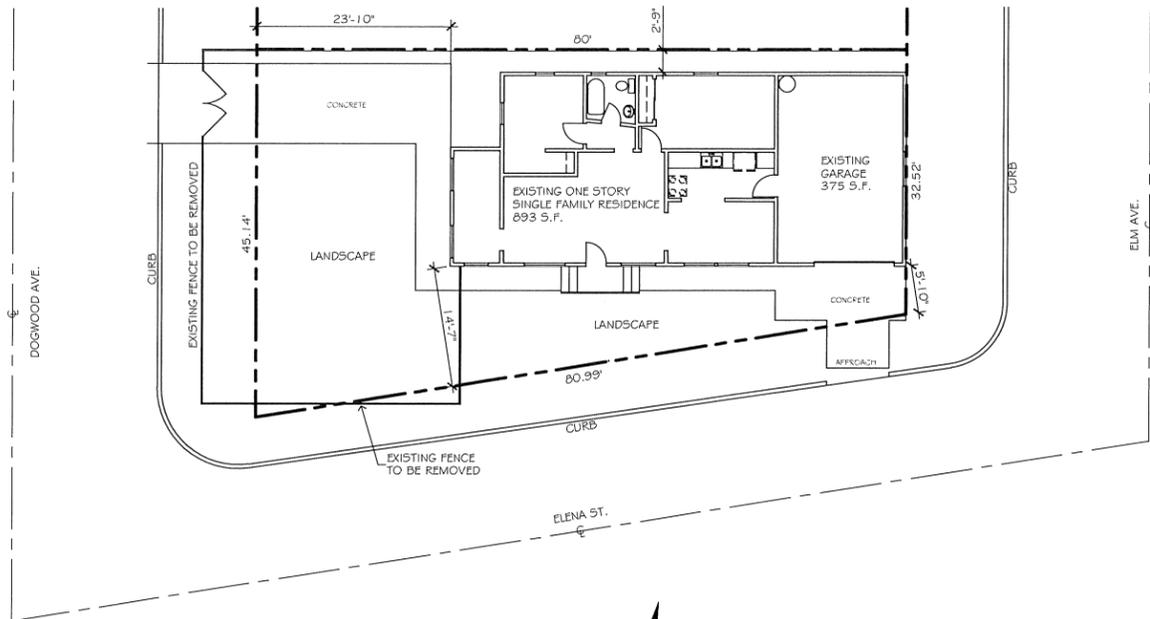
ABSTAIN:

Chairperson Stewart

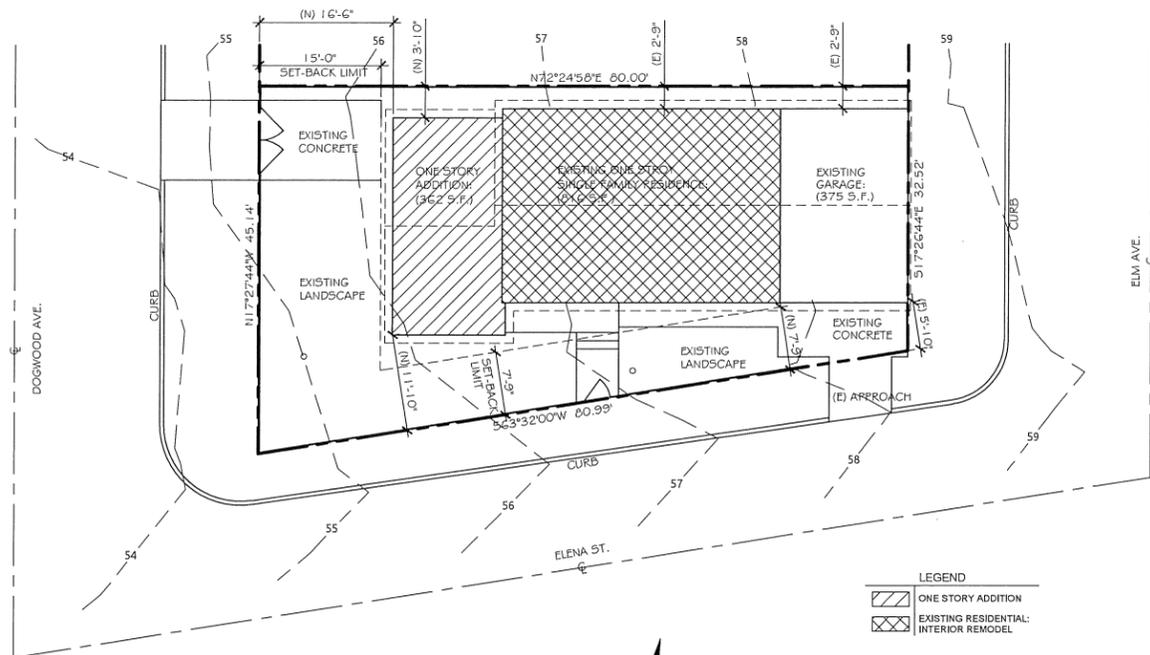
ATTEST

Scot Graham, Planning Secretary

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

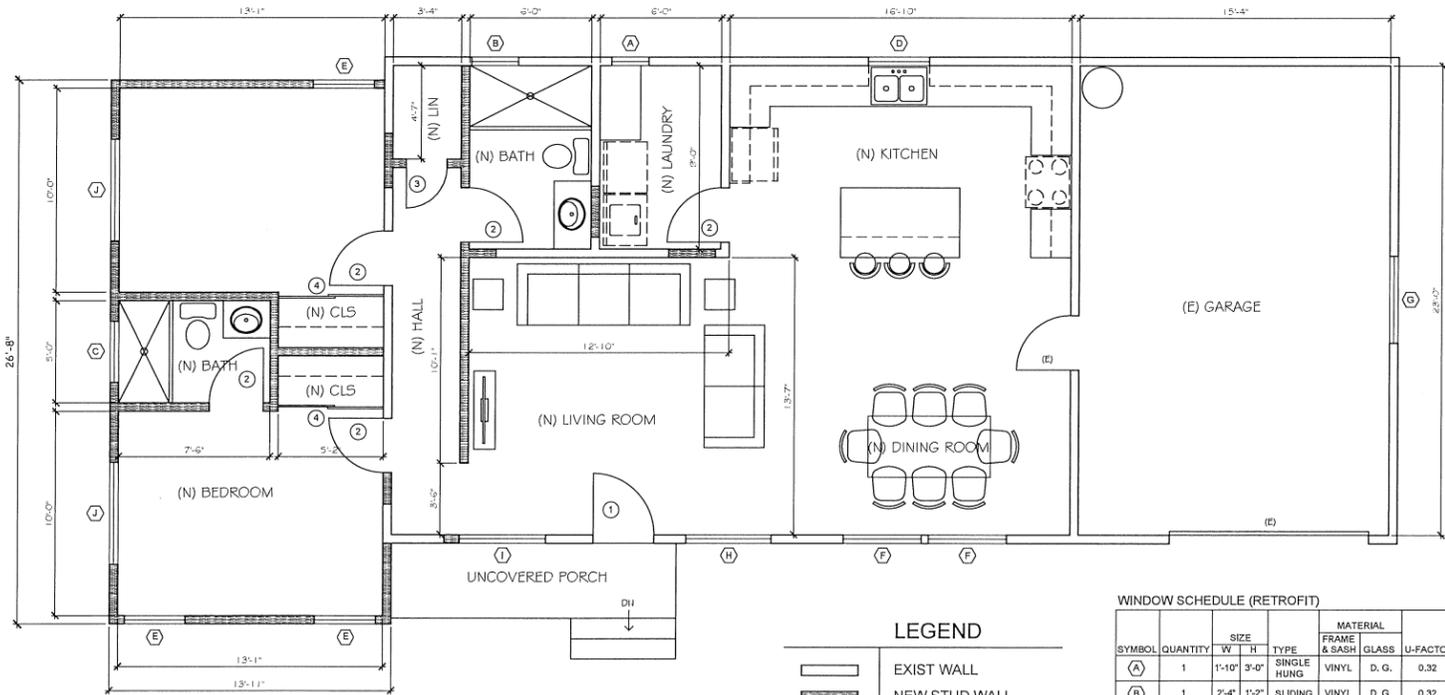


EXISTING SITE PLAN
SCALE: 1" = 10'-0"



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

LEGEND
 ONE STORY ADDITION
 EXISTING RESIDENTIAL INTERIOR REMODEL



NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND
 EXIST WALL
 NEW STUD WALL

IN ALL BEDROOMS PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
 1. A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 S.F.
 2. A MINIMUM CLEAR HEIGHT OF 24".
 3. A MINIMUM CLEAR WIDTH OF 20".
 2. THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.

DOOR SCHEDULE

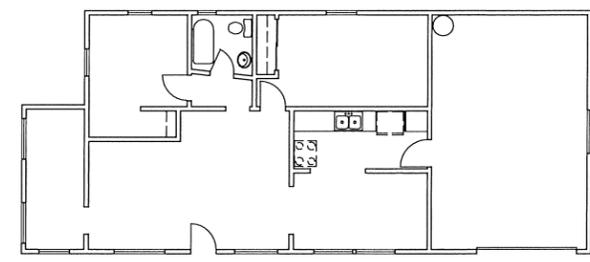
SYMBOL	QUANTITY	SIZE		TYPE	MATERIAL	
		W	H		DOOR	FRAME
①	1	3'-0"	6'-8"	SWINGING - SINGLE (SOLID CORE)	WOOD	WOOD
②	5	2'-8"	6'-8"	SWINGING - SINGLE (HOLLOW CORE)	WOOD	WOOD
③	1	2'-0"	6'-8"	SWINGING - SINGLE (HOLLOW CORE)	WOOD	WOOD
④	2	5'-0"	6'-8"	SLIDING (MIRROR DOOR)	TEMP. GLASS	WOOD

WINDOW SCHEDULE (RETROFIT)

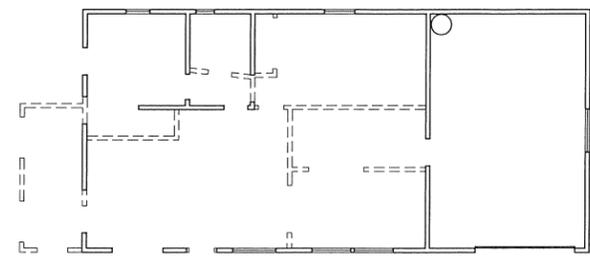
SYMBOL	QUANTITY	SIZE		TYPE	MATERIAL		U-FACTOR	SHGC	NOTES
		W	H		FRAME & SASH	GLASS			
(A)	1	1'-10"	3'-0"	SINGLE HUNG	VINYL	D. G.	0.32	0.25	TEMPERED GLASS
(B)	1	2'-4"	1'-2"	SLIDING	VINYL	D. G.	0.32	0.25	TEMPERED GLASS
(D)	1	3'-0"	3'-0"	SLIDING	VINYL	D. G.	0.32	0.25	
(E)	2	5'-10"	4'-0"	SLIDING	VINYL	D. G.	0.32	0.25	
(F)	1	4'-3"	4'-0"	SLIDING	VINYL	D. G.	0.32	0.25	
(H)	1	4'-3"	5'-0"	SLIDING	VINYL	D. G.	0.32	0.25	

WINDOW SCHEDULE (NEW WINDOWS)

SYMBOL	QUANTITY	SIZE		TYPE	MATERIAL		U-FACTOR	SHGC	NOTES
		W	H		FRAME & SASH	GLASS			
(C)	1	3'-0"	1'-2"	SLIDING	VINYL	D. G.	0.32	0.25	
(E)	3	3'-0"	4'-0"	SLIDING	VINYL	D. G.	0.32	0.25	
(I)	1	4'-3"	5'-0"	SLIDING	VINYL	D. G.	0.32	0.25	
(J)	2	5'-0"	4'-0"	SLIDING	VINYL	D. G.	0.32	0.25	



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

LEGEND
 EXIST WALL
 WALL TO BE REMOVED

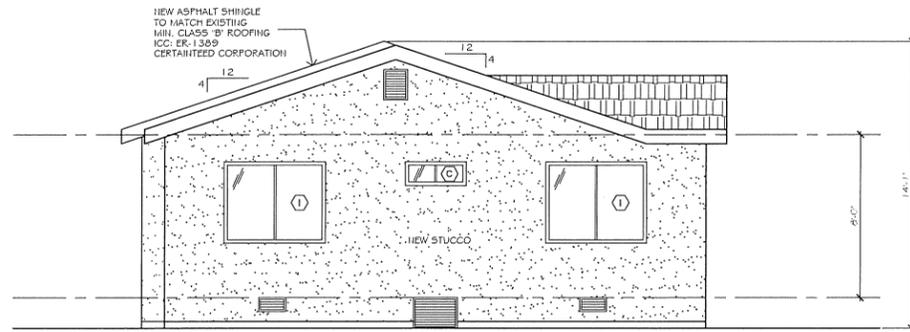
INDEX:
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 A-1 SITE PLAN AND FLOOR PLANS
 A-2 ELEVATIONS
 A-3 LANDSCAPE PLAN

DRAWN BY:
 FERNANDO MIAGANY
 9815 CARMENITA RD. UNIT D
 WHITTIER, CA 90605
 PHONE: (562) 479-1896

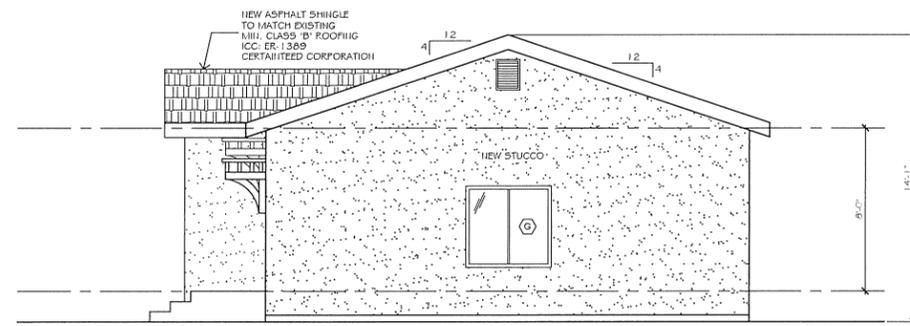
DATE: 11/21/2020

INTERIOR REMODEL OF EXISTING ONE STORY SINGLE FAMILY RESIDENCE, NEW ONE STORY ADDITION, AND NEW COVERED FRONT PORCH
 ADDRESS: 405 ELENA ST. NORCO BAY, CA 93442
 OWNER: JOSEPHINE ABREU
 LEGAL: Abbreviated Description: CY MB OCEAN HTS 1 BL 20 LT 11
 APN: 066-225-011
 ZONING: R-1

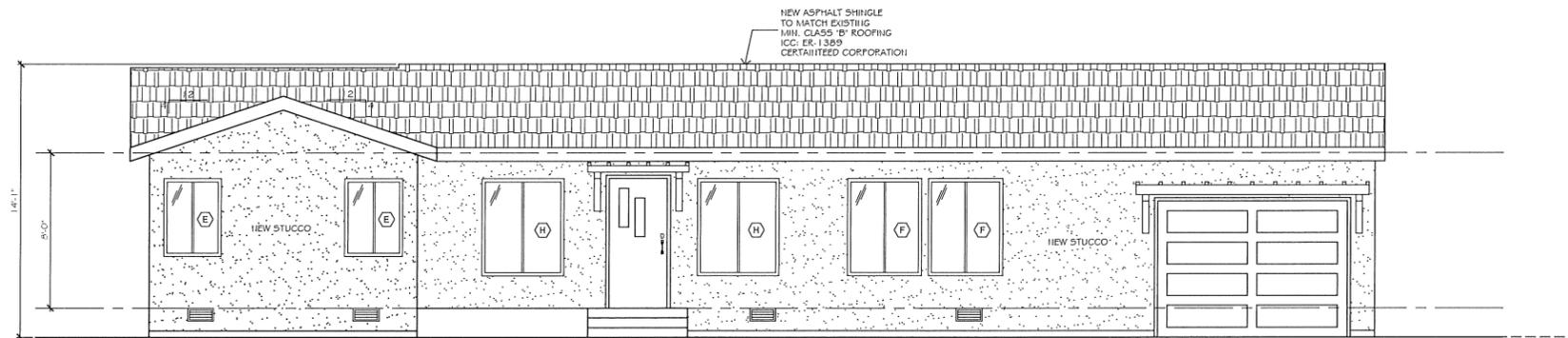
A-1



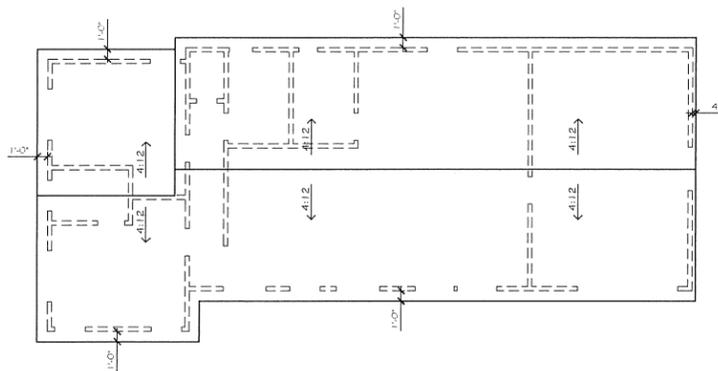
WEST ELEVATION
SCALE: 1/4" = 1'-0"



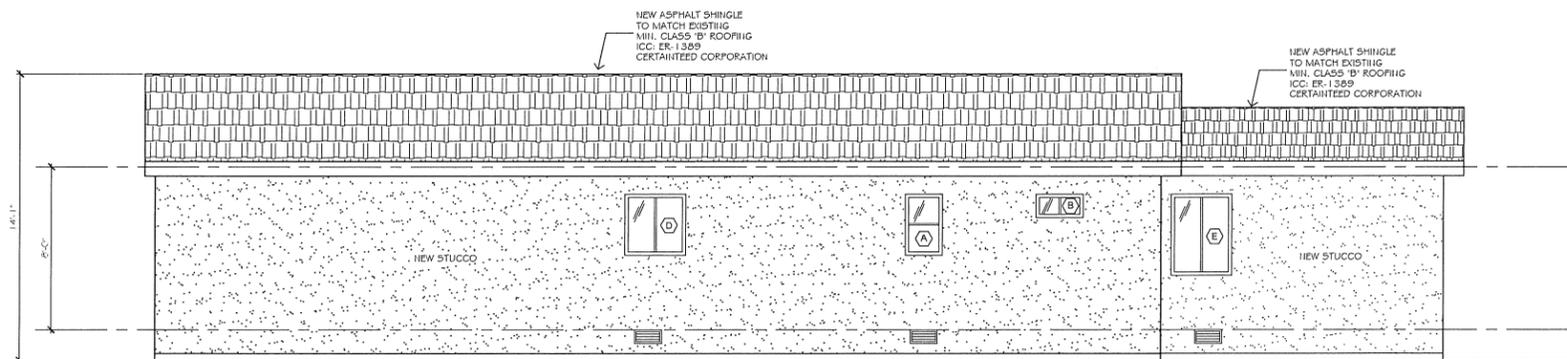
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



NEW ROOF PLAN
SCALE: 1/8" = 1'-0"



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

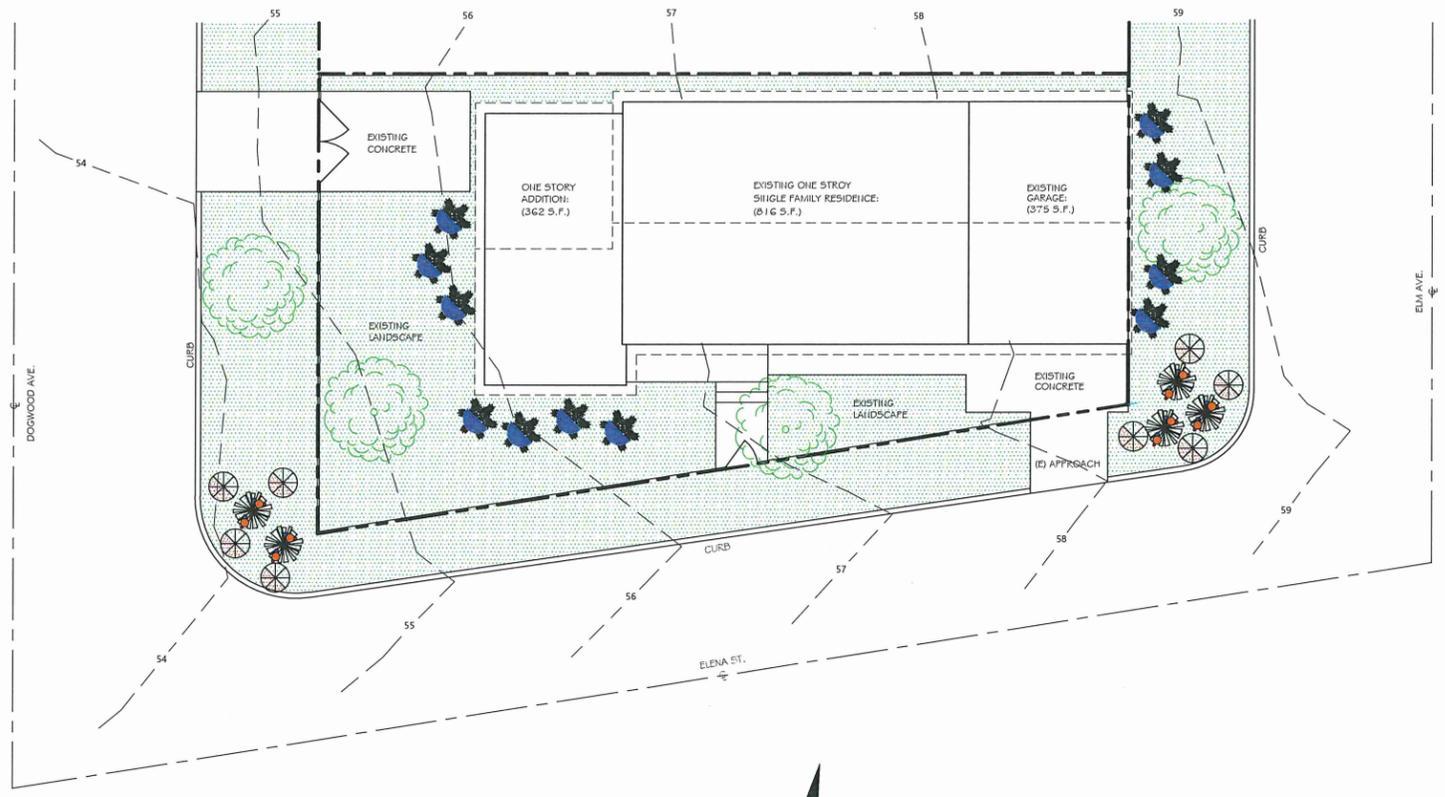
DRAWN BY:
FERNANDO MIAGANY
9815 CARMENITA RD. UNIT D
WHITTIER, CA 90605
PHONE: (562) 479-1896

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A-2 ELEVATIONS
A-3 LANDSCAPE PLAN

DATE:	11/21/2020

INTERIOR REMODEL OF EXISTING ONE STORY SINGLE FAMILY RESIDENCE, NEW ONE STORY ADDITION, AND NEW COVERED FRONT PORCH
ADDRESS: 405 ELENA ST NORCO BAY, CA 95442
OWNER: JOSEPHINE ABREU
LEGAL: Abbreviated Description: CY MB OCEAN HTS 1 BL 20 LT 11
APN: 068-225-011
ZONING: R-1

A-2



PROPOSED LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS	
				L	M
 LIMONIUM PEREZII	STATIC	11	1 GAL	X	
 ROSA SEVILLANA	SEVILLANA RED SHRUB ROSE	8	5 GAL		X
 STRELITZIA REGINAE VAR. JUNCEA	NARROW-LEAF BIRD OF PARADISE	5	5 GAL	X	
 CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	4	24 BOX		X

 EXISTING LANDSCAPE TO REMAIN

DRAWN BY:
FERNANDO MIAGANY
9815 CARMENITA RD, UNIT D
WHITTIER, CA 90605
PHONE: (562) 479-1896

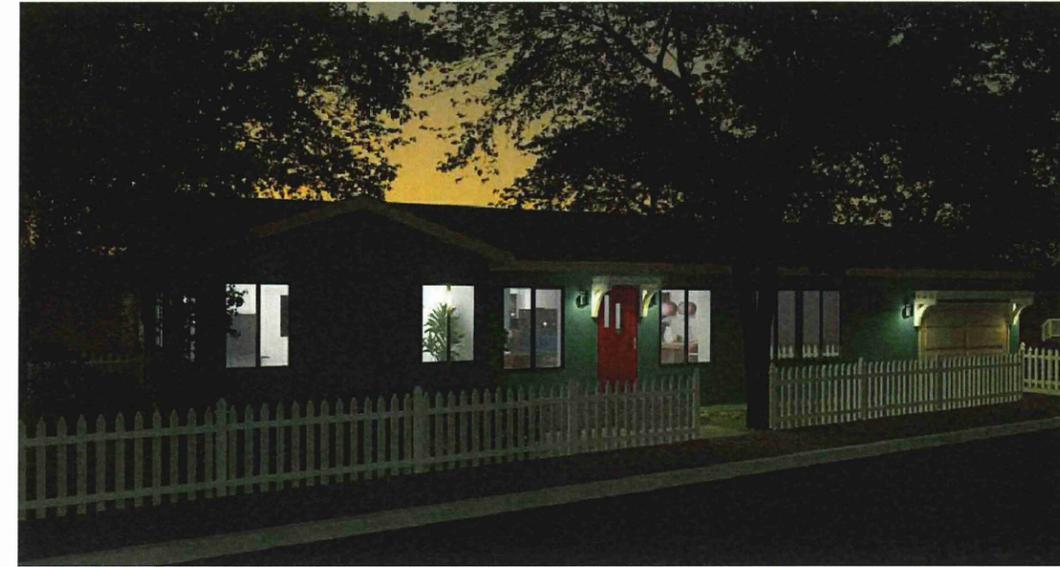
INDEX:
T-1 COVER SHEET
A-1 SITE PLAN AND FLOOR PLANS
A-2 ELEVATIONS
A-3 LANDSCAPE PLAN

DATE: 11/21/2020

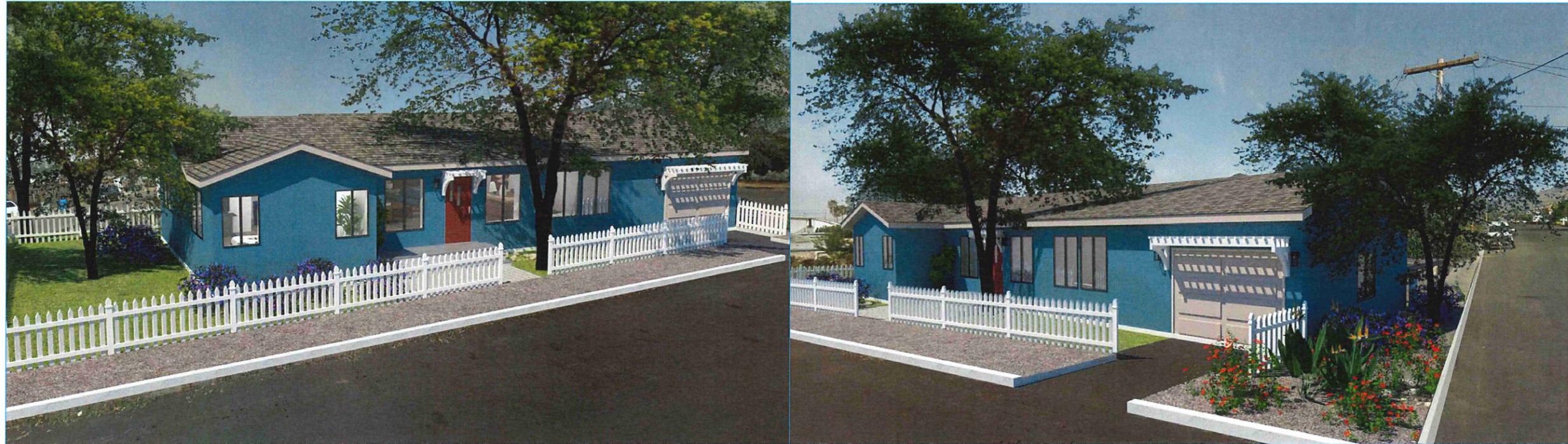
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INTERIOR REMODEL OF EXISTING ONE STORY SINGLE FAMILY RESIDENCE, NEW ONE STORY ADDITION, AND NEW COVERED FRONT PORCH
ADDRESS: 405 ELENA ST.
NORRO BAY, CA 93442
OWNER: JOSEPHINE ABREU
LEGAL: Abbreviated Description: CY MB OCEAN HTS 1 BL.20 LT. 11
APN: 068-225-011
ZONING: R-1

A-3



INTERIOR REMODEL OF EXISTING ONE STORY SINGLE FAMILY RESIDENCE, NEW ONE STORY ADDITION, AND NEW COVERED FRONT PORCH
ADDRESS: 405 ELENA ST.
NORRO BAY, CA 93442
OWNER: JOSEPHINE ABREU



INTERIOR REMODEL OF EXISTING ONE STORY SINGLE FAMILY RESIDENCE, NEW ONE STORY ADDITION, AND NEW COVERED FRONT PORCH
ADDRESS: 405 ELENA ST, NORRO BAY, CA 93442
OWNER: JOSEPHINE ABREU

EXHIBIT C

Architectural Evaluation of 405 Elena Street (APN 068-225-011), Morro Bay, San Luis Obispo County, California

SEPTEMBER 2021

PREPARED FOR

Fernando Miagany

PREPARED BY

SWCA Environmental Consultants

EXHIBIT C

ARCHITECTURAL EVALUATION OF 405 ELENA STREET (APN 068-225-011), MORRO BAY, SAN LUIS OBISPO COUNTY, CALIFORNIA

Prepared for

Fernando Miagany
9815 Carmenita Road
Whittier, CA 90605

Prepared by

SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401
(805) 543-7095
www.swca.com

SWCA Project No. 69357

September 2021

EXHIBIT C

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EXHIBIT C

405 Elena Street (APN 068-225-011) Architectural Evaluation

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EXHIBIT C

PROJECT DESCRIPTION

This architectural evaluation was prepared to assist the applicant and the City of Morro Bay (City) in meeting pertinent regulatory responsibilities in connection with proposed improvements at 405 Elena Street (Assessor's Parcel Number [APN] 068-225-011), in the city of Morro Bay, San Luis Obispo County, California. Historic-period built environment resources (defined as resources 50 years of age or older) are present on the parcel and require evaluation to determine whether they meet the criteria for listing in the California Register of Historical Resources (CRHR) or otherwise constitute historical resources for the purposes of the California Environmental Quality Act (CEQA).

PROJECT SETTING

The project is located in the Ocean Heights No. 1 subdivision, north of Morro Bay on the inland side of Highway 1. Elena Street forms the southern boundary of the subdivision, gradually sloping uphill for several blocks from Main Street (the frontage road for Highway 1). The subject parcel is rectangular and basically level. The existing residential neighborhood was not built up as a single tract; rather, the assemblage consists of individually built one- and two-story single-family residences and apartment buildings of various ages and architectural styles. Most of the smaller houses in the Ocean Heights subdivision date to the 1950s; larger homes are of more recent construction. Neighborhood vegetation includes mature trees, shrubs, and ornamental plantings. Fences and driveways are of varied materials and textures. Curbs are absent along the street frontages of the subject parcel, although they are sometimes present in front of other parcels occupied by houses of more recent construction.

METHODOLOGY

Research for this architectural evaluation has relied on documentation available through the County of San Luis Obispo (County) Assessor's and Recorder's offices and on contemporary post-war newspaper articles available through the online database Newspapers.com. Standard secondary sources were also reviewed, including general San Luis Obispo County histories (Angel 1883; Morrison and Hayden 1917; Krieger 1988), as well as local Morro Bay histories (Gates and Bailey 1982; Castle and Ream 2006). Real estate website Redfin was the source for recent exterior and interior views of the residence at 405 Elena Street; the interior views provided important clues to the origin of the structure (Redfin 2021).

The subject property does not appear to have been previously evaluated. The City is currently working on developing its own historic preservation guidelines, but no list of locally designated resources is yet available.

Two historical contexts were identified as appropriate for evaluating the building at 405 Elena Street. While such aspects as the physical condition, style, materials, and workmanship of architectural resources can be considered to some extent on their own merits, the significance of these resources can be determined only with reference to the historic circumstances that created them. The historical contexts for the resources on the subject parcel focus, in part, on the development of the Ocean Heights No. 1 residential subdivision and on the local availability of post-war surplus military buildings in 1947–1949 for use as residential housing.

The research, architectural evaluation, and report preparation were carried out by SWCA Senior Architectural Historian Paula Juelke Carr.

HISTORIC CONTEXT

Morro Bay

Like much of coastal California in general, most of the Morro Bay region was formerly part of sprawling Mexican-era land grants devoted primarily to livestock raising: to the southeast was Rancho San Bernardo, granted to Vicente Canet by Alta California Governor Alvarado in 1840; to the northwest (including the project area) was Rancho Moro y Cayucos, granted to James McKinley in 1842 (Gates and Bailey 1982:8, 13). By 1846, however, Mexican control of Alta California was challenged by the United States during the Mexican-American War. The Treaty of Guadalupe Hidalgo that ended the conflict in early 1848 gave the United States possession of Alta California, with the proviso that legitimate Mexican land grants would be honored.

The area immediately around the bay, south of the project area, was not part of either land grant, but became the property of the U.S. government when the Mexican-American War ended, and Alta California became a U.S. territory. The discovery of gold in 1848 set off a flood of immigration to California. In the heyday of gold mining, newcomers had clustered around the various “diggings” in the Sierran Mother Lode, but as time went on, disheartened miners began to look elsewhere in California for opportunities. Although California had been admitted to the Union in 1850 as the thirty-first state, land use remained much as it had been during the Mexican era of the 1830s and 1840s, with an emphasis on cattle ranching. The severe floods of 1862, however, followed by the protracted drought of 1863–1864, decimated the large, free-roaming herds of cattle and ruined the once prosperous cattle-based rancho economy.

The effects of these natural disasters were made worse by the high costs rancho owners often paid to document the validity of their land grants. Proving ownership was a protracted process that tended to end up in the courts. As newcomers drifted south from the mines with the hopes of acquiring land, they viewed the snarled rancho title situation as a hindrance to the creation of smaller farm holdings. By the time the legitimacy of the Rancho Moro y Cayucos land grant was confirmed in 1878, the original grantee had died. Nevertheless, a prospective subdivision map of the rancho had already been drawn up by County Surveyor R. R. Harris in 1875 (Figure 1). The location of the subject parcel lies within the boundaries of Lot 28, as depicted on the Harris map. No longer supporting herds of cattle, the rolling hills in the project vicinity and beyond were used as sheep grazing and dairy lands.

Also depicted on the 1875 Harris map is the beginning of the small settlement that would become the Town of Morro, strategically located on the coastal terrace near the bay, alongside Morro Creek at the intersection of two county roads, and, significantly, outside the boundaries of the litigated ranchos. As federally owned land, the non-rancho tracts began to be opened up to settlement in the early 1870s, acquired either under the provisions of the 1862 Homestead Act or by the redemption of military-issued scrip. The latter method was used by Franklin Riley (1824–1897), who was the first to take advantage of the availability of government land locally, acquiring 137.94 acres in 1872 (U.S. Bureau of Land Management [BLM] 1872).

Riley was responsible for the first glimmerings of residential development alongside Morro Bay. Within 6 months of acquiring his land, he hired Carolan Mathers, a local county “road viewer” with surveying experience, to draw up a townsite map. Riley’s intention, unlike that of later developers, was to create a commercial hub for shipping the agricultural produce of the hinterlands (grain, wool, and cheese) and importing lumber and other necessities not available locally. The townsite “was booming in 1872 and 1873 . . . and new settlers were moving into the area looking for farmland . . . All were looking for good land where transportation of farm products would not be too difficult” (Gates and Bailey 1982:15–16, 20). Early county historian Myron Angel noted in 1883 (Angel 1883:347–348): “The year 1873 brought

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prosperous times for Morro. A new wharf was projected, several dwellings and business houses were put up, and the benefits of the excellent situation and rich back country began to be visible. Morro exceeded every other place in the county in the briskness of its growth . . . There had been erected fourteen dwelling-houses, two stores, two blacksmith shops, one shoemaker shop, one carpenter shop, and a butcher shop.” Coastal lands from Morro Bay north to the Monterey County line were soon dotted with dairy farms, producing butter and cheese through the winter and spring months, as long as the coastal pastures remained green and provided sufficient feed.

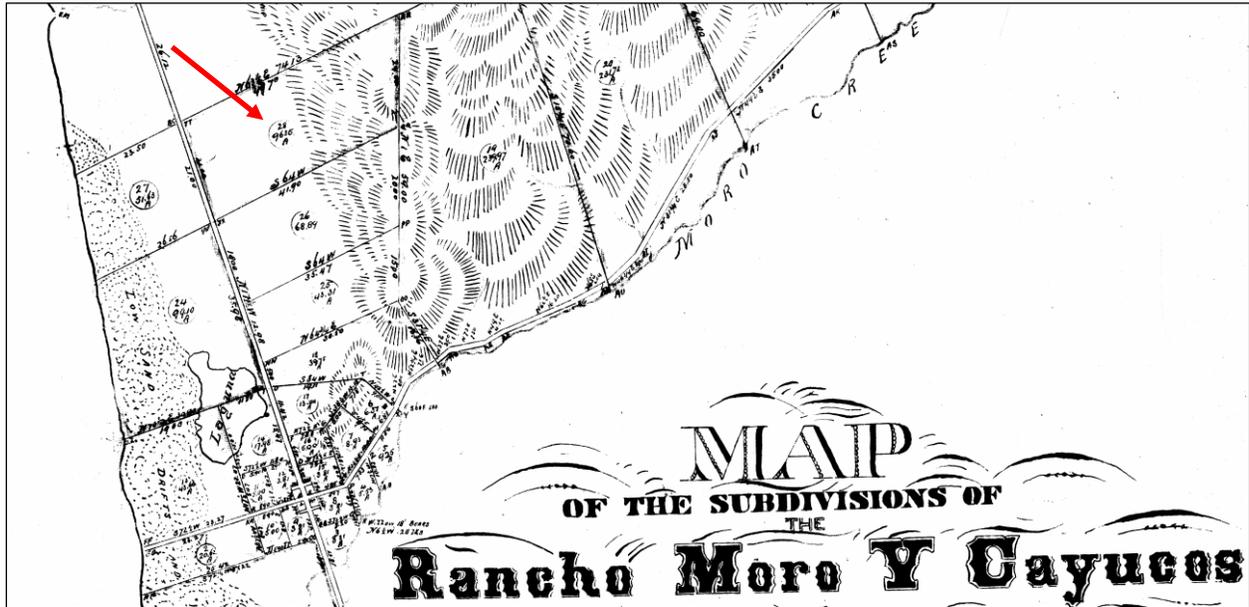


Figure 1. Detail of 1875 Harris Map of the Subdivisions of Rancho Moro y Cayucos, showing Lot 28, north of the Town of Morro.



Figure 2. Detail of 1897 U.S. Geological Survey map (USGS 1897). The red cross approximates the project location. Note the scattering of black squares indicating farmhouses.

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

Atascadero Beach

The earliest subdivision north of downtown Morro, Atascadero Beach is historically linked with the development of the Atascadero Colony (now the City of Atascadero), established in 1915 nearly 20 miles inland, on the opposite side of the Santa Lucia Range. The Atascadero Colony was the utopian brainchild of Edgar Gardner (E.G.) Lewis, an enterprising publisher, promoter, and land developer. For his planned community, Lewis envisioned “a city in the country, especially adapted to the automobile, with small orchard estates, residential section and all of the civic, educational and businesses as well as the administrative buildings grouped into a civic center” (Petry 2012:79). Above all, Lewis was a real estate promoter. As many of E. G. Lewis’s early Atascadero advertising brochures featured photographs of people enjoying the “nearby” beach and Morro Rock, Lewis faced the necessity of building the 17-mile road (the “E. G. Lewis Highway”) to actually get to the ocean from Atascadero (Allan 2010:25–26).

Acting through a subsidiary corporation called the Atascadero Beach Land & Improvement Company, the Atascadero Colony Holding Corporation bought a long strip of beachfront property adjoining the county road (now Highway 1) north of Morro Rock. The Atascadero Beach subdivision, surveyed in 1917, comprised hundreds of lots, offered at prices ranging from \$450 to \$1,000. The subdivision seemed poised for success. The growing popularity of automobile touring in the 1910s and 1920s played a part in intensifying interest in Morro Bay. A 1920 booster publication organized by the San Luis Obispo County Chamber of Commerce extolled Morro Bay—“a beautiful summer resort, a fertile garden district and a dairy stronghold”—with a “fine road from Atascadero to the beach [that] rambles through the mountains between the two...” (Roberts 1920:18–19, 34). Also in the 1920s, Highway 1—a new all-weather Portland cement concrete road—entered Morro Bay from the south, linking the area firmly with the city of San Luis Obispo and beyond.

The pace of residential real estate development (though not real estate sales) near the bay began to accelerate. Farmlands lying to the south and east of the original El Moro Townsite began to be purchased, surveyed, and subdivided. Because of its peculiar funding structure and construction scheduling, however, Atascadero Beach sales languished, and in 1923, Lewis’s visionary (and extremely costly) Atascadero schemes imploded. Lewis himself was bankrupted.

Ocean Heights No. 1 Residential Subdivision

As reported by Morro Bay historians Dorothy L. Gates and Jane H. Bailey, John Rohrberg, a real estate sales manager from Washington state, was responsible for laying out the first Ocean Heights subdivision, which included the subject lot (Gates and Bailey 1982:51–52). On vacation with his family, Rohrberg stayed in Morro Bay and was favorably impressed with what he saw. After talking with a local real estate

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agent, A. Manford Brown, who praised “the bright prospects for land sales there,” Rohrberg co-founded the Morro Bay Holding Company, Inc. Given the longstanding popularity of the Morro Bay coast with San Joaquin Valley residents, it’s not surprising that the company’s principal place of business was in Taft, Kern County. Among the corporation’s stockholders was J. D. “Pete” Peterson (also Secretary of the corporation), who was editor of *The Midway Journal*, published in Taft. The corporation had originally planned to purchase 320 acres from dairy rancher Joe Enos, stretching as far as the Atascadero-Morro Bay Road, but the onset of the Great Depression in 1929 resulted in a subdivision of only 50 acres (Gates and Bailey 1982:51).

County Licensed Surveyor Warren B. Burch, of Burch and Beck, had surveyed the newly acquired property in July 1925. The survey map was recorded on August 1, 1925 (San Luis Obispo County *Maps* Book 3, page 62, Sheets 1 and 2 [Burch and Beck 1925]). As documented in the County’s certification, recorded with the map, the tract—Ocean Heights No. 1—was a subdivision of portions of Lots 28 and 29 of the 1875 Harris survey of Rancho Moro y Cayucos (Figure 3). Rohrberg, as both subdivider and broker, erected a small real estate office fronting on the county road, across from what is now Cloisters Park (Figure 4). Rohrberg’s office was not on the subject parcel; the building had been relocated at least twice by 1983 (Gates and Bailey 1982:51).

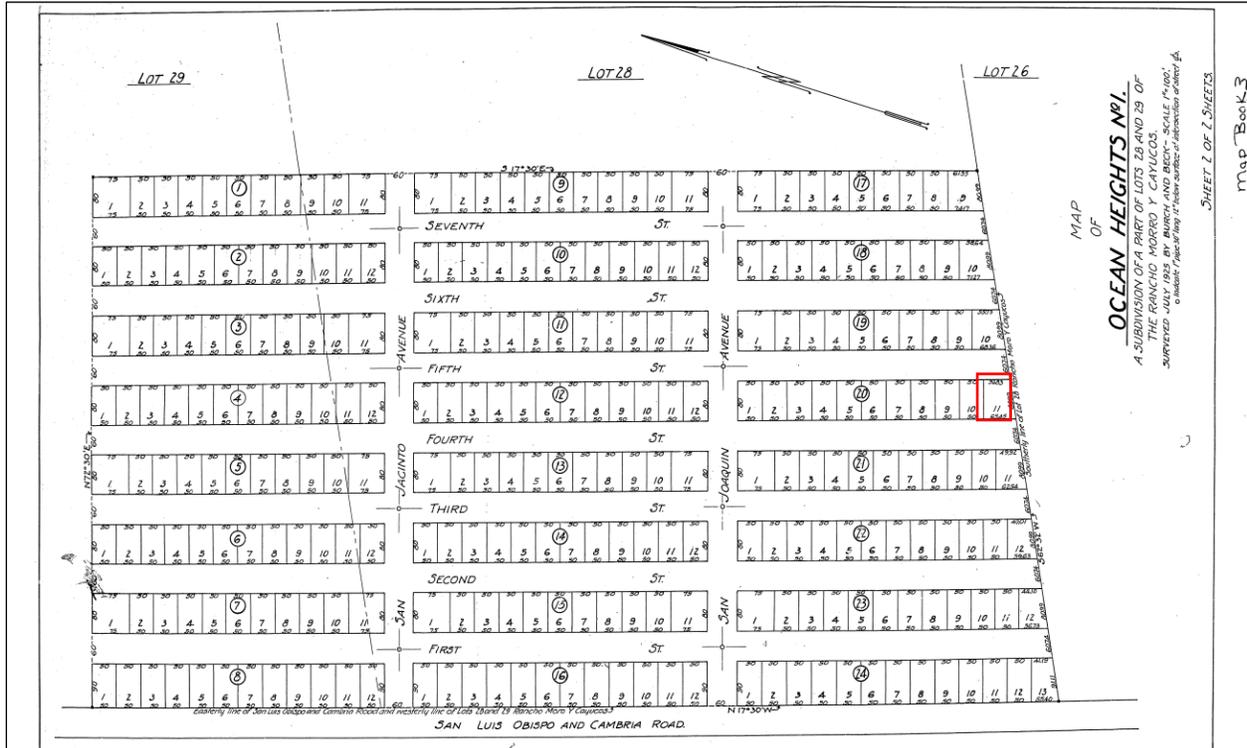


Figure 3. The subject parcel (APN 068-225-011) was originally Lot 11 of Block 20 of Ocean Heights Subdivision No. 1.

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Figure 4. Rohrberg’s real estate office for the Ocean Heights subdivision, developed by the Morro Bay Holding Company, Inc., in 1925.

In 1926 the *Tulare Advance-Register*—a leading newspaper in the San Joaquin Valley—reported on the new tract:

Ocean Heights is one of the several sub-divisions that have been recently plotted out around the beautiful bay section known as Morro Bay. J. Rohrberg is the manager of the addition, backed by a coterie of men whose homes are in several cities of the San Joaquin valley. Rohrberg expects to have disposed of every lot in the addition by the close of the present season, for there are not many places near any of the beach resorts where a lot for a summer cottage may be had at the right price – where conditions are as ideal as here. Rohrberg will be found at the tract offices to show the lots that are left to those of the valley who go over there this year (*Tulare Advance-Register* 1926).

The modernization of Morro Bay in general was also under way at this time. Both a sewer system and a “comprehensive water system” were being installed in 1928. To the north, a “petition for the installation of a sewer system and for the paving of the streets of Ocean Heights subdivision of Morro Bay” was slated for presentation to the County Board of Supervisors (*Arroyo Grande Valley Herald Recorder* 1928). In 1929 the Morro Bay Holding Company added a small subdivision of very narrow lots (Ocean Heights No. 2) just above the original Ocean Heights subdivision (San Luis Obispo County *Maps* Book 3, page 111).

In the years between 1928 and 1930, the *Arroyo Grande Valley Herald-Recorder* documented only a handful of real estate purchases—20 of the 272 lots available in Ocean Heights Subdivision No. 1 (Lots 1 and 2 of Block 16 were purchased in 1958; Blocks 16 and 24 fronted on the old county highway, now the Main Street frontage road):

- Block 7: Lot 9
- Block 13: Lot 4
- Block 15: Lots 1, 3
- Block 16: Lots 11, 12
- Block 24: Lots 1, 2, 4, 5, 6, 7, 12
- Block 27: Lots 14, 15, 16
- Block not specified: Lots 10, 11

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Like E. G. Lewis’s Atascadero Beach venture before it, the Ocean Heights subdivision made very few sales over the course of the next 2 decades. At the outset, parcels that did sell were purchased directly from the Morro Bay Holding Company, but even as early as 1928 parcels were already turning over from one owner to another. Recorded deeds of sale for the Ocean Heights subdivision included the Morro Bay Holding Company’s boilerplate “restrictions and conditions,” which included racial and ethnic exclusions. To deter ad hoc construction, purchasers had to comply with these mandates:

1. All buildings shall be neatly finished on the exterior and be painted or stained.
2. All buildings on Blocks 8, 16, and 24 [i.e., the three blocks fronting on the county road] shall be placed no closer than 6 feet from the westerly line of said blocks.
3. No fence, wall, hedge, or coping erected within 30 feet of the westerly line of said premises shall exceed 4 feet in height.
4. All toilets shall be flush toilets and connected with cess-pools or septic tanks and all toilets shall be in, or part of, the main buildings on said premises.

Buying a lot or two in Ocean Heights was an example of hopeful purchases made, for the most part, by southern San Joaquin Valley residents who planned to build a summer house on the coast where they could escape from the valley heat. Whatever plans lot owners had to develop their property must have been dampened by world events in the 1930s and 1940s. By the end of the Great Depression, Europe was at war, and the United States was gearing up for its inevitable involvement in the conflict. The December 7, 1941, Japanese attack on Pearl Harbor sent a shock wave across the nation. Locally, it was followed a mere 2 weeks later by another frightening event just north of Morro Bay: on December 23, 1941, the Union Oil Company tanker SS *Montebello* came under attack from a Japanese submarine. The attackers drove the ship shoreward and fired two torpedoes—one torpedo hit the rocks near Cayucos and the other struck the *Montebello*, sinking it just west of the community of Cambria. The war had come to Morro Bay’s doorstep, and the uncertainties of living on the edge of the Pacific near the Estero Bay oil depot understandably made potential real estate buyers jittery. Wartime rationing of gasoline and tires in the early 1940s also had an impact on tourism in general.



Figure 5. U.S. Navy photograph of the sparsely developed Ocean Heights subdivision, 1946. No structures are shown along the length of the Elena Street corridor between the Coast Highway and Greenwood Avenue. The red arrow indicates the still-vacant subject parcel (Hansen 1999).

Local Sales of War Surplus Buildings, 1947–1949

At the end of World War II, the flood of returning servicemen resulted not only in the demographic trend known as the “baby boom” but also created a severe housing shortage for young families. On the federal level, the War Assets Administration had been given the task of repurposing buildings no longer needed by the military or other federal agencies and releasing them for civilian purchase and use. By 1947, however, the California legislature was proposing an alternate strategy to relieve the housing shortage in particular and the shortage of building materials in general. A successful precedent had been developed by the Farm Production Council in 1946—buying and reselling some \$2,000,000 worth of housing materials and equipment to farmers, not only meeting a demand but yielding a profit for the state. As reported by a regional newspaper:

Two San Francisco assemblymen have introduced a bill into the state legislature calling for state acquisition of surplus building materials from the War Assets Administration [WAA] for direct resale to veterans or to contractors hired by veterans. They have recognized that the WAA has been inexcusably slow in passing government surplus building materials into commercial channels . . .

Governor Warren has consistently felt that the federal housing policy was inadequate, and particularly protested against the recent shutdown order of emergency housing projects. While the measure introduced . . . will not immediately ease shortages as would early completion of emergency projects, it probably will have a more far reaching and permanent effect, if speedily approved by the legislature (*Chico Record* 1947).

The state program, administered by the Local Allocation Division of the California State Department of Finance, was duly authorized and underway by early 1947, as evidenced by scores of newspaper notices of upcoming surplus building sales at military bases all over California. Revenue from the sales went back into the state’s revolving fund to purchase additional surplus building stock for future sales.

In Sonoma County, for example, the local newspaper reported that 500 surplus buildings acquired from the War Assets Administration would be offered for sale at Camp Beale. Although notices of the sale were “being mailed to previously certified veterans and farmers adjacent to the camp... persons in other counties are eligible to participate in the sale provided they are properly certified (*Santa Rosa Republican* 1947). In Sacramento, “housing hungry veterans, some of whom stood in line for two-day stretches” for their chance to acquire a building, “were issued numbered cards as they arrived and were given their choice of buildings as their numbers were called” (*Sacramento Bee* 1948). Locally, surplus building sales were first held in 1948 in Santa Barbara and Santa Maria:

Veterans who have been certified by the state as needing housing will have an opportunity tomorrow morning to buy surplus buildings at Santa Maria air base, it was announced today . . . Thirteen buildings, from a mess hall down to a shed, will be put on sale starting at 8 a.m. There are seven large structures ranging in price from \$175 to \$1,450, plus state sales tax, and six smaller ones from \$10 to \$95 . . . This will be the first sale of surplus buildings in the Santa Maria Valley . . . the nearest sale heretofore being in the Santa Barbara area.

The buildings must be moved off the air base within 30 days after purchase and a deposit (usually \$25 to \$100) must be put up by each buyer to insure that he will clean up the site of his building. The deposit is returned after the work is completed. [A]ll but one of the buildings is of all wood construction, with tar paper covering. The lumber in them is in good condition . . . Plumbing fixtures and other equipment standing in the buildings are

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included in the sale price. Some of the buildings can be moved intact . . . but it will be necessary to tear down others in order to salvage the materials.

Explaining the background of the sale, [assistant county veterans services officer Frank] MacNamara said that the state had set up a one million [dollar] revolving fund for the purpose of buying up surplus government buildings for resale to veterans. The idea is to channel the materials into housing, and each vet, in order to become eligible to buy, must show the need of his family for housing (*Santa Maria Times* 1948).

In December 1948 and again in April 1949, the State Department of Finance advertised surplus building sales at Camp San Luis Obispo. The December 1948 offering featured more than 2,700 buildings (Figure 6), including 16 × 16-foot hutments, available to California veterans and farmers, and 80 other buildings ranging from small sheds to day rooms to theater buildings, available to veterans only. Prices ranged from \$25 to \$2,000, which included “only a slight administration fee tacked on to the original cost;” California sales tax was an added cost (*Los Angeles* [Hollywood] *Evening Citizen News* 1948; *Sacramento Bee* 1948).

The April 1949 sale at Camp San Luis Obispo consisted of 128 miscellaneous buildings with prices ranging from \$25 to \$2,100, plus sales tax (Figure 7). The *Lompoc Record* noted:

Veterans who want to buy these structures must have an approved application form which their county service officers can supply upon showing of an armed forces discharge certificate or photostatic copy. The buildings vary in size from small sheds to large hospital wards 32 feet by 150 feet. All are in good condition.... The larger buildings have good rustic exterior and excellent framing lumber, suitable for use in home construction.

Interested veterans [are] urged to come early, since the one previous sale at Camp San Luis Obispo, at which 2,748 buildings were offered to veterans and farmers, ended in a complete sell-out in two days, and many veterans were disappointed. The sale on Saturday [April 23] will open at 8 a.m., and will continue on a daily basis, Sundays included, until all buildings in the group are sold (*Lompoc Record* 1949).

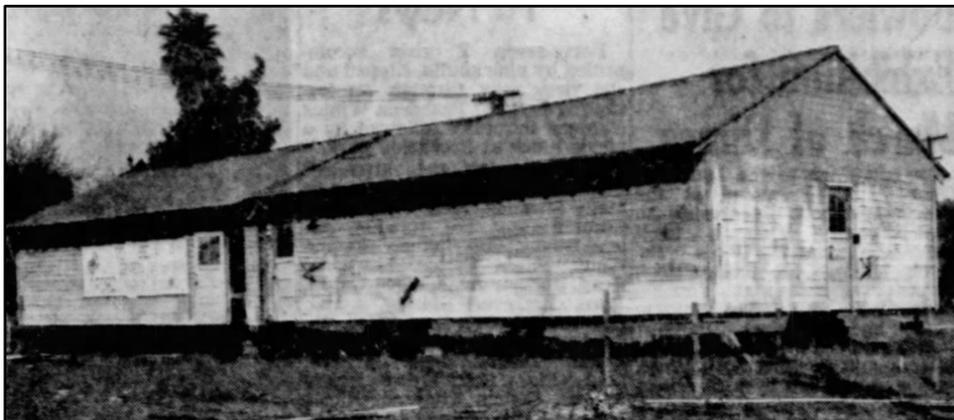


Figure 6. War surplus building acquired for community use in San Dimas, Los Angeles County (*Pomona Progress Bulletin* 1948).

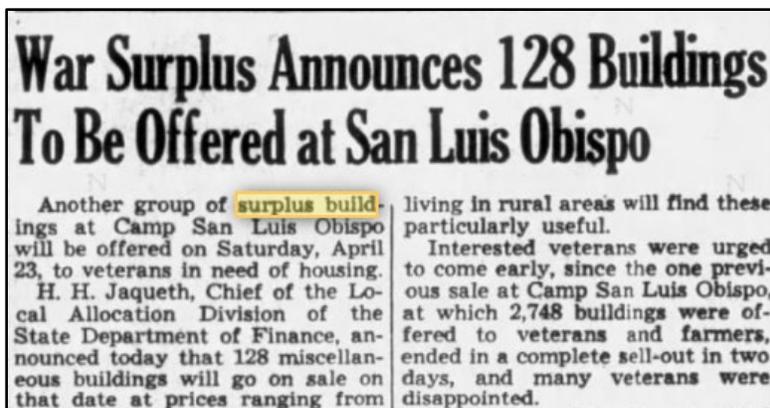


Figure 7. Notice of surplus building sale at Camp San Luis Obispo (*Evening Vanguard* [Venice, California] 1949).

DESCRIPTION OF ARCHITECTURAL RESOURCES AT 405 ELENA STREET (APN 068-225-011)

The single-story residence at 405 Elena Street is composed of two elements: a building that appears to be a repurposed World War II-era military building (the long, narrow, gabled portion on the south; Figures 8 and 9) and a long, narrow, shed-roofed addition of unknown date, attached on the rear (north) elevation (Figures 10 and 11). The original portion, which was probably moved onto the property c1949, has a raised foundation, frame construction, and a low-pitched, side-gabled roof finished on all sides with narrow fascia and clad with composition shingles (Figure 12). Eaves are narrow on the front but of medium width on the side elevations. Exterior walls are a mixture of exposed vertical board siding on the main elevation with stucco on the side elevations. A garage is built into the east end of the building, facing Elena Street. On the front elevation, windows are a mixture of sizes and types, including small, square, single-light; larger, square, four-light; and paired rectangular single-light, all of which appear to be fixed rather than operable. The window frames are narrow, with minimal sills. The front doorway is left of center, flush with the wall, and sheltered by a small, nearly flat porch roof, supported by two braced posts. The door is accessed by concrete steps on both sides of the porch; the steps are flanked by wooden railings. A secondary door, also mounted flush with the wall plane, is located toward the east end of the residence, just to the left of the strap-hinged double garage doors; the secondary door and garage doors are plywood. Concrete flatwork includes a sidewalk running the length of the residence, a garage apron, and driveway.



Figure 8. Principal (south) elevation of residence at 405 Elena Street.

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The oblique view of the residence (see Figure 9) and the end view of the west elevation (see Figure 10) clearly show the narrow width of the original gabled building and its relation to the shed-roofed addition. Windows in the original building are matching square, fixed panes; there is a small vinyl slider in the addition. A concrete pad is located at the northwest corner of the yard, which is enclosed with a board fence. Interior photographs of the residence are included in Figures 13 through 15.



Figure 9. Oblique view of residence from corner of Elena Street and Dogwood Avenue, facing east.

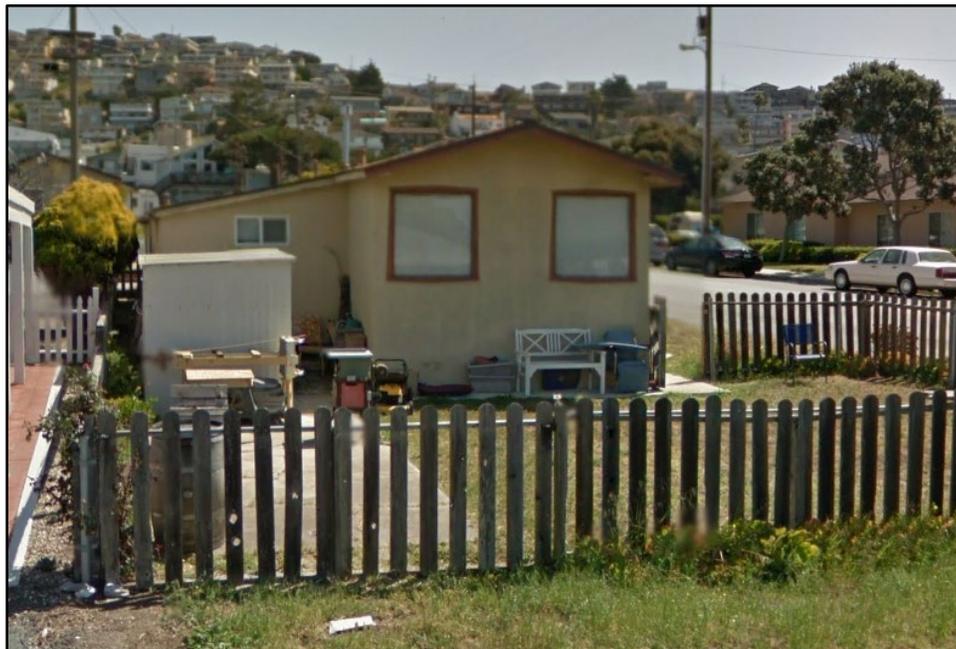


Figure 10. West elevation showing offset shed-roof addition on the north.

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Figure 11. The east elevation of the residence features a multi-light window.



Figure 12. The original roof plane incorporates the shed-roofed addition on the north (rear) elevation.

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Figure 13. Interior views of the original building reveal rustic interior framing and partitioning consistent with a utilitarian World War II-era military structure adapted for residential purposes.



Figure 14. Interior view of room on east side of main living area (see Figure 13). The wainscoting may be original.

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Figure 15. Interior view of room in shed-roof addition (north elevation).

EVALUATION OF ARCHITECTURAL RESOURCES

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

The purpose of this architectural evaluation, then, is to determine whether any historic-period architectural resources (resources constructed in 1971 or earlier) present at 405 Elena Street are eligible for listing on the CRHR, or if they otherwise constitute historical resources for the purposes of CEQA. Eligibility for listing on the CRHR is evaluated under the following four criteria:

- **Criterion 1:** The resource is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- **Criterion 2:** The resource is associated with the lives of persons important in our past;
- **Criterion 3:** The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- **Criterion 4:** The resource has yielded, or may be likely to yield, information important in prehistory or history (PRC Section 5024.1(c)).

Evaluation under Criterion 1

The architectural resources at 405 Elena Street do not have significance under Criterion 1. The subject parcel was originally laid out as part of the 1925 Ocean Heights No. 1 residential subdivision, but the architectural resources on the lot were moved onsite sometime after 1946 (probably c1949). This timeframe is consistent with the fact that most of the residences in the Ocean Heights subdivision were built in the post-war era. The relocation and repurposing of surplus military buildings was not a rare occurrence, given the housing and building materials shortages throughout California in the immediate post-war years. This particular example, however, is not significant in California's history or cultural heritage in terms of its economic scale, innovation, public interest, or public involvement, nor does it demonstrate any influence on the nature of real estate development or post-war housing in general.

Evaluation under Criterion 2

The architectural resources at 405 Elena Street lack significance under Criterion 2. County Assessor and Recorder records suggest that the subject parcel may have been owned by Mary C. Thomas and deeded by her to the Michael and Josephine Abreu family. Available documentation, however, does not confirm who originally acquired the building or exactly when it was moved onto the subject parcel. Research into Mary C. Thomas and the Abreu family, via online newspaper databases, Ancestry.com (Ancestry 2021), and local histories yielded no information.

Evaluation under Criterion 3

The architectural resources at 405 Elena Street lack significance under Criterion 3. County Assessor records document that the building at 405 Elena Street was moved on-site, although the date of the move is not recorded. Exterior and interior photographs (Redfin 2021) provided important information on the interior construction methods and materials. County Assessor records also note that the building has been remodeled, which is also confirmed by photographs of the large addition on the rear of the original building. The modest residence was built and remodeled using standard building construction methods and materials for the time, with a compact floor plan and minimal ornamentation. The circumstances of the building's relocation and repurposing as a residence are neither typical nor rare; such practices are well documented throughout California and do not confer architectural or historical significance on the subject property.

Evaluation under Criterion 4

The architectural resources at 405 Elena Street lack significance under Criterion 4. Although this criterion is generally applied to archaeological resources, it may in certain circumstances be appropriate for built-environment resources displaying unusual construction methods or materials. The resources at 405 Elena Street, however, do not demonstrate any such unusual features.

CONCLUSIONS

The County Assessor confirms that the architectural resources at 405 Elena Street (APN 068-225-011) were moved onto the parcel and subsequently remodeled (pers. comm., September 13, 2021). The relocation of the building had to have occurred sometime after 1946, based on a U.S. Navy aerial photograph (Figure 15) that shows no development at that time on the subject site. Available documentation strongly suggests that the older portion of the residence is a relocated and repurposed

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World War II-era surplus military building, perhaps acquired from a state-sponsored sale of such buildings held at nearby Camp San Luis Obispo on April 23, 1949. Recent photographs of the exterior and interior of the residence show that the building shape and construction methods are consistent with a World War II-era military building, but specific documentation of this attribution has not, to date, been located. Available documentation, however, is sufficient to state that the architectural resources at 405 Elena Street do not appear to meet any of the eligibility criteria for listing on the CRHR, nor do they otherwise constitute a historical resource for the purposes of CEQA.

PREPARER'S QUALIFICATIONS

SWCA Senior Architectural Historian Paula Juelke Carr, M.A., meets the Secretary of the Interior's Standards for Professionally Qualified Staff as both historian and architectural historian. She has more than 25 years of experience in California history and architectural history, including more than 11 years as an Associate Environmental Planner (Architectural History) for the California Department of Transportation, District 5. Ms. Carr has been with SWCA for 4 years.

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