



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, February 1, 2022 - 6:00 P.M.  
Held Via Teleconference**

Chairperson – Susan Stewart

Vice-Chairperson William Roschen  
Commissioner – Asia King

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

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

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>

*Password: 135692*

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

## A. CONSENT CALENDAR

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

**A-2** Approval of minutes from the Planning Commission meeting of October 19, 2021.

**Staff Recommendation:** Approve minutes as submitted.

**A-3** Approval of minutes from the Planning Commission meeting of November 2, 2021.

**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

C. NEW BUSINESS

**C-1 Case No.:** CUP22-03

**Site Location:** 801 Embarcadero

**Proposal:** Conceptual Review of a potential redevelopment of the Libertine Building to include conversion of second floor to 9 hotel rooms, and first floor to restaurant/bar with outdoor dining, coffee shop, brewing area, new Harborwalk coastal public access, and off-lease public plaza improvements to adjacent street end. Existing building is 10,044sf and building alterations would include addition of 1,001sf for building total of 11,045 sf located at 801 Embarcadero (Lease site 86/86W) in the WF/PD/S.4 zoning district. This property is also located in the Coastal Commission original jurisdiction.

**Staff Recommendation:** Review staff report, attachments, and provide comment and feedback. The Planning Commission is not reviewing the project for discretionary review.

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

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting on February 15, 2022 at 6:00 p.m. via teleconference.

### **PLANNING COMMISSION MEETING PROCEDURES**

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

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

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

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

1. Responding to statements made or questions posed by members of the public; or

2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

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

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

## **APPEALS**

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

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

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



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

Agenda No: A-1  
 Meeting Date February 1, 2022

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
<b>Hearing or Action Ready Projects:</b>										
1	California Coastal Investments LLC	801 Embarcadero		CUP 22-03 (Conceptual Reviewonly)	<b>Conceptual Review only: Proposal review of redevelopment of Libertine Brewing Co building at 801 Embarcadero to create mixed use building: 9 hotel rooms on second floor, and restaurant, bar, coffee shop on first floor with outdoor dining, new 15 foot Harborwalk bayside access.</b>	To be discussed at 2-1-2022 Planning Commission review for review and input/feedback to Applicant of the proposed redevelopment plan and design.				cj
2	McGonagill/Mathias	690 Oliver Street	10/14/21	LLA21-001	<b>Move lot line between two parcels</b>	Planning review complete 11/2/21, need PW comments. Project deemed complete, LLA certificated provided to applicant for signature on November 6, 2021. Requires city signature, then applicant recording.				nh
3	Candrell	2995 Beachcomber	11/1/21	CDP21-044	<b>New 354 sf addition to existing home, addition of 572 sf attached ADU</b>	Planning comments sent on 11/23/21, requires resubmittal. Project resubmittal received January 4, 2022, under review. Project deemed complete, scheduled for Planning Commission on February 15, 2022				nh
4	Dorfman	570 Olive	7/28/21	CDP21-031	<b>Admin CDP for 1150sf new detached ADU</b>	Project deemed incomplete and letter sent 8/27/21. Resubmittal received 1-4-22 and under review. Project deemed complete and noticed for administrative action 1-26-22				cj
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
5	Luhr	1140 Allesandro Ave	1/20/22	CUP22-06 / CDP22-004	<b>Live/work mixed use, new construction of 5 residential units and 2 commercial units</b>	Under review.				nh
6	Morro 94 LLC	3300 Panorama	1/18/22	CUP 22-05/CDP22-003	<b>Submittal of combined concept and precise plan review for 61 unit subdivision. Includes vesting tentative map home details (see also TTM22-02)</b>	Received and under review. Will set up Notify Me account to provide information and publically available documents on the project				nh
7	Morro 94 LLC	3300 Panorama	1/18/22	TTM22-02	<b>Submittal of vesting tentative map home details (see also CUP22-05 and CDP22-003)</b>	Received and under review. Will set up Notify Me account to provide information and publically available documents on the project				nh
8	Garcia	341 Jamaica	1/12/22	CDP22-001	558 sf addition to existing 865 sf residence. Convert upper floor to ADU (468 sf), lower floor main residence (953 sf).		Bldg. - 1/20/22			gc

#	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
9	Novell & Johnston	273 Main St	1/9/22	MUP22-01/PKG22-02	<b>Addition of 73 sf to the front of existing SFR to provide interior staircase access to the second floor and parking exception.</b>	Under review				cj
10	Daniel	964 Las Tunas	1/6/22	CUP22-01/ PKG22-01	<b>Remodel of existing SFR</b>	Planning Comments sent 1/21/22. Requires reponse and resubmittal				am
11	Phelps	490 Piney	12/23/21	MIN21-016 (to CUP20-10)	<b>Project is a modification of previously approved project - eliminating the second floor addition to the original proposed project.</b>	Planning comments sent 1/10/22, requires written response. Written comments received, project deemed complete and scheduled for public notice Jan 26, 2022 for 10 days.				nh
12	Flood	176 Sicily	12/21/21	CDP21-051	<b>Admin CDP for addition to single family home and major remodel</b>	Comment letter from planning sent on January 6, 2022. Requires response and resubmittal.				nh
13	Meisterlin	315 Morro Bay Blvd (previously submitted as 842 Main)	12/16/21	CDP21-050	<b>Admin CDP to convert/remodel existing office &amp; storage space into 2 studio apts.</b>	Planning comments sent on January 6, 2022. Requires a resubmittal with single set of plans that include both residential units. Owner is changing the scope of the project, will resubmit new scope and plans				nh
14	Baker	1288 Berwick Drive	12/16/21	CUP21-19	<b>Two small additions to an existing non-conforming home. The one-time addition had previously been used, requiring a CUP.</b>	Planning comment letter sent 1/6/22, requires resubmittal				nh
15	Kennedy	500 Napa	12/7/21	CDP21-049	<b>Admin CDP for new 588 sf 2nd story 1 bd 1bath ADU w/ 1262sf deck and convert existing 326sf portion of garage to ADU for a total ADU size of 914sf</b>	Under review. Incomplete letter sent 12-22-21. Will Re-submit set plans soon. 1/24/2022				gc
16	Romero	563 Zanzibar	12/6/21	CDP21-048	<b>Admin CDP for new 1978sf 2 story SFR with 533 sf garage and 2nd level 128sf deck</b>	Under review. Incomplete letter sent 12/22/2021.				gc
17	Reyneveld	1060 Quintana	11/22/21	MUP21-06	<b>Create 3 office/retail units and 1 residential security unit, and 1 warehouse/storage unit from existing commercial building with existing residential security unit.</b>	Incomplete letter sent 12-16-21. Requires resubmittal				cj
18	Tabrizi	998 Quintana Road	11/15/21	CDP21-046/ MUP21-05	<b>Change in use for commercial property that did not have any prior permits.</b>	Planning comments provided 12/2/21, requires resubmittal. Fire Dept comments provided 12/8/21. Resubmittal received 1/20/22, project deemed complete and will be scheduled for admin public notice.				nh
19	Tallman	610 Fresno Street	11/9/21	CDP21-045	<b>Admin CDP for New 960 sf detached ADU</b>	Planning Comments sent 11/30/21, requires resubmittal				am
20	Morro Bay LLC (Keller)	1108 Front Street	11/8/21	MAJ21-007	<b>Expansion and extensive remodel of second floor short term rental unit.</b>	Planning comments sent 11/23/21, requires resubmittal. Applicant may put this application on hold until the adoption of the new zoning code (i.e. includes street setbacks closer to the actual placement of the building).				nh
21	Castillo	1055 Allesandro	11/1/21	CUP21-17	<b>CUP to add 2 bedroom &amp; 1 bathroom to existing single family residence.</b>	Planning Comments sent 11/30/21, requires resubmittal				am

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
22	T-Mobile/ Siegel	545 Shasta Ave	10/12/21	CUP21-13/ CDP21-039	<b>T-Mobile modification to existing facility approved under UP0-162/CP0-229. T-Mobile proposes to remove/replace and relocate existing wireless facility screened within existing church steeple and request height exception to construct new 29'0" faux bell tower for relocated wireless facility.</b>	Under review. Project deemed incomplete 11-8-21.				cj
23	2900 Alder LLC/Knanna	2900 Alder Ave	10/7/21	CUP21-14/ CDP21-042	<b>Proposed 4200 sf, 6 unit hotel</b>	Planning comment letter sent 11/6/21. Requires resubmittal. Resubmittal received 12/8/21, planning approved, building disapproved. Applicant is working with buidling to resolve issues. Requires resubmittal				nh
24	Allen Property Group	1260 Main St	10/4/21	MAJ21-006	<b>Land Use &amp; Zoning Map Amendment to change C2 zoning to C1 zoning</b>	Application received. October 28, 2021, applicant approved moving forward with consultant contract for environmental review. Environmental Consultant engaged with notice to proceed 12/1/21.				nh
25	Guesno	220 Atascadero Rd	10/4/21	MIN21-012	<b>Minor Amendment - Change temporary outdoor dining area to permanent outdoor dining</b>	Application will apply for a TUP for outdoor dining. This application is on hold until 2022.				nh
26	Nagy	646 Sequoia Ct	9/27/21	MUP21-03	<b>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.</b>	Application received, under review. Project incomplete, comments sent on October 18, 2021. Applicant working with Fire Dept and City Engineer on driveway design (slope).				nh
27	Thai Bounty	560 Embarcadero	9/22/21	MIN21-010	<b>Minor mod to UP0-200/UP0-244 for music.</b>	Under review.				sg
28	McDowell	650 Sequoia Ct	9/15/21	MUP21-04	<b>Minor Use Permit for new SFR (outside the coastal zone). 3 bedroom 3 bath, 2776sf plus 507sf garage</b>	Incomplete letter sent 10/13/21. Supplemental information provided to applicant related to City Engineer and Fire Department review of driveway design/slope.				nh
29	Eisemann	541 Atascadero Road (at Hill St)	7/9/21	CUP21-09/ CDP21-029	<b>Four unit apartment complex with attached garages</b>	Review comments provided on July 31, 2021. Project requires resubmittal and environmental analysis. Provided applicant estimate for environmental report on September 24, 2021. January 2022 - project is for sale.				nh
30	Luhr	1140 Allesandro Ave	6/28/21	CDP21-026/ CUP21-08	<b>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.</b>	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. REsubmittal received January 20, 2022 - under review.				nh
31	Green	1175 Scott Street	6/28/21	CDP21-025 CUP21-07	<b>New construction of 3 hotel units including one ADA unit and a residential security unit</b>	Review comments provided on July 21, 2021. Requires a resubmittal for review. Discussed project with applicant, expected to have resubmittal ready in November 2021.				nh
32	Perry	3230 Beachcomber	6/24/21	CDP21-024/ CUP/ VAR21-002	<b>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</b>	Review comments sent 7/20/21, requires resubmittal. Resubmittal received 11/24/21, under review. Planning disapproved, comments sent 12/10/21. Resubmittal received 12/20/21, under review. Planning comment letter sent 1/6/22, requires resubmittal.				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
33	Perry	3202 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. Resubmittal received 12/20/21, disapproved, requires resubmittal.				nh
34	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
35	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
36	Perry	3202 Beachcomber	4/14/21	CDP21-014/ CUP/ 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. Resubmittal received 11/24/21, under review. Planning disapproved, comments sent 12/14/21, requires resubmittal. Resubmittal received 12/20/21, under review. Planning comments sent 1/11/22, requires resubmittal.				nh
37	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
38	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
39	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
40	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 Oct 4, 2021. Resubmittal received 10/29/21. Planning comment letter sent November 10, 2021, requires resubmittal				nh
<b>Projects Appealed to Planning Commission or PC Continued projects - none</b>										
<b>Projects Appealed or Forwarded to City Council - none</b>										

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
<b>Environmental Review:</b>										
41	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
<b>Final Map Under Review Projects: - none</b>										
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>										
42	City of Morro Bay	Citywide			<b>Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project</b>	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. 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. <b>Coastal Commission LCP certified Coastal Land Use Plan (LUP) on August 12, 2021. Zoning Code Update in progress - to be completed approximately winter 2021.</b>				
43	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	<b>Zoning Text Amendment - Second Unit</b>	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. Change recommended by PC after Council direction which led to Adoption of Ord. 585 by City Council on 5/13/14. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. <b>New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation in effect 1-1-20 which supersedes previous adopted ordinances. To be incorporated into Plan Morro Bay.</b>	No review performed.			wm
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>										

#	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
44	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	<b>Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.</b>	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg
<b>Grants</b>										
45	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		<b>\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation. Round 6 funding of \$65,000 received Mar 2020.</b>	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17. Additional LCP grant funding received in 2020 under Round 6 for \$65,000 to complete LCP update.	No review performed.	N/A		sg
46	City of Morro Bay	City-wide			<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	Staff has ongoing responsibilities for contract management in coordination with County staff administration. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. 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. Council public hearing to consider draft funding recommendations to be on 12-14-2021. cj	No review performed.	N/R		cj
47	City of Morro Bay	City-wide			<b>Climate Action Plan - Implementation</b>	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
<b>Projects in Building Plan Check:</b>										
48	Mellon	455	Acacia St.	1/19/2022	B22-0010	Demo existing interior wall for interior remodel. Demo existing windows and exterior doors for new. Demo South wall for new roof extension. Demo existing 190sf balcony for new 355sf balcony (+165sf new) Construct a new 340sf deck off master bedroom. 33 ft new retaining wall over 30" high. New electrical and plumbing.	Bldg. - Plancheck			sg
49	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
50	Escape Hospitality LLC	295	Atascadero Rd.	1/5/2022	B22-0001	New indoor pool.	Bldg. - Disapproved 1/14/22			cj

#	Applicant/ Property Owner	Project Address		Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
51	Escape Hospitality LLC	295	Atascadero Rd.	1/10/2022	B22-0004	ADDENDUM #3 - Deferred submittal of Roof Trusses. Note: This number will not be used, only entered for tracking purposes (no fees required).		Bldg. - Approved 1/11/22			co
52	Eisemann	535-A	Atascadero Rd.	11/22/2021	B21-0209	New construction of an attached ADU	Planning disapproved with comments on 11/24/21	Bldg. - Disapproved 12/15/21			nh
53	Cunha	199	Azure St.	11/8/2021	B21-0200	New first story addition to master suite.		Bldg. - Approved 11/23/21			sg
54	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. - Approved 1/5/22			sg
55	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20			sg
56	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
57	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
58	Borchard	548	Blanca St.	12/9/21	B21-0217	New SFR - 1774 sf living, 454 sf attached garage and 206 sf 2nd story deck. See permit B21-0218 for attached ADU.	Disapprove 12/10/21	Bldg. - Disapproved 1/20/22			am
59	Borchard	548-A	Blanca St.	12/9/12	B21-0218	ATTACHED ADU - 692 sf attached Accessory Dwelling Unit (ADU) on lower level of SFR on downslope lot. See permit B21-0217 for new SFR.	Disapprove 12/10/22	Bldg. - Disapproved 1/20/22			am
60	Borchard	556	Blanca St.	12/9/21	B21-0219	New SFR - 1890 sf living, 426 sf attached garage and 159 sf upper level deck. See permit B21-0220 for attached ADU.	Disapprove 12/10/23	Bldg. - Disapproved 1/20/22			am
61	Borchard	556-A	Blanca St.	12/9/21	B21-0220	ATTACHED ADU - 583 sf attached Accessory Dwelling Unit (ADU) on lower level of SFR on downslope lot. See permit B21-0219 for new SFR.	Disapprove 12/10/24	Bldg. - Disapproved 1/20/22			am
62	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 scheduled for PC hearing 11/16/21. CUP approved, applicant can proceed with building permit.. Permit received 12/8/21, Planning approved.	Bldg. - Approved 12/29/20			nh
63	Stanford	121-A	Easter	9/2/21	B21-0191	Conversion of existing space 336 sf bedroom to JADU and building renovations for kitchen, laundry, and bathroom.	Planning Approved 1/14/22	Bldg. - Disapproved 10/22/21	Public Works disapproved.		am
64	Gambrill	571	Embarcadero	11/30/21	B21-0211	Floating Docks, gangway & Harbor walk addition.		Bldg. - Approved 12/15/21			cj

#	Applicant/ Property Owner	Project Address		Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
65	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.	Planning approved 7/27/21. sg	Ready to issue	Public works approved.		sg
66	Hurlless	2290-A	Greenwood Ave	1/12/22	B22-0006	Conversion of 440 sq ft storage building into a JADU.	Planning approved 1-18-22	Bldg. - Approved 1/20/22			nh
67	Hurlless	2265	Hemlock Ave.	1/12/22	B22-0007	Conversion of 480 sq ft garage into an ADU.		Bldg. Approved			gc
68	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.	Approved 12/15/21			nh
69	Errea	602	Ironwood Ct	1/10/22	B22-003	New single family home	Planning comments sent 1/19/22				gc
70	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.		Ready to issue			sg
71	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
72	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
73	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
74	Sonic	1840	Main St.	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj. Requested permit extension. Awaiting resubmittal. Requested Permit Extension. Planning permit extension requested and granted to allow new permit expiration of April 2021. Emailed applicant 3-19-2021 advising them of permit expiration date and extension opportunities.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB <b>Permit extended to 4/18/23</b>	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
75	LJC Enterprises LLC., Dorn's Cafe	801	Market Ave.	11/8/21	B21-0199	Tenant improvement to existing space to update restrooms to meet accessibility standards which will require modifications to the existing dining & bar spaces.	Planning Approved 11/19/21	Ready to issue			am
76	Valerie	490	Mindoro St.	12/3/21	B21-0213	Existing 912 SF garage to be converted into 369 SF, one car garage and storage. And 543 SF 1st flr. single family residence and new 912 2nd flr addition.	Planning conditionally approved - required addition of plan sheet with MIN conditions of approval.	Bldg. Disapproved 12/23/21			nh
77	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

#	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
78	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
79	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 - Approved 10/13/21			mm
80	Erb	2630	Nutmeg Ave	2/14/19	B19-0029	Demo 195 sf third story deck at front of home and rebuild with 80 sf extension to allow for deck beam and column support. Remove 152 sf deck on south side of home, misc. construction to repair water damage.	Dissapproved 3/6/19. Disapproved 4/9. Variance application approved. Awaiting building permit resubmittal.	Bldg. - Approved 3/27/19			wu
81	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
82	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	Ready to issue			am
83	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
84	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
85	Barakatt	315	Piney Ln.	12/22/21	B21-0224	Remodel 3718 sf SFR and solarium. Interior remodel of kitchen, living room, bathroom and solarium (1461 sf) Proposed replacement of existing solarium roof (465 sf). Removal of 279 sf carport. Proposed addition of 279 sf carport. Proposed addition of 279 sf deck. Proposed expansion of existing deck (133 sf).		Bldg. -Approved 1/20/22			sg
86	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
87	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
88	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring.	Approved 9/26/19.	Ready to issue			cj

#	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
89		599	San Jacinto Street	1/20/22	B22-0014	Demolish of an existing 522 sf one story single family home. Building a new 1498 sf primary residence with 522sf garage and covered 125sf porche.	Under review				gc
90	Battaglia & Winfield	1280	Scott St.	11/9/21	B21-0171	Addition and remodel - 179 sf 2nd level addition to an existing SFR creating a 809 sf primary dwelling with an existing 380 sf deck.	Planning approved	Bldg. - Disapproved 12/7/21			nh
91	Battaglia & Winfield	1280-A	Scott St.	11/9/21	B21-0172	Detached ADU - 2nd story, 780 sf ADU with front and rear decks totaling 240 sf, over a new 780 sf storage area.	Planning approved	Bldg. - Disapproved 12/7/21			nh
92	Battaglia & Winfield	1280-B	Scott St.	11/9/21	B21-0173	Attached JADU - Create 404 sf JADU from existing lower level of SFR. Also new 128 sf storage area.	Planning approved	Bldg. - Disapproved 12/7/21			nh
93	Chaney	508	Shasta Ave	12/21/21	B21-0223	Demolish an existing 163 sf failing deck & rebuild with a 213 sf deck. All exterior & located at the front of the residence.		Bldg. - Approved 12/21/21			sg
94	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
95	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
96	Davis	459	Trinidad St.	1/6/22	B22-0002	Repair fire damaged portion of field framed roof and ceiling. Replace damaged interior gypsum board walls and ceiling as required.		Bldg. - Approved 1/12/22			sg
97	Leonard	550	Zanzibar St.	1/12/22	B22-0008	New 1855 SFR w/482 sf garage and 144 sf balcony deck.	Planning approved 1/24/22	Bldg. - Approve			nh
<b>Planning Projects &amp; Permits with Final Action:</b>											
98	Phillips	454 Tulare		9/27/21	CDP21-040	<b>Admin CDP for 380sf ADU and 220sf roof deck as second floor to existing 440sf attached garage and remodel of existing 220sf carport.</b>	Spoke with arch & client 10/22/21 - There may be changes the plans. Waiting for response. Resubmittal received 12-7-21. Deemed complete. Noticing to start 12/23/2021. Permit issued 1-5-22.	Approved 1/9/22			am/cj
99	Fischer / Vachon	3093 Beachcomber		11/22/21	MIN21-14	<b>Minor Mod to CP0-365 approved for new single family residence for primarily exterior architectural changes and reduction to building height, floor plan layout., add 52sf habitable &amp; 102sf non-habitable square footage</b>	Under review. Project deemed incomplete and to be noticed on 12-16-21 for pending action. Permit issued 12-29-21.				cj
100	Gambrill	571 Embarcadero		12/15/21	MIN21-015	<b>Minor Amendment to MAJ21-006 for 2nd floor changes to bathroom, deck access door, changes to windows &amp; door</b>	Under review. Project noticed 12-23-21 for admin approval. Permit issued 1-6-22.				cj

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
101	Bernal	2620 Laurel	6/24/21	CDP21-023	<b>New 1558 sf two and a half stories with 280 sf balcony and a 728 sf garage</b>	Review comments provided on July 20, 2021. Requires a resubmittal for review. Resubmittal received 10/28/21, under review. Project disapproved 11/29/21. Resubmittal received 12/8/21, project deemed complete and scheduled for 10 day public notice starting on or about January 4, 2021. Followed by administrative decision and if approve, permit issuance on January 18, 2022. Project approved, permit issued 1/18/22				nh
Staff Directory: Scot Graham - sg      Chad Ouimet - co      Cindy Jacinth - cj      Pam Newman - pn      Nancy Hubbard - nh      Gabby Cortez - gc      Alison MacCarley - am										

AGENDA ITEM:     A-2    

DATE:     FEBRUARY 1, 2022    

ACTION:     DRAFT    

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

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
	Vacant	Commissioner

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD – NONE

<https://youtu.be/PfDFZyvoAto?t=134>

Avideh Haghighi from ZGF Architect, stated Commissioner Roschen asked her to share some important considerations for demolishing the Vistra smokestacks, and & considering preserving/repurposing them.

Ethan Kent from Placemaking X, explained he works globally on placemaking issues, connects, and supports communities globally on public spaces, especially on waterfronts. Kent offered some comments on the opportunities Morro Bay has with their waterfront.

Ann Johnston from Psomas, Environmental Division stated Commissioner Roschen invited her to give her professional perspective on the smokestacks. Johnston stated she had some questions regarding retaining or removing the Vistra smokestacks. Johnston provided some suggestions for the city on the removal or refurbishing of the smokestacks.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/PfDFZyvoAto?t=976>

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

Please click the link below to join the webinar:

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

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

## PRESENTATIONS – NONE

### A. CONSENT CALENDAR

<https://youtu.be/PfDFZyvoAto?t=986>

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

The consent calendar was received and filed by the Planning Commission.

### B. PUBLIC HEARING

- B-1** **Case No.:** MAJ20-004 (Concept/Precise) - Continued from the 9/21/2021  
**Case No.:** CUP20-15 and PKG 20-05  
**Site Location:** 405 Elena Street, Morro Bay, CA  
**Request:** Request for Planning Commission approval of Conditional Use Permit #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:** Continue to PC meeting of November 2, 2021

**Staff Contact:** Nancy Hubbard, Contract Planner [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

Hubbard explained to the Commissioner's the item would be continued to the November 2<sup>nd</sup> meeting, due to the noticing process was not completed. Hubbard noted public comment will be received.

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

<https://youtu.be/PfDFZyvoAto?t=1067>

**MOTION:** Commissioner Rodriguez moved to continue to November 2<sup>nd</sup>. Chairperson Stewart seconded, and the motion passes 4-0, with Roschen, Ingraffia, Rodriguez, and Stewart voting yes.

<https://youtu.be/PfDFZyvoAto?t=1094>

C. NEW BUSINESS

<https://youtu.be/PfDFZyvoAto?t=1133>

**C-1 Site Location:** 1140 Allesandro Street, Morro Bay CA; APN: 066-095-004

**Subject:** Conceptual Review of two design schemes for a proposed mixed-use project consisting of 5 new residential condos (townhome-style multi-level construction with shared walls) in a single 2-3 story building. The project is designed with residential frontage on Marengo Drive and the vehicular access, garages and live-work spaces facing Allesandro Street. The project is in a mixed-use zoning district between single family residential on the west and commercial/industrial uses on the east. The design provides parking for 13 cars. The project site is zoned MCR/S.4 and is not within the Coastal Commission Appeals Jurisdiction.

**Staff Recommendation:** Review and provide input

**Staff Contact:** Nancy Hubbard, Contract Planner [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

Hubbard presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Chairperson Stewart and Commissioner Ingraffia visited the site and met with the applicant.

The Commissioner's presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/PfDFZyvoAto?t=2081>

Gerry Luhr, applicant, provided an overview of the project and the issues with the property.

Sean Green, Morro Bay resident, commented on the project and thanked the applicant for taking into consideration the project fitting into the neighborhood. Green voiced his concern about the Right-of-Way abandonment, and reduced setback.  
Betty Winholtz, Morro Bay resident, stated her concerns regarding the project and provided some suggestions for the applicant.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/PfDFZyvoAto?t=2933>

Commissioner Rodriguez commented he walked the property and commended the applicant for doing a great job by coming up with two different schemes.

The Commissioner's presented their questions to the applicant.

Luhr answered the Commissioner's questions.

Discussion between the Commissioner's.

- C-2** Review and consideration of a policy memo to establish design guidelines for public amenities along the waterfront.  
**Staff Recommendation:** Review and provide input  
**Staff Contact:** Scot Graham, Community Development Director;  
[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov).  
<https://youtu.be/PfDFZyvoAto?t=4645>

Graham presented the staff report.

Chairperson Stewart opened the Public Comment period.  
<https://youtu.be/PfDFZyvoAto?t=5909>

Sean Green, Morro Bay resident, provided comments regarding the waterfront lease sites.

Chairperson Stewart read an email correspondence from Peggy Mandeville regarding her concerns with the waterfront.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/PfDFZyvoAto?t=6102>

Comments from the Planning Commissioners.

- C-3** Planning Commission requested discussion item regarding potential future removal/demolition of the Vistra Power Plant Stacks.  
**Staff Recommendation:** Review and provide input  
**Staff Contact:** Scot Graham, Community Development Director;  
[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov).  
<https://youtu.be/PfDFZyvoAto?t=7386>

Graham presented the staff report.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/PfDFZyvoAto?t=7924>

David Nelson, Morro Bay resident, stated his concerns regarding the demolition of the smokestacks and the hazardous materials contained in them. Nelson stated he is not in favor of keeping them.

Nathan, Morro Bay resident, concurred with Nelson's comments. Nathan stated the stacks should be demolished.

Jane Roschen, Morro Bay resident, spoke of safe and logical procedures for the deconstruction of the smokestacks, and how it could be beneficial for the environment. Roschen noted the many resources the city could use in the sustainability realm.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/PfDFZyvoAto?t=8731>

Discussion between the Commissioners.

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/PfDFZyvoAto?t=10316>

Commissioner Rodriguez questioned staff on the status of possible membership for APA (American Planning Association).

Graham to follow up with the Commissioner's regarding APA information.

Vice-Chairperson Roschen suggested the Commissioner's start the subcommittee for the Master Plan as soon as possible.

Chairperson Stewart noted she would like to include a council member on the Master Plan subcommittee.

Graham will contact council

Commissioner Ingraffia commented on possibilities for funding the demolition of the Vistra smokestacks and taking the burden off of the city.

Chairperson Stewart spoke of SB 9 (Senate Bill 9) and suggested if staff could put together a list of important items the Commission will be reviewing on the new legislation.

Graham will put together a presentation for the Commissioners.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/PfDFZyvoAto?t=10853>

Graham reminded the Commissioners of the Vistra power plant tour and the requirements for entry.

G. ADJOURNMENT

The meeting adjourned at 9:02 p.m. to the next scheduled Planning Commission meeting via teleconference, on November 02, 2021, at 6:00 p.m.

---

Susan Stewart, Chairperson

ATTEST:

---

Scot Graham, Secretary

AGENDA ITEM:     A-3    

DATE:     FEBRUARY 1, 2022    

ACTION:     DRAFT    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 2, 2021  
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
	Vacant	Commissioner

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD - NONE

**Public Participation:**

*In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-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](mailto:planningcommission@morrobayca.gov) prior to the meeting and will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.*
- Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the **“raise hand”** feature to indicate your*

*desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

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

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>

Password: 135692

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

## PRESENTATIONS – NONE

### A. CONSENT CALENDAR

[https://youtu.be/4cr3G\\_pUZ5M?t=95](https://youtu.be/4cr3G_pUZ5M?t=95)

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

Received and filed by the Planning Commission.

### B. PUBLIC HEARING

[https://youtu.be/4cr3G\\_pUZ5M?t=123](https://youtu.be/4cr3G_pUZ5M?t=123)

- 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](mailto:nhubbard@morrobayca.gov)

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

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

[https://youtu.be/4cr3G\\_pUZ5M?t=567](https://youtu.be/4cr3G_pUZ5M?t=567)

Discussion between the Commissioners and staff.

**MOTION:** Vice- Chairperson Roschen moved to approve staff recommendation. Commissioner Rodriguez seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, and Stewart voting yes.

[https://youtu.be/4cr3G\\_pUZ5M?t=729](https://youtu.be/4cr3G_pUZ5M?t=729)

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

[https://youtu.be/4cr3G\\_pUZ5M?t=832](https://youtu.be/4cr3G_pUZ5M?t=832)

Graham followed up with the Commissioners regarding membership to APA (American Planning Association).

Graham notified the Commissioners the zoning code will be coming back to the Commission in December, along with the changes in the General Plan/LCP.

Graham has received waterfront design guideline comments from Chairperson Stewart and Commissioner Ingraffia but will need comments from Commissioners Roschen and Rodriguez.

G. ADJOURNMENT

The meeting adjourned at 6:19 p.m. to the next scheduled Planning Commission meeting via teleconference, on November 16, 2021, at 6:00 p.m.

---

Susan Stewart, Chairperson

ATTEST:

---

Scot Graham, Secretary



AGENDA NO: C-1

MEETING DATE: February 1, 2022

## Staff Report

**TO: Planning Commissioners**

**DATE: January 25, 2022**

**FROM: Cindy Jacinth, Senior Planner**

**SUBJECT:** Conceptual Review of a potential redevelopment of the Libertine Building to include conversion of second floor to 9 hotel rooms, and first floor to restaurant/bar with outdoor dining, coffee shop, brewing area, new 15-foot wide Harborwalk coastal public access, and off-lease public plaza improvements to adjacent street end. Existing building is 10,044sf and building alterations would include addition of 1,001sf for building total of 11,045 sf located at 801 Embarcadero (Lease site 86/86W) in the WF/PD/S.4 zoning district. This property is also located in the Coastal Commission original jurisdiction.

**RECOMMENDATION:**

Review the staff report, attachments, and provide comments and feedback. The Planning Commission is not reviewing the project for discretionary review.

**APPLICANT/ARCHITECT:**

Applicant: California Coastal Investments, LLC, Eric Newton,  
Architect: Form Design+Build

**PROJECT DESCRIPTION:**

The Libertine Brewing Company has developed conceptual plans for a proposed redevelopment of the 801 Embarcadero lease site. A detailed project description along with conceptual plans have been submitted by Mr. Eric Newton (Exhibits A and B). The conceptual plans show conversion of the second floor to a new 9 room hotel with room sizes ranging from 264sf to 825sf. Renovation of the existing first floor to include a 302sf coffee shop, 1337sf waterside restaurant/bar area, 328sf banquet/meeting space, 661sf of covered dining, 893sf of private outdoor patio area along with new lateral access where none currently exists by providing a 15-foot wide Harborwalk including 272sf of west-facing outdoor patio seating. An existing basement would be used for brewing area and storage. The project would include an addition of 101sf to the first floor and 900sf to the second floor for a net increase of 1,001sf of building square footage. In addition, the Libertine is proposing to assist with public plaza improvements in the adjacent street end consistent with the previous [public meetings](#)

Prepared By:  CJ

Department Review:  SG

(refer to page 25 of staff report) related to the City Council-approved 2016 Centennial Plaza Plan.

**Existing street view image:**



**Conceptual rendering:**



**APPLICATION REQUIREMENTS:** No discretionary application has been filed for this site. If the Applicant were to apply for discretionary permits, the project would require a conditional use permit and Coastal Commission-coastal development permit. Because the lease site is in a Planned Development overlay, the CUP process would

be a concept CUP approval by both Planning Commission and City Council, then CDP approval by the Coastal Commission. After CDP approval, then it would require a Precise Plan conditional use permit approval by Planning Commission. This process is subject to change pending adoption of the draft zoning code.

**APPLICABLE REGULATIONS:**

The lease site is zoned WF/PD/S.4 as a waterfront zone and the land use designation is waterfront commercial/industrial and is in a Planned Development (PD) overlay zone which applies special standards to primary zoning districts. The S.4 Overlay Zone requires all projects to undergo architectural review.

**1996 Waterfront Master Plan (WMP)**

The proposal is within the Waterfront Master Plan and is within Planning Area 3: Embarcadero Visitor Area. This area encompasses the Embarcadero from Beach Street to South Street between the bluff and the waterfront. This portion of the Embarcadero contains the majority of the shopping and eating establishments as well as the most intense mix of pedestrian and vehicle activity.

**2018 Downtown Waterfront Strategic Plan (DWSP)**

The purpose of the DWSP is to connect and enhance the city’s downtown and waterfront areas and provide a more uniform feel and improve the character of each district. Within the DWSP are design guidelines for the waterfront area that would apply to this lease site (discussed on page 6). Both the Embarcadero corridor and neighboring Centennial Parkway are recognized as opportunity sites 4 and 2 respectively. Catalyst projects for this area which would apply to the proposed public access plaza street end improvements include Catalyst Project I: Embarcadero Streetscape Furnishing Palette which is to develop a streetscape furnishing palette for the Embarcadero with integrated landscaping standards and furnishing design which reflect the existing character of the waterfront by using nautical-themed designs and materials and that fit with the bayside character including rustic and natural wood, glass, and metal. (Refer to [pages 2.32 and 2.33 of DWSP](#))

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	Waterfront (WF/PD, S.4) / Visitor-serving commercial; lodging	South:	Waterfront (WF/PD, S.4) / Visitor-serving commercial; lodging
East:	Commercial Visitor-Serving (C-VS, PD/S.4), Commercial	West:	Harbor

<b>Site Characteristics</b>		
Lease Size	Land lease area: approx. 4789sf, water lease area: approx. 2600sf for total lease site of approx. 7,389sf	
Existing Use	City land and water lease – Existing use is location of Libertine Brewing Company restaurant/bar on 1 <sup>st</sup> floor. Second floor is meeting space and office use.	
Terrain	Land portion previously developed	
Vegetation	Minimal	
Access	Embarcadero Road and Morro Bay Blvd street end (across from Centennial Plaza)	
Archaeological Resources	No known resources.	
<b>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</b>		
General Plan/Coastal Plan Land Use Designation	Waterfront Commercial / Industrial	
Base Zone District	WF: Waterfront zoning district	
Zoning Overlay District	PD, Planned Development overlay (required to also obtain City Council approval of Concept Plan)	
Specific Treatment Area	S.4	
Waterfront Master Plan	Planning Area 3: Embarcadero Visitor Area	
Coastal Zone	Coastal Commission original jurisdiction. Applicant required to obtain Coastal Development permit from Coastal Commission prior to issuance of any building permit.	
<b>Zoning Ordinance Standards (WF)</b>		
	<b>Standards</b>	<b>Proposed</b>
Setbacks	Front: 5 ft. average Interior Side: 0 ft. Exterior Side: 5 ft. average Rear: 10 foot Harborwalk access required	Applicant states no changes proposed to building setbacks. Plans not clear but proposed setbacks appear to be 2 foot front, 1 foot interior side, 0 foot exterior side. If so, exterior side setback would be considered non-conforming without lease line adjustment. <b>Both front and exterior setbacks would be non-conforming with proposal.</b> New 15 foot Harborwalk access proposed to fill public access gap between lease site to the north (833 Embarcadero) and street end to the south.
Waterfront Building	First floor: 5 ft. front	No change proposed. <b>Second floor</b>

Setbacks	Second floor: 10 ft.	<b>appears to be non-conforming for the 10ft requirement</b>
Height	Maximum height is 17 feet or up to 25 feet may be allowed by PC with finding of significant public benefit per WMP.	Existing height 24'10". 25 foot height proposed
Roof Area Requirement: 80%> 4:12Pitch	Minimum of 80%> at 4:12 pitch	Proposed 82% at 4:12 pitch 907sf as flat roof 4,066sf as 4:12 min. slope
Lot Coverage land side of lease	90% lot coverage for base zone. See next row.*	Existing 63.2% Proposed 64.6% Water lease lot coverage from land lease lot coverage is not differentiated on plans.
*Waterfront Lot Coverage	70% max lot coverage of land portion of site.  Second floor max lot coverage is 70% of maximum allowable first floor building coverage	Proposed lot coverage 64.6% (though not differentiated water vs land coverage) <b>Second floor lot coverage is non-conforming</b> – exact percentage not specified but proposed 2 <sup>nd</sup> floor floor plan shows increase in lot coverage due to new hotel rooms.
Parking Requirements (MBMC 17.44):	Restaurant/bar= 1sp/60sf of customer dining area Uncovered outdoor dining= 1sp/120sf Boat slips= 1sp/35' of boat tie down area Hotel= 1sp/unit plus 1sp per each 10 rooms	3565sf = 60 spaces (historic credit)  1445sf = 12 spaces (historic credit)  0 spaces = no new slips proposed  9 rooms = 9 spaces Total spaces required is approx. 81 spaces where 79 historic credits previously recognized by City. If so, <b>would require payment of 2 in-lieu spaces</b> . Staff calculation is 67 parking spaces. Parking requirements subject to change in new Zoning Code.
View Corridor Requirement for Corner Lease Site	Lots over 50ft in width required to provide 30% of lease width. This requirement applies to corner lease site unless 45 degree diagonal view corridors are provided.	<b>Existing building does not meet the 30% view corridor requirement, nor does it provide 45 degree diagonal corridors on both sides See Figure 3 from WMP below. In order to comply the water facing portion of the building would need to be altered to include a 45 degree view angle taken from the street end and</b>

		<p><b>decks that extend in the view corridor would need to be removed or re-designed. Conceptual plans propose 1 diagonal view corridor on east elevation</b> (see photo sim Exhibit B).</p>
--	--	--

**CONCEPTUAL REVIEW:**

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

**Architectural Style:** The plans prepared by Form Design+Build show a modern maritime style building with a mix of materials and saw-tooth style prominent roofline. The style is inspired by the 2016 Centennial Parkway plaza plans which underwent multiple public meetings for community input and visioning on revitalizing the Centennial parkway area. The hotel rooms all have balconies spread over 3 building elevations breaking up the massing of the building. The south elevation visual simulation shows an exterior staircase and outdoor dining bordered by drought tolerant landscaping planter area. Plan sheet S4.7 depicts the visual simulation from the bay with the 15-foot wide new Harborwalk access providing a connection point where none currently exists. The proposed materials for the building are consistent with a waterfront rustic aesthetic using a combination of vertical plank siding contrasted with light colors.

**Waterfront Master Plan:**

Chapter 5 of the Waterfront Master Plan includes design guidelines applicable to all waterfront projects. The design guidelines require that projects consider three key areas in the design review process noted below with staff response in bold:

1. Sidewalks that provide connection along the Embarcadero. **The existing sidewalk width is non-conforming. The WMP would require a minimum width of 8-foot sidewalks on new projects.**
2. Boardwalks. **This project proposed to provide new 15-foot wide Harborwalk access with 272 sf of public seating adjacent to the building which would exceed the minimum requirement.**
3. Architectural compatibility. Architectural character should be consistent with a working fishing village character with building design treatment to include that areas adjacent to the sidewalk be pedestrian oriented with windows, entries, and display area **where**

**this building provides outdoor dining on both the south and bayside elevations; front façade to be in scale and character of the waterfront area; articulated wall surfaces such as board and batt, engaged pilasters, multilevel trim, cornices, and built-up fascias, varied rooflines, and use of materials and colors to break up larger building masses and large wall planes. Conceptual plans depict a modern maritime building design with roofline variation designed as a prominent sawtooth roofline, vertical plank siding, cable railing on balconies, 45 degree view corridor at southeast building corner, multiple windows, doors, and entry points for pedestrian orientation.**

*Bayside/ west elevation depicting new Harborwalk public access*



**Downtown Waterfront Strategic Plan (DWSP):**

The property is located within the waterfront boundary area of the DWSP. The DWSP was adopted by the City in 2018 with the goal to connect and enhance the City's downtown and waterfront areas. Design guidelines for these two areas are included in the DWSP.

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

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

- projecting or recessed elements. **Elevations and articulation vary; second floor hotel rooms are each proposed to have balconies.**
- Vary materials and colors to break up large wall planes and enhance key components of a building's façade. **Materials include standing metal seams and vertical plank siding.**
  - Design large buildings to appear as an aggregation of smaller "building blocks" rather than a single large block or box. **The contrasting portion of the building that is proposed white on the south elevation with the sawtooth roof design mimics smaller individual buildings.**
  - Character defining elements and architectural quality: Buildings should be designed to be visually attractive and add architectural richness and variety to the downtown and waterfront environments. Rooftops should be varied to avoid monotonous views from the bluff-top areas. **The proposed design with a sawtooth roofline creates an iconic image unique to the Embarcadero that is a style often associated with historic industrial uses and more recently used in mixed use developments in other communities. This would be consistent with the site's original historic use as a fish processing building.**
  - Preferred siding types include ship lap, board and batten, shingles, and corrugates metal. Architectural elements should be constructed of natural materials. **Project includes this.**
  - Varied roof forms. **Project includes this.**
  - Simple or rustic detailing. **Project includes this.**
  - Open view corridors should be incorporate into the design of new or remodeled structures to enhance overall visual access to the water. **Project although non-conforming for view corridor requirements creates a 45 degree diagonal view access on the south elevation, and incorporates a narrow alleyway along the north elevation of the building (Plan sheet S4.5 and 4.6.**

Visioning example during 2016 Centennial Parkway [public meetings](#) depicting example of street end plaza improvements and Libertine Building in background



**MORRO BAY CENTENNIAL PARKWAY**  
Before and Afters - View 2  
MORRO BAY, CA



**MORRO BAY CENTENNIAL PARKWAY**  
Before and Afters - View 2  
MORRO BAY, CA

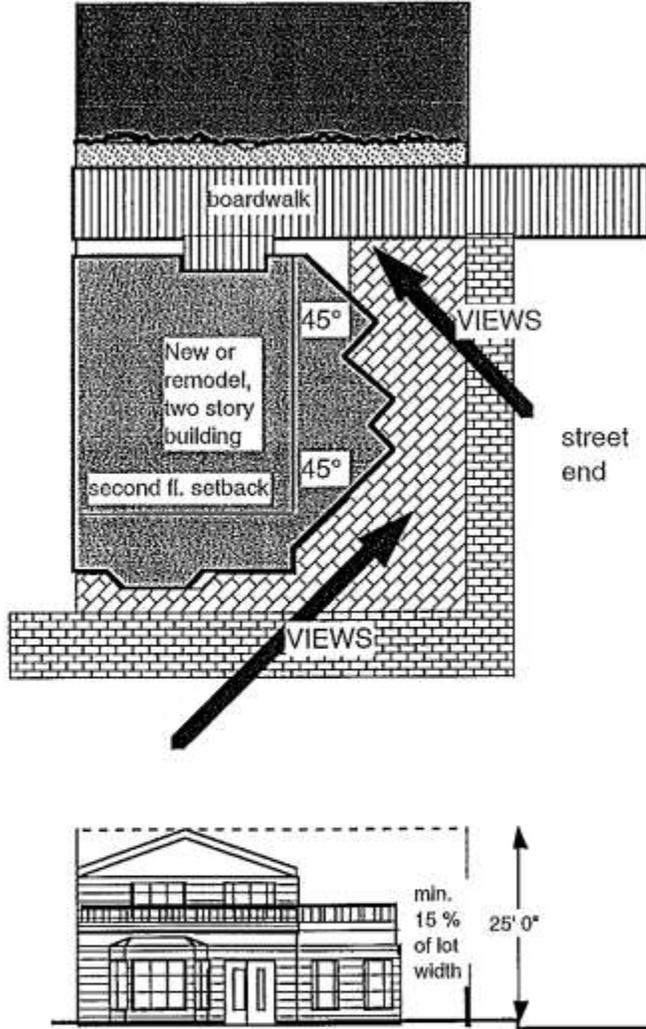


Design Guidelines

**VIEW CORRIDOR EXAMPLE**

**Waterfront**

Criteria for Corner Lease Sites



The view criteria for lots over 50 ft. in width apply to corner properties and lease sites unless diagonal view corridors are provided as indicated in the diagram above

Maximum flat roof area allowable: 50 % of floor area

FIGURE 5.3

Waterfront  
Master Plan

**CONCLUSION:**

The Planning Commission should provide input on architectural design given the project's highly visible location and Waterfront Master Plan / DWSP design guideline policies. This project offers an opportunity to redevelop an existing underutilized commercial building and improve the visual character at a prominent central Embarcadero location. The proposal is to retain the existing building and renovate to increase the viability of the building, add new uses, and provide a source of overnight accommodations in a desired waterfront area, including meet the requirement for low-cost visitor serving accommodations. To retain the existing building however due to existing non-conforming issues would require exceptions to be approved by Planning Commission with a finding of significant public benefit. The exceptions requested in these conceptual plans are:

- Non-conforming front setback.
- 5-foot sidewalk where 8-foot is required. This issue results from maintaining the existing nonconforming front setback.
- View corridor – lacking 45 degree view corridor from street end to the west (water).
- Second floor lot coverage requirements.

The Applicant's proposal for significant public benefit includes 50% wider than required Harborwalk (15 foot where minimum 10 foot is the requirement) and funding and installation of public plaza improvements, new sidewalk, curb and street enhancements, as well as proposed pedestrian and drop off area consistent with the Centennial Parkway design (link below).

Input provided by the Commission will be used to develop a formal application for a Coastal Development and Conditional Use Permit.

**EXHIBITS:**

- Exhibit A – Project Description dated 1/25/2022
- Exhibit B - Conceptual Plans
- Exhibit C - Powerpoint

## 801 Embarcadero Redevelopment of Lease Site

Proposer: California Coastal Investments, LLC, Eric Newton

### Overview

California Coastal Investment, LCC(CCI) proposes to renovate the existing structure, provide significant public benefit, create aesthetic shell improvements, and give extensive site improvements to obtain a consent of landowner for a long-term lease. CCI shares the same ownership and management of the current established tenant, Libertine Brewing Company. Libertine has had a long and successful tenancy at this location.

### Description of Program Requirements

We are requesting a conceptual and conditional use approval to renovate and expand the use of an existing building from a restaurant/office/assembly room to a multi-faceted destination within the original footprint that includes the following:

**The Restaurant** will plan to continue the legacy of Libertine Brewing as the tenant. Modifications to increase the casual dining experience will include complete renovation/reconfiguration of the restaurant, kitchen, and bathroom areas. Additions to the restaurant will include an outdoor seating area on the Embarcadero east side, covered patio area, conference/event room, and dining on the new harbor walk west side. Exterior modifications to include windows and doors to achieve indoor/outdoor dining when the weather permits. We have the intent to provide live music at the outdoor patio area that will not only entertain our patrons but other visitors in the plaza area.

**The Brewing Area** will be located in the basement area, which will continue the brewing operation at this location as we have done in the past. This time we will concentrate of small batch seltzers.

**The Vacation Rentals** shall include 9 units with varying style and size with a modern style. Most rooms shall have balconies with great views of the Harbor. Two units shall be designated as low-cost rooms as required by the Coastal Commission.

**The Coffee Shop** shall be located on the Embarcadero Street side and feature a full coffee menu and food including pastries and the infamous Libertine Breakfast Burrito. Coffee Shop Patrons will have access to the outdoor seating area and covered patio areas shared with the Restaurant.

We feel our proposed uses and site/building renovations will only add that attraction to bring locals and new tourists to the Harbor walk/Embarcadero area. We believe that our concept along with the building/site improvements will further elevate this area as a destination.

### Building Configuration/Design

Currently at this location resides a building with rundown exterior skin and outdated MEP infrastructure. The structural component of the building is solid and well-constructed even beyond current codes as the facility was built to withstand the loads of a fish packing business. Our plan is clearly to capitalize off the well-built structure and make a few exterior renovation on the south side to achieve a maritime modern

## Exhibit A

design. We have modeled our design out of the rendering provided by RRM labeled “Morro Bay Centennial Parkway”, which received much favoritism. Our Building/Site improvements include the following:

- Renovated exterior featuring a Modern Maritime Design.
- Renovated restaurant including new dining area, kitchen, and bathrooms.
- Complete Upgraded Mechanical, Electrical, and Plumbing Systems.
- 15 Foot Clear Harbor Walkway around structure.
- Maintain Current Configuration of View Corridor.
- Covered Patio Area.
- Patio Dining on Embarcadero Street side.
- Public Improvements(\$40K) to include sidewalk, curb and street renovations. Possibly adding pedestrian and Drop Off improvements.
- Remove certain inappropriate structures out of the plaza area such as the trash enclosure and the parking lot.
- Title 24/Energy Efficiency Upgrades.
- Accessibility Upgrades.

### Summary

To summarize, we would like to continue operating our established restaurant at this location, bring new revenue sources to the City, and renovate this existing building including site improvements. The businesses will provide more employment and tax revenues to the City. Not to mention, enhance the infrastructure of City’s Harbor walk. We also aim to provide a start to the development of the plaza area in conjunction with the City’s vision.

We appreciate the contributions/assistance of the Planning Commission Staff to communicate certain requirements that would help us in the development of this proposal. After several modifications we feel that our current proposal will meet our program intent for the property while adhering to the community development comments and City Departmental requirements.

We ask that the Planning Commission unanimously approve this use and Conceptual design.



# LIBERTINE BREWING COMPANY

PROPOSED BY: CALIFORNIA COASTAL INVESTMENTS, LLC  
 REP: ERIC NEWTON  
 ARCHITECT: FORM DESIGN+BUILD

**S0.1**  
 COVER



LIBERTINE BREWING COMPANY

PROPOSER: CALIFORNIA COASTAL INVESTMENTS, LLC REP:  
 ERIC NEWTON | CLIENT  
 PRE-DESIGN | PHASE

# BUILDING SUMMARY

**EXISTING AREAS**

BASEMENT : 1,582 SF  
 1ST FLOOR : 4,677 SF  
2ND FLOOR : 3,785 SF  
 TOTAL : 10,044 SF

**PROPOSED AREAS**

BASEMENT : 1,582 SF  
 1ST FLOOR : 4,778 SF  
2ND FLOOR : 4,685 SF  
 TOTAL : 11,045 SF

**NET CHANGE**

BASEMENT : 0 SF  
 1ST FLOOR : +331 SF  
2ND FLOOR : +1,223 SF  
 TOTAL : +1,554 SF

**ROOF AREA**

"FLAT" SLOPE : 907 SF  
4:12 MIN. SLOPE : 4,066 SF  
 TOTAL : 4,973 SF  
**PERCENT SLOPED : 82%**

**LOT COVERAGE**

EXISTING : 4,677 SF  
7,389 SF  
 63.2 %  
 PROPOSED : 4,778 SF  
7,389 SF  
 64.6 %

**BUILDING HEIGHT (EXISTING)**

T.O. RIDGE 24' - 10"

**BUILDING HEIGHT (PROPOSED)**

T.O. RIDGE 25' - 0"

**PARKING REQUIREMENTS**

**RESTAURANT/CAFE/BAR**

1 SPACE PER 60 SQ. FT. OCCUPIED BY CUSTOMERS

**UNCOVERED OUTDOOR DINING**

1 SPACE PER 120 SQ. FT. (ONE-HALF THE RATIO FOR INDOOR)

**BOAT SLIPS**

1 SPACE PER EACH 35' OF BOAT TIE DOWN AREA

**HOTEL**

1 SPACE / UNIT PLUS  
 1 SPACE PER EACH 10 ROOMS  
 2 SPACES PER MANAG. UNIT

**TOTAL SPACES REQUIRED**

**79 SPACE CREDIT FOR EXISTING USES.**

**PROPOSED AREAS**

3565 SF  
**60 SPACE(S)**

1445 SF  
**12 SPACE(S)**

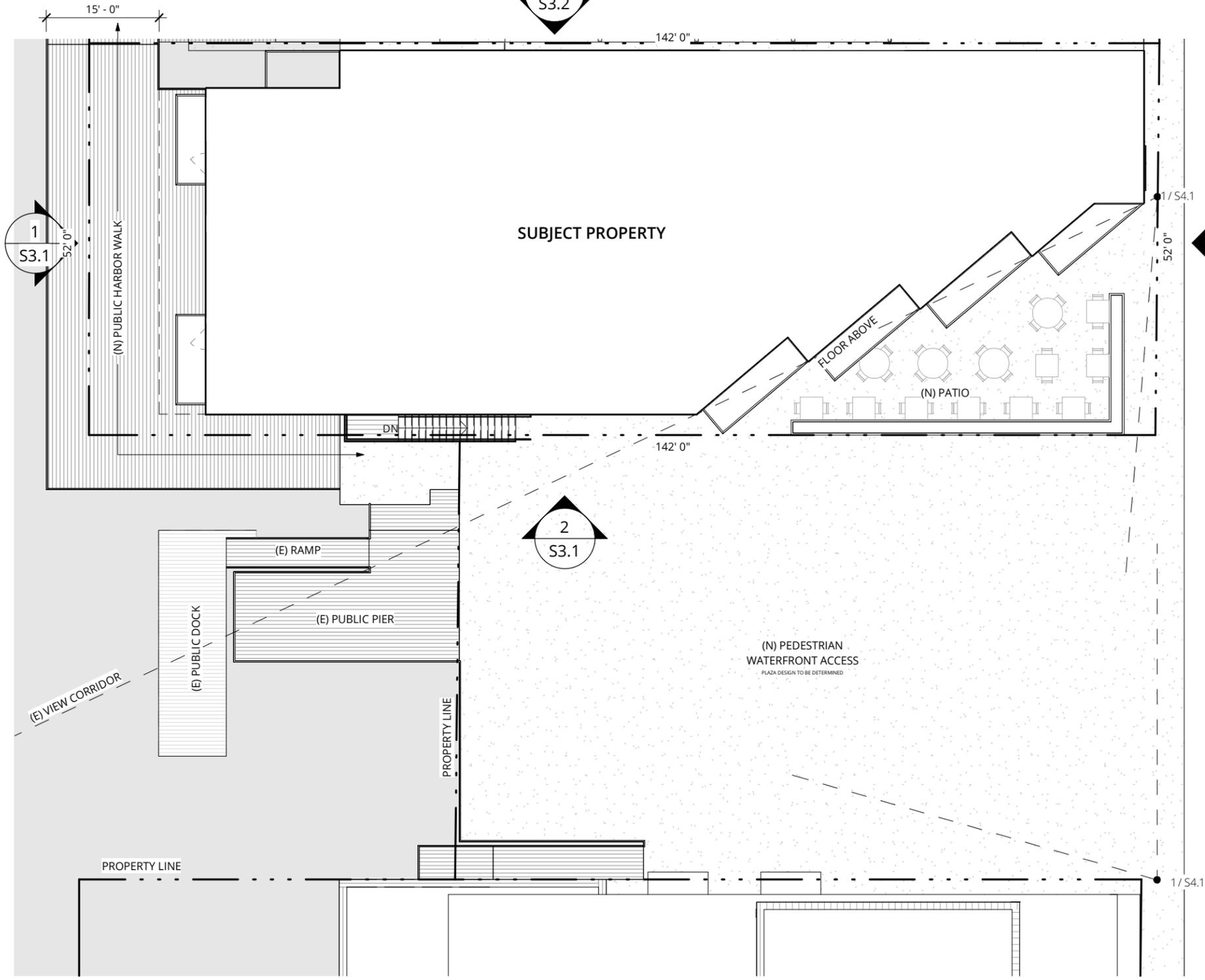
0 FT.  
**0 SPACE(S)**

9 ROOM(S)  
**9 SPACE(S)**  
**0 SPACE(S)**  
**0 SPACE(S)**

**81 SPACE(S)**

2  
Exhibit B  
S3.2

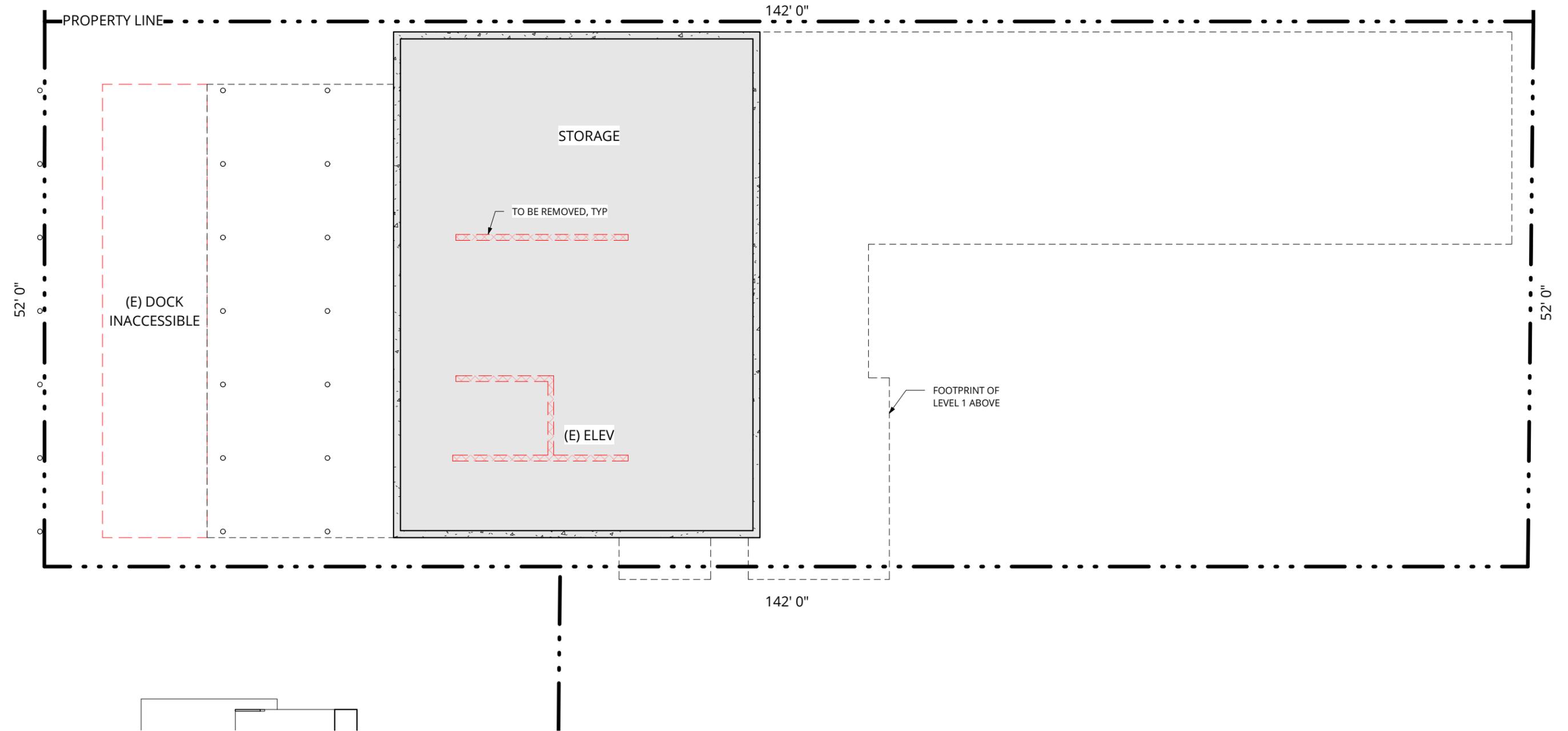
MORRO BAY



EMBARCADERO ROAD

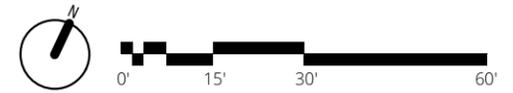
**1 PROPOSED SITE PLAN**  
1/16" = 1'-0"

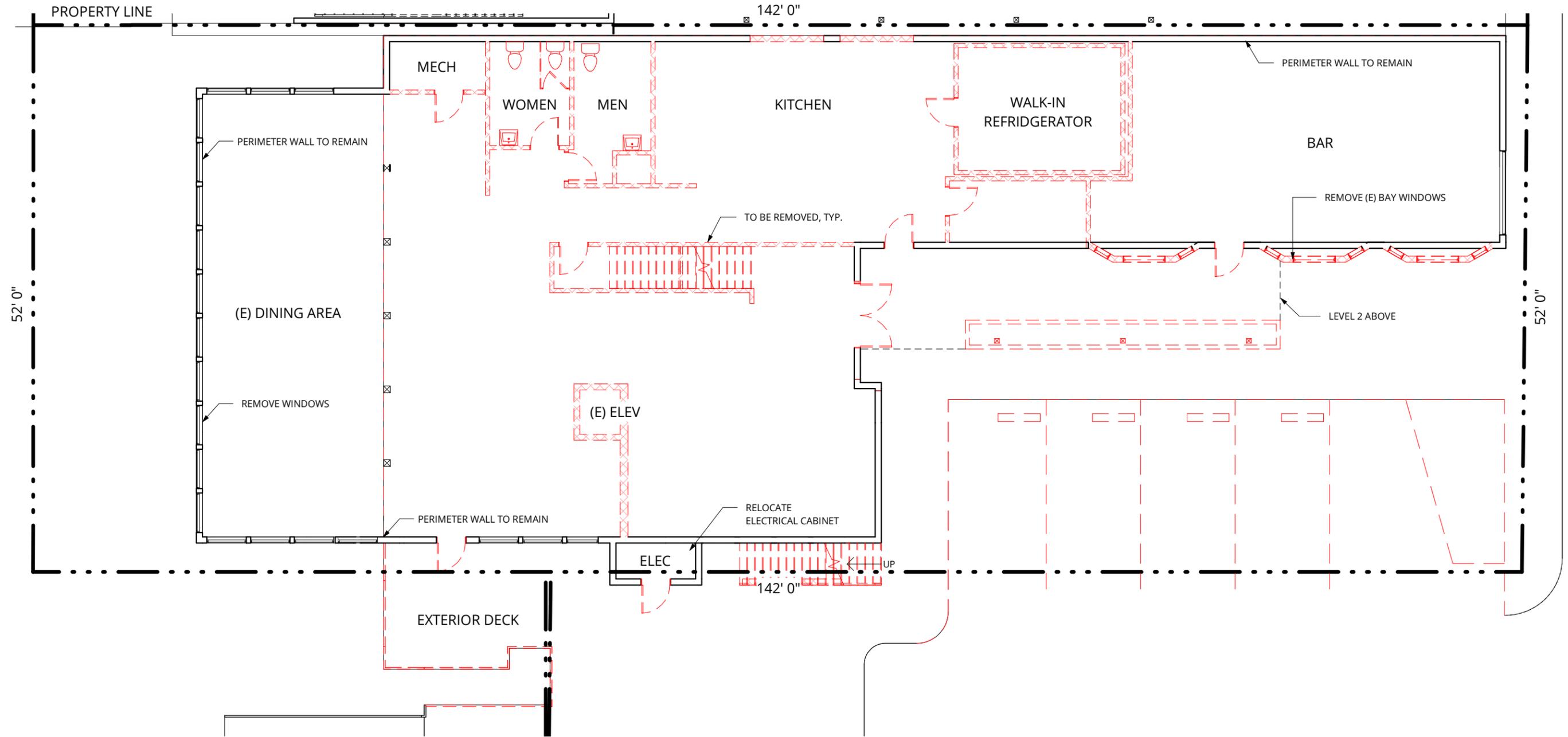




(E) BASEMENT PLAN w/ SELECTIVE DEMOLITION

1" = 10'-0"





(E) LEVEL 1 w/ SELECTIVE DEMOLITION

1" = 10'-0"

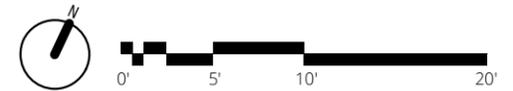
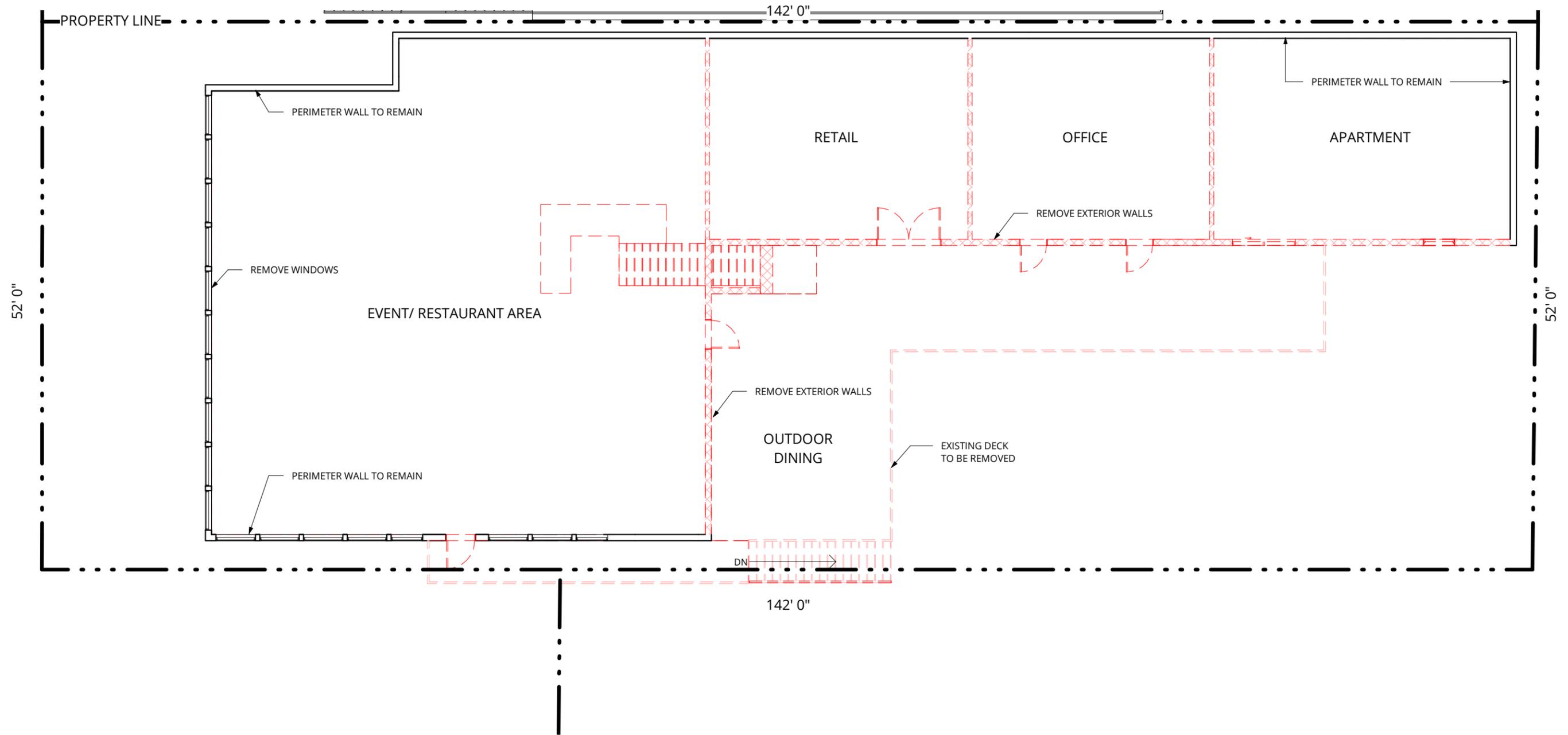
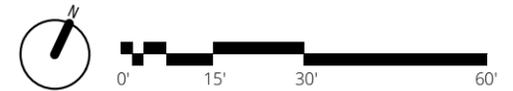


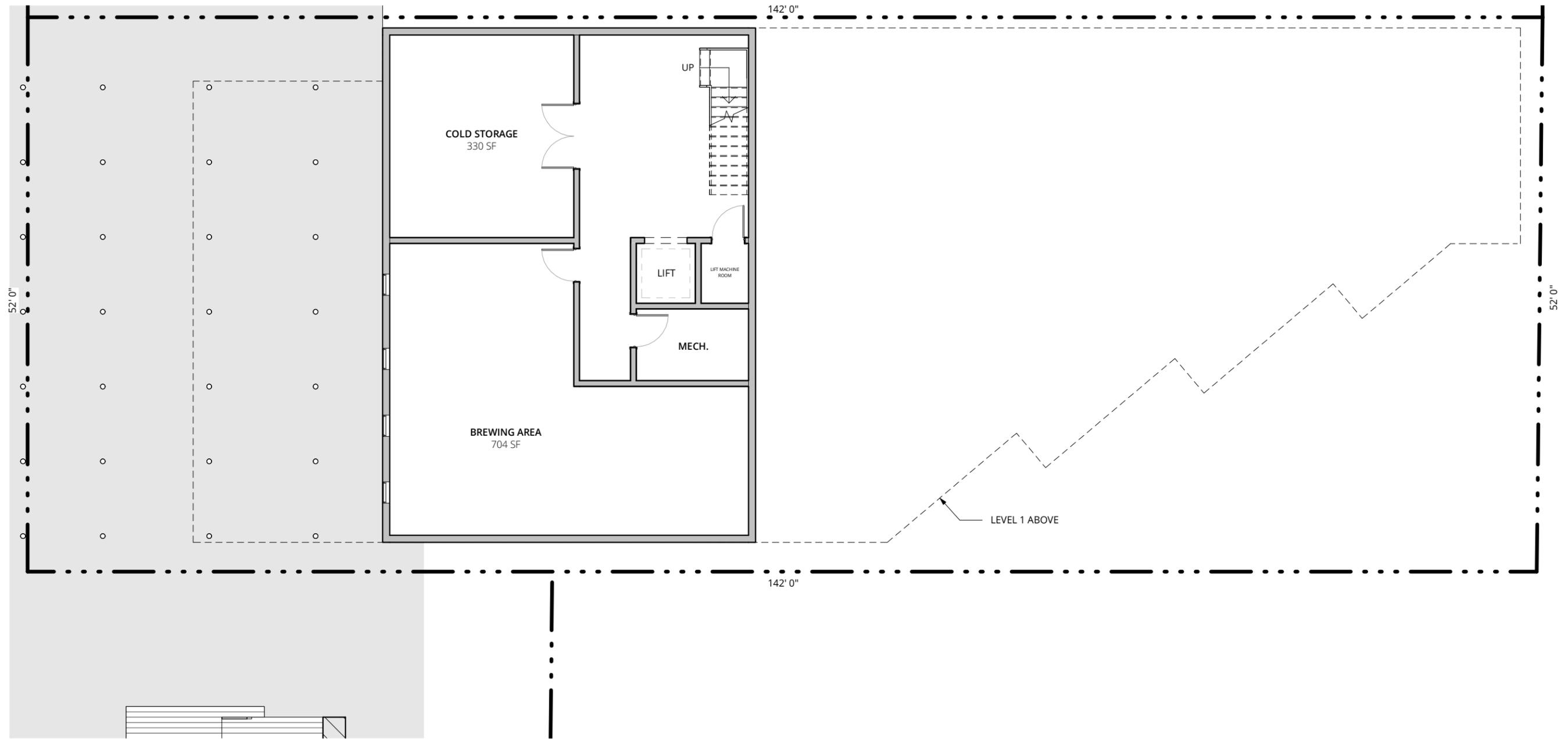
Exhibit B



(E) 2ND FLOOR PLAN w/ SELECTIVE DEMOLITION

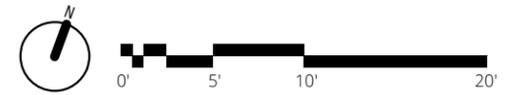
1" = 10'-0"





**PROPOSED BASEMENT**

1" = 10'-0"

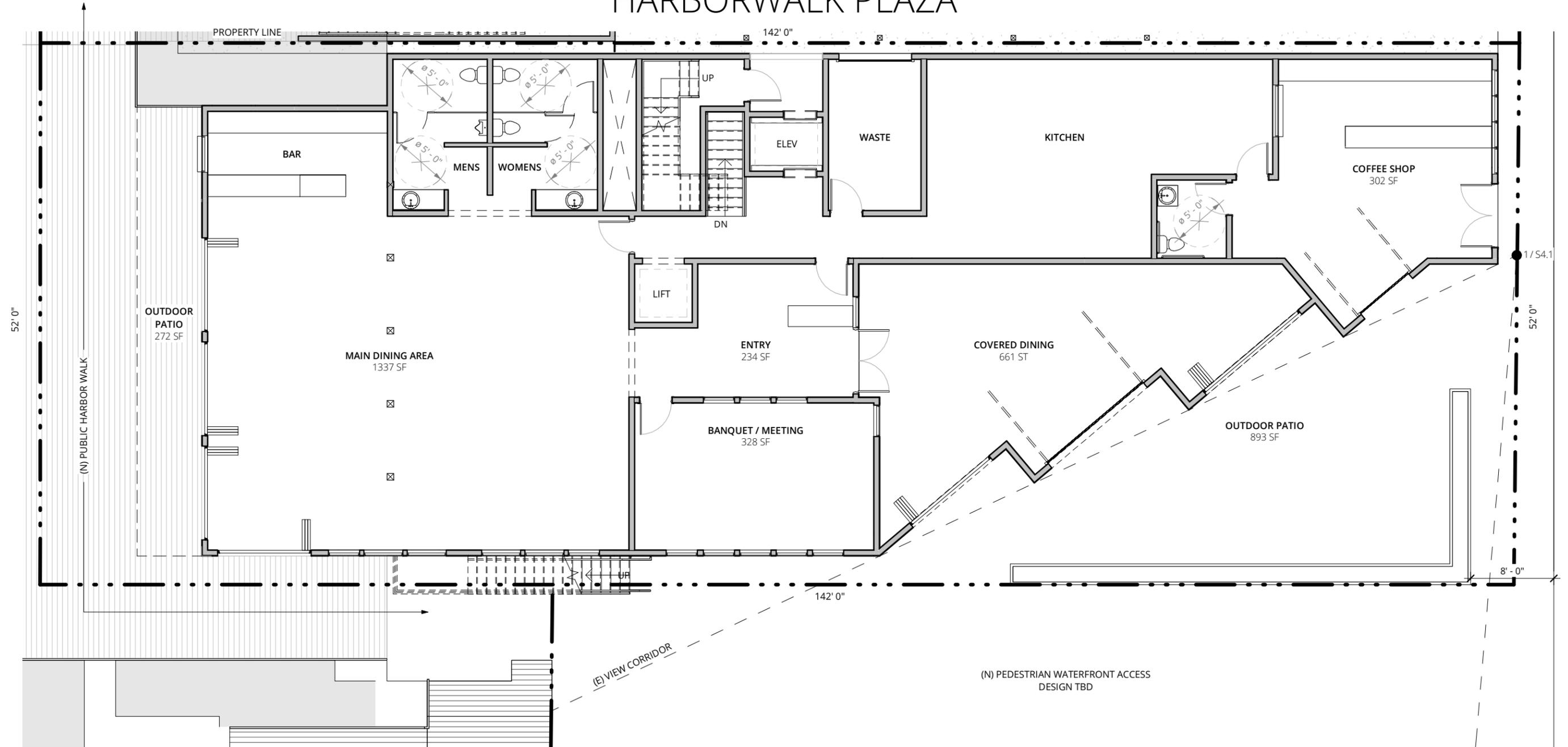


**S2.1**  
 PROPOSED BASEMENT  
 LIBERTINE BREWING COMPANY



PROPOSER: CALIFORNIA COASTAL INVESTMENTS, LLC REP:  
 ERIC NEWTON | CLIENT  
 PRE-DESIGN | PHASE

# HARBORWALK PLAZA

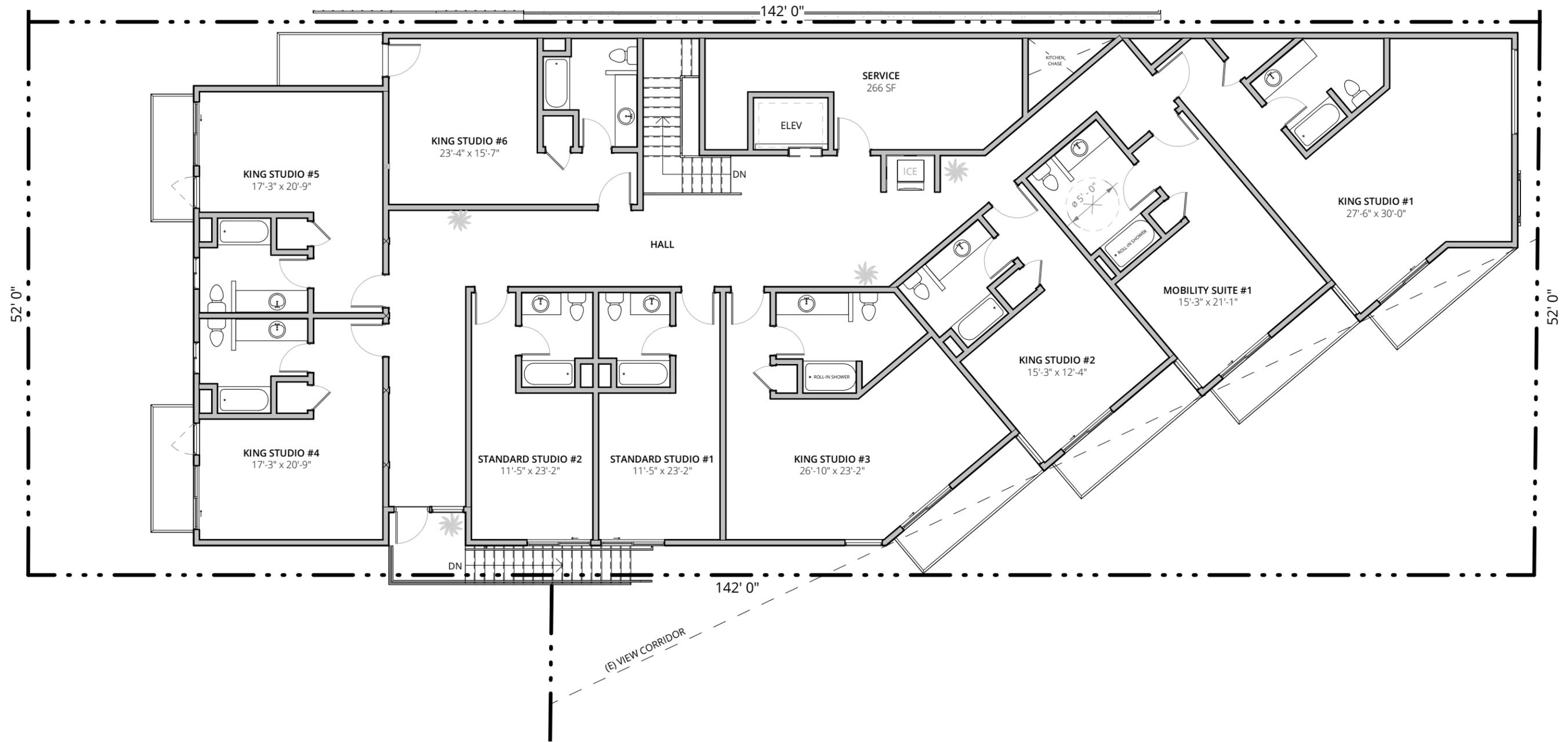


## PROPOSED LEVEL 1

1" = 10'-0"



Exhibit B



PROPOSED LEVEL 2

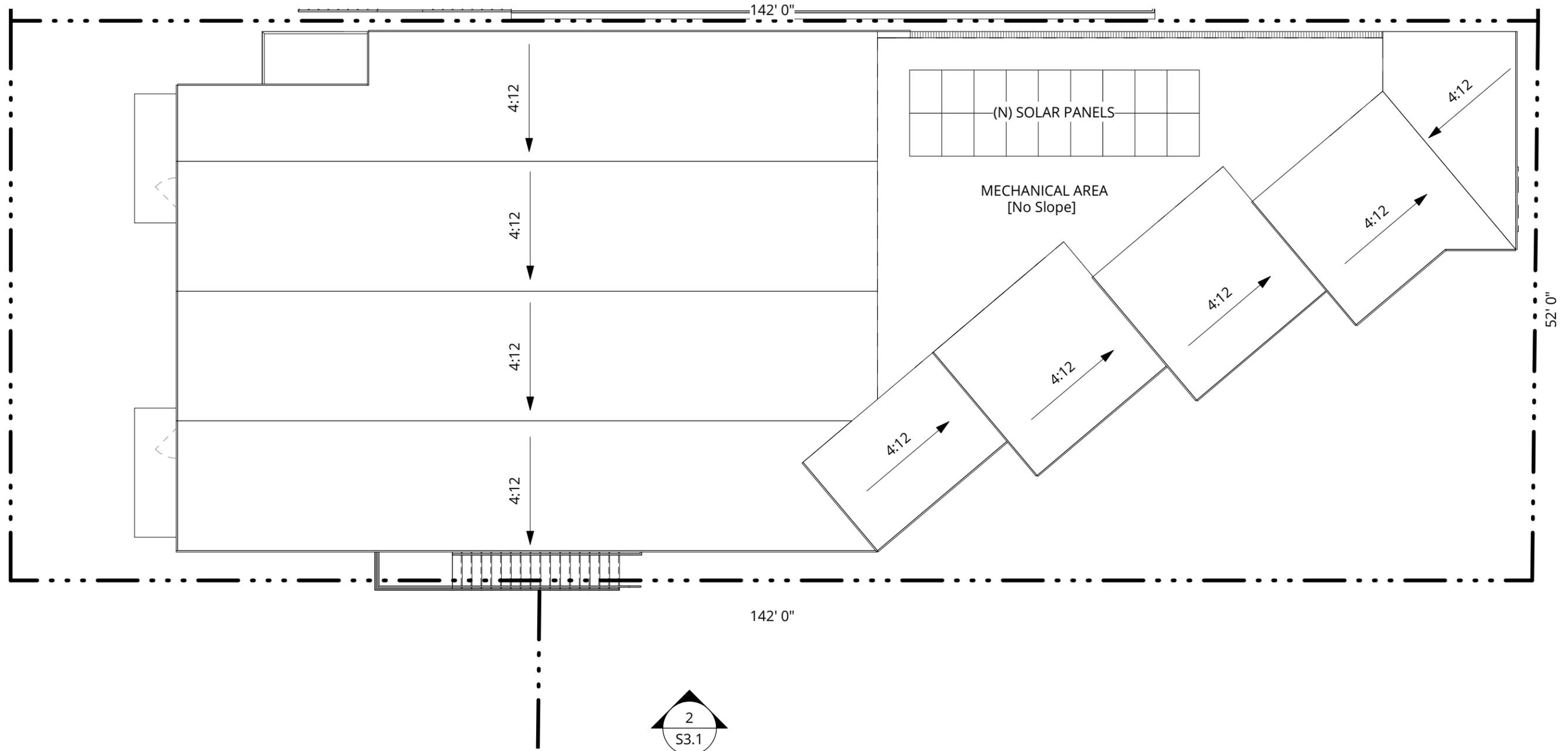
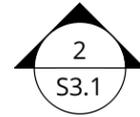
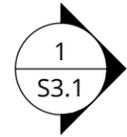
1" = 10'-0"



**S2.3**  
 PROPOSED 2ND FLOOR PLAN  
 LIBERTINE BREWING COMPANY

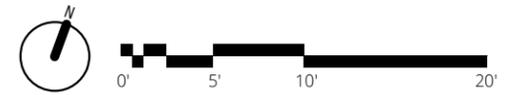


PROPOSER: CALIFORNIA COASTAL INVESTMENTS, LLC REP:  
 ERIC NEWTON | CLIENT  
 PRE-DESIGN | PHASE



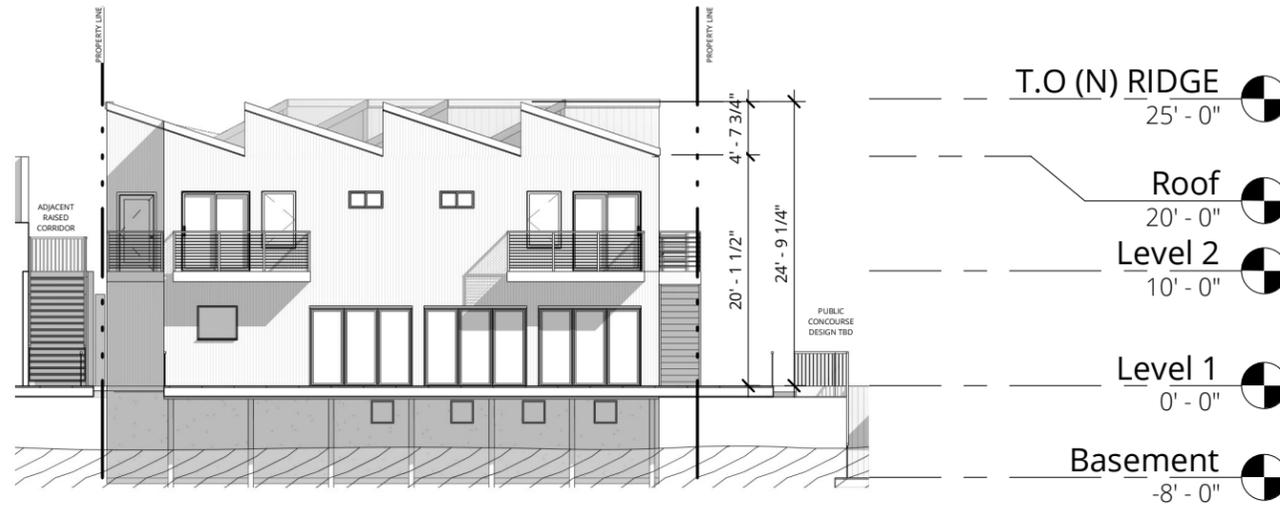
PROPOSED ROOF PLAN

1" = 10'-0"



**S2.4**  
 PROPOSED ROOF PLAN  
 LIBERTINE BREWING COMPANY





**1 WEST EXTERIOR ELEVATION**  
1/16" = 1'-0"



**2 SOUTH EXTERIOR ELEVATION**  
1/16" = 1'-0"

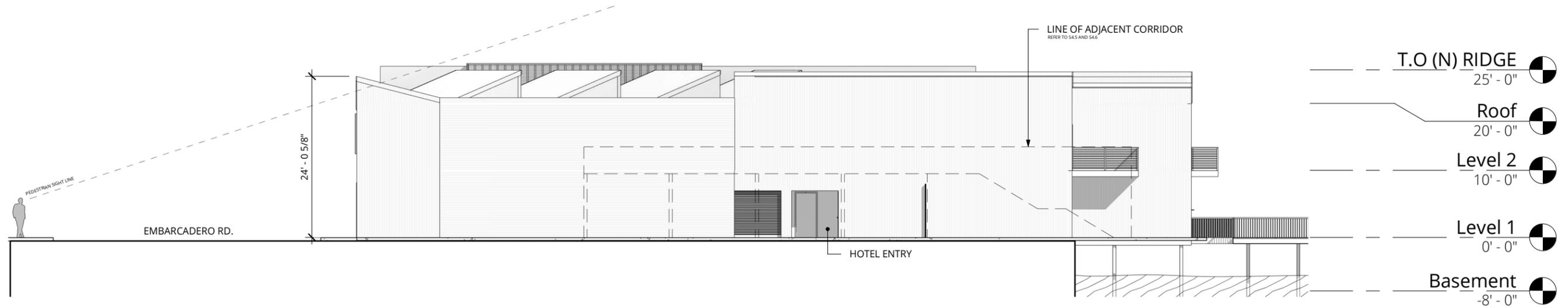


**S3.1**  
PROPOSED ELEVATION  
LIBERTINE BREWING COMPANY

**FORM**  
DESIGN+BUILD



**1 EAST EXTERIOR ELEVATION**  
1/16" = 1'-0"



**2 NORTH EXTERIOR ELEVATION**  
1/16" = 1'-0"

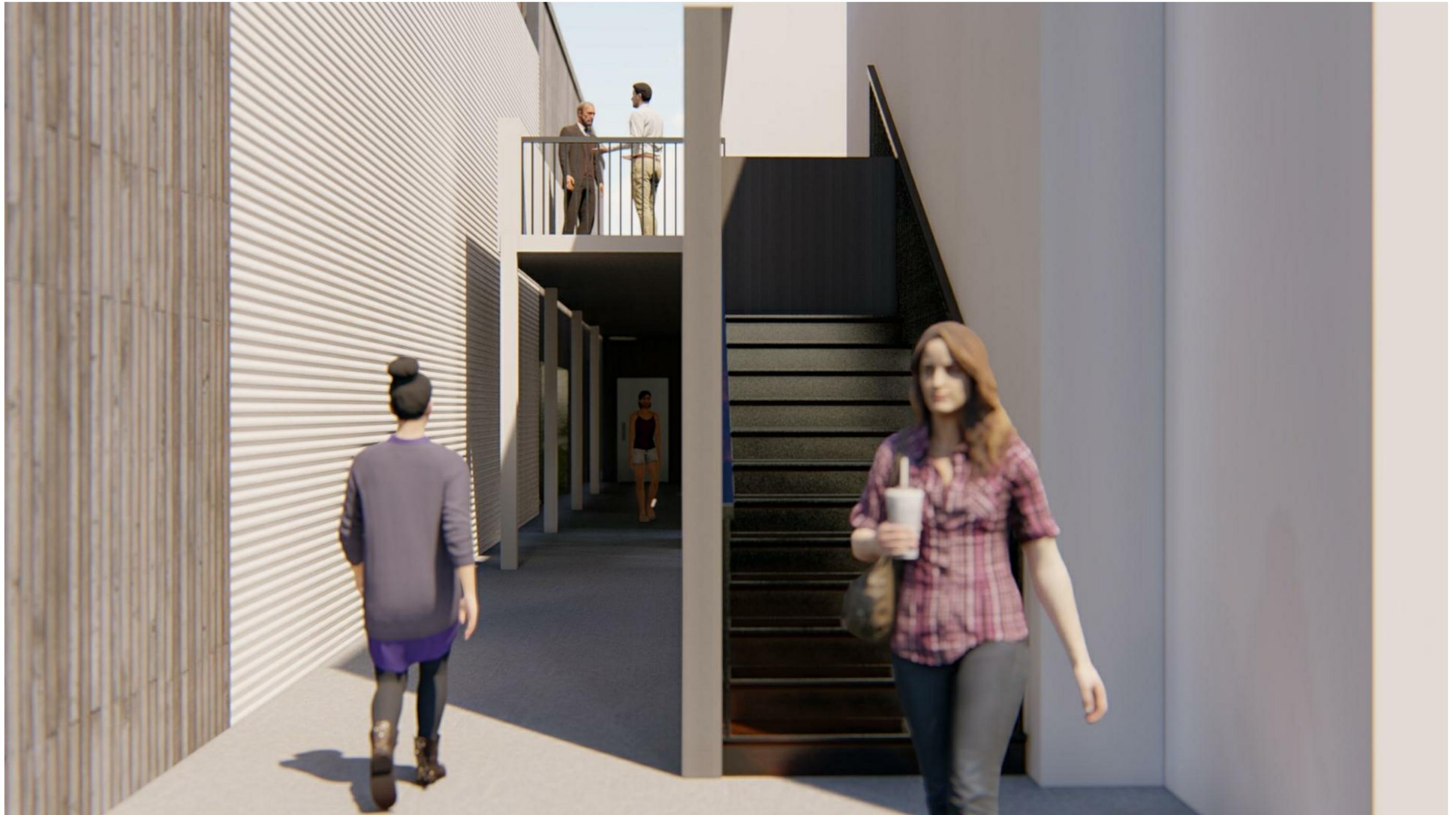


















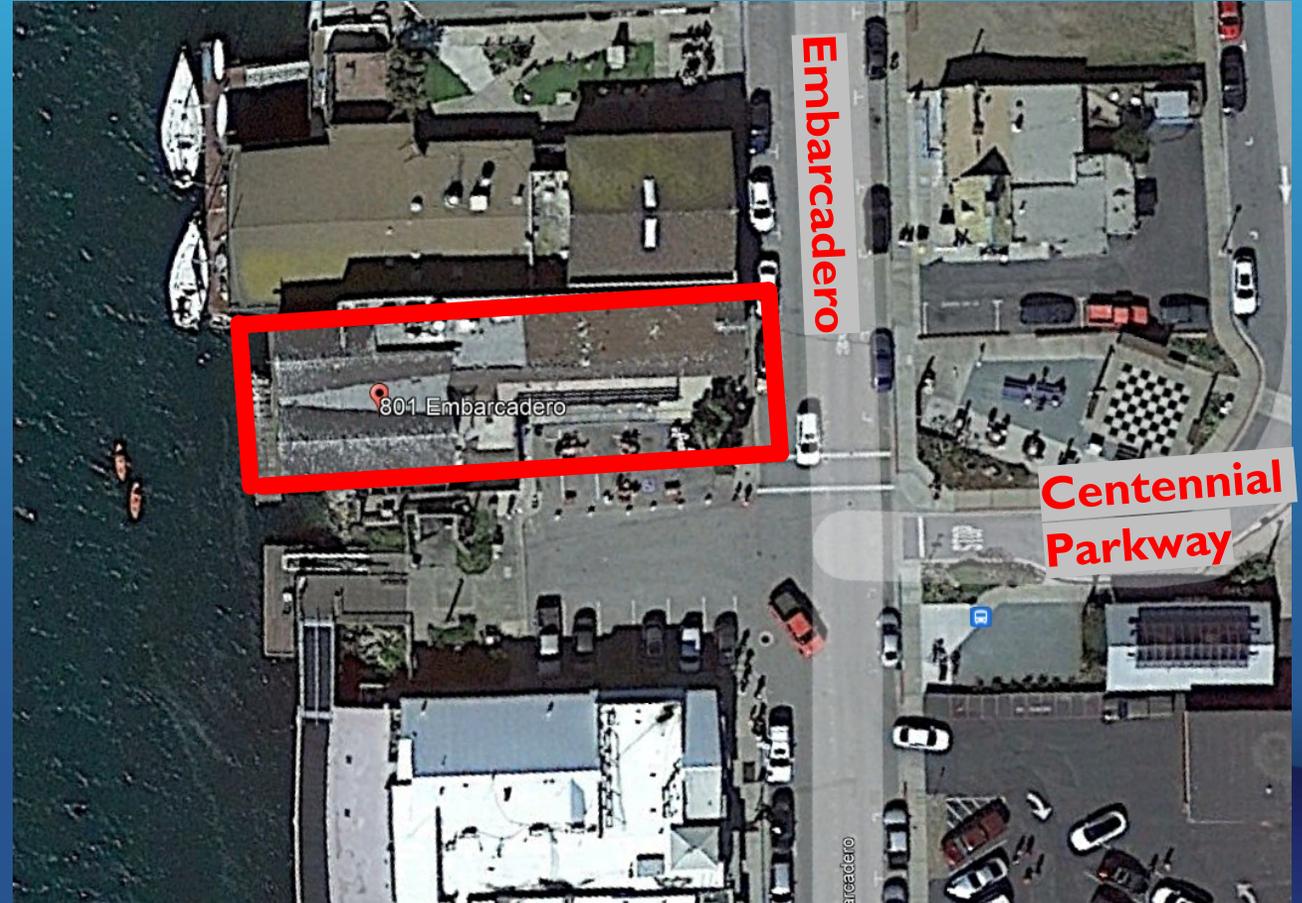
# City of Morro Bay <sup>Exhibit C</sup> Planning Commission

**801 EMBARCADERO RD  
CONCEPTUAL REVIEW OF  
POTENTIAL MIXED-USE  
REDEVELOPMENT OF LIBERTINE  
BREWING COMPANY BUILDING**

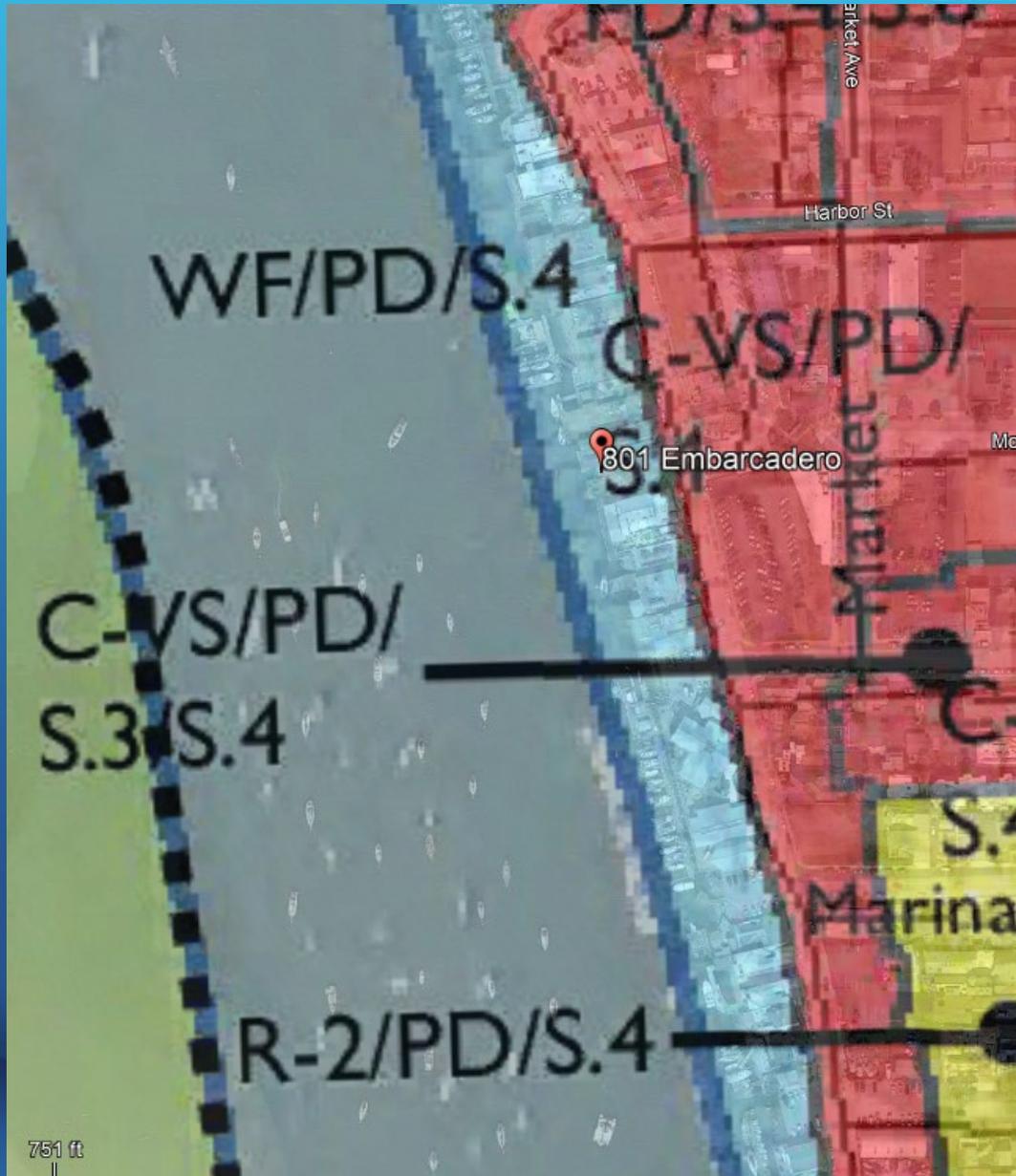
**APPLICANT: CALIFORNIA  
COASTAL INVESTMENTS, LLC,  
ERIC NEWTON**

**ARCHITECT: FORM  
DESIGN+BUILD**

**FEBRUARY 1, 2021**



**MORRO BAY**  
PUT LIFE ON COAST



- ▶ **801 Embarcadero**
- ▶ **No application filed; agenda item is for PC Conceptual Review only**
- ▶ **Zoning District: WF/PD/S.4**
  - ▶ **Land Use: Waterfront Commercial/ Industrial**
  - ▶ **Planned Development Overlay**
  - ▶ **Property included in WMP and DWSP plan area**



Exhibit C



► Street-view Photo looking northwest

► Photo looking west – photo taken 1/25/2022





Photo Simulation from street looking northwest

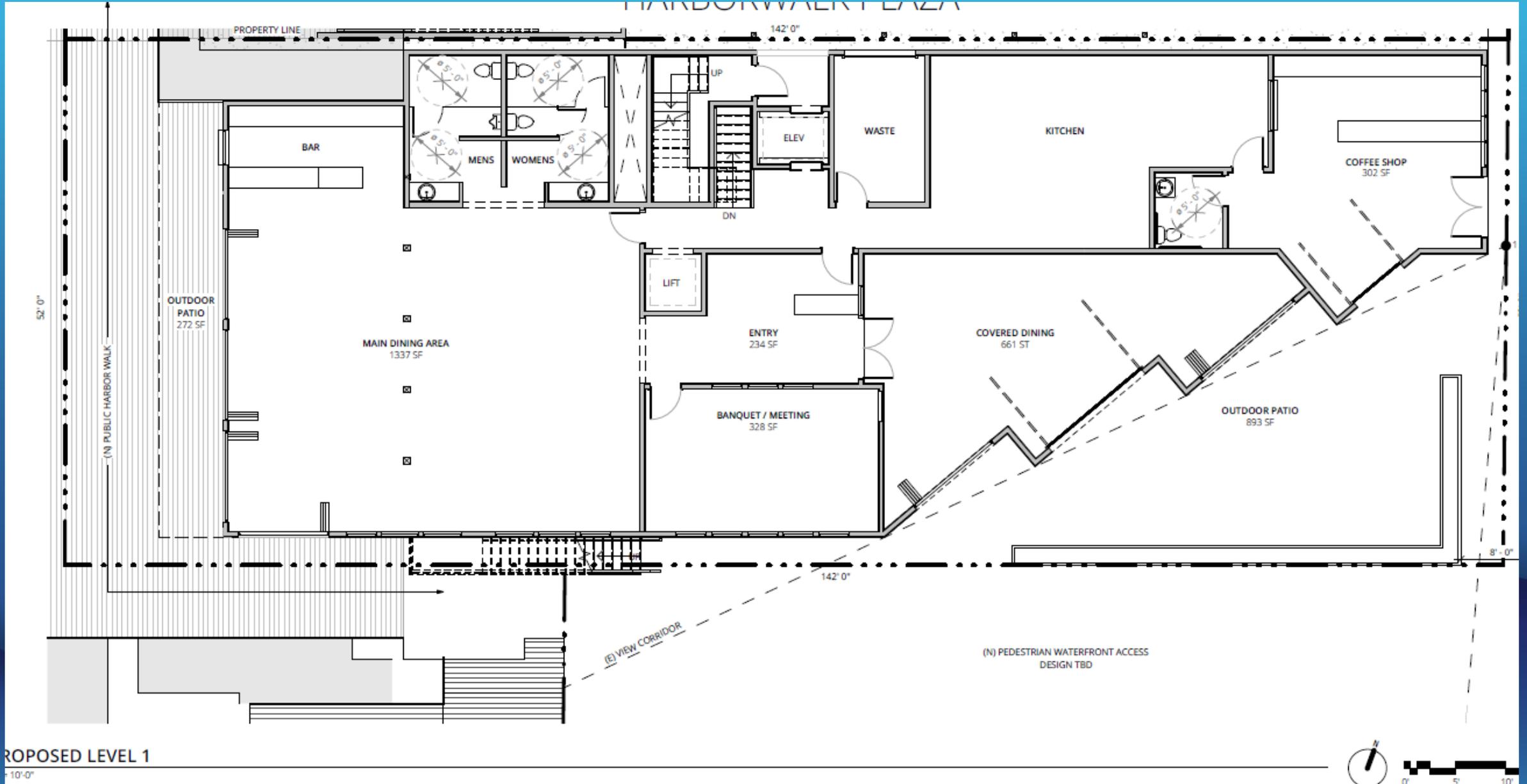


Photo Simulation from across the street



# Proposed First Floor

## Exhibit C

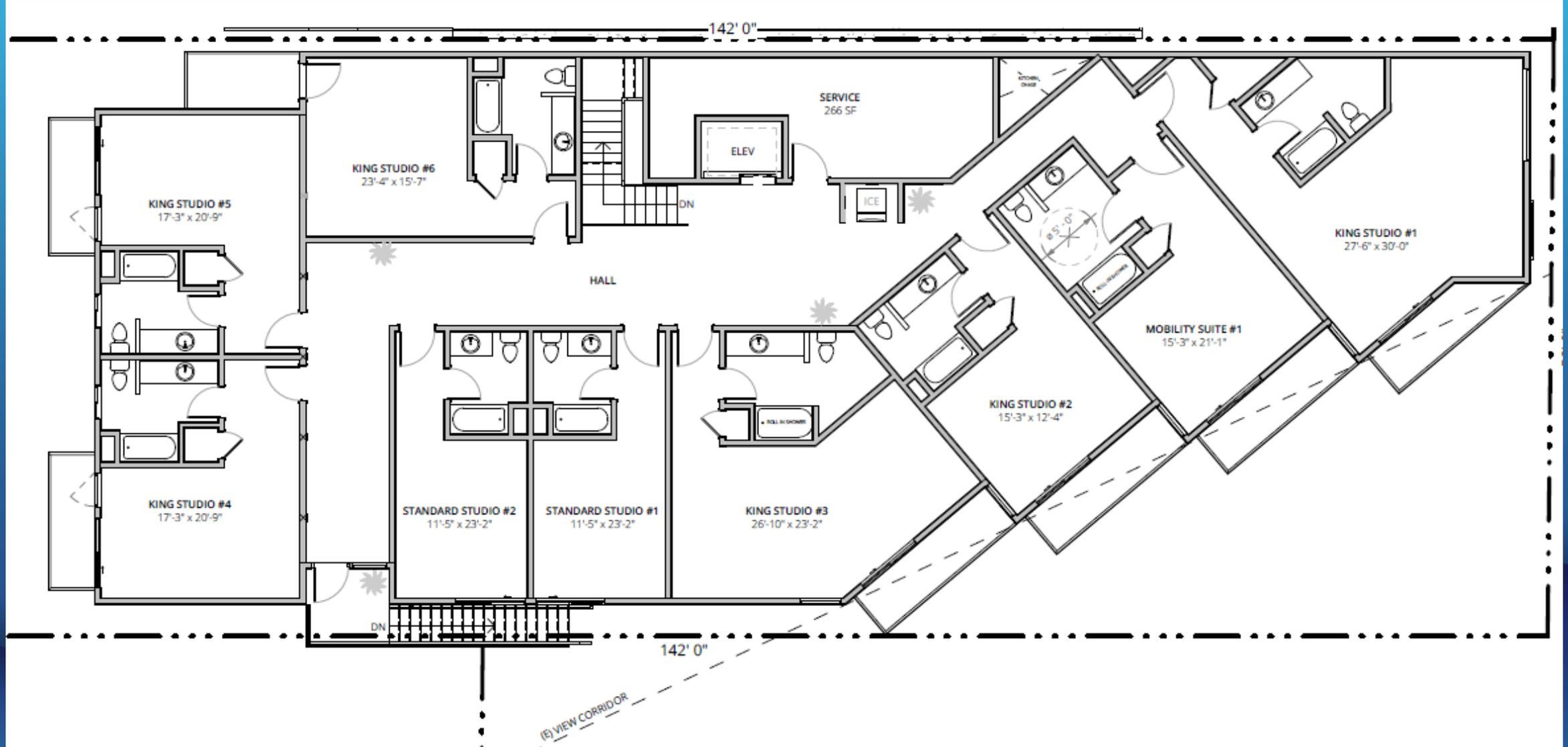


PROPOSED LEVEL 1

10'-0"

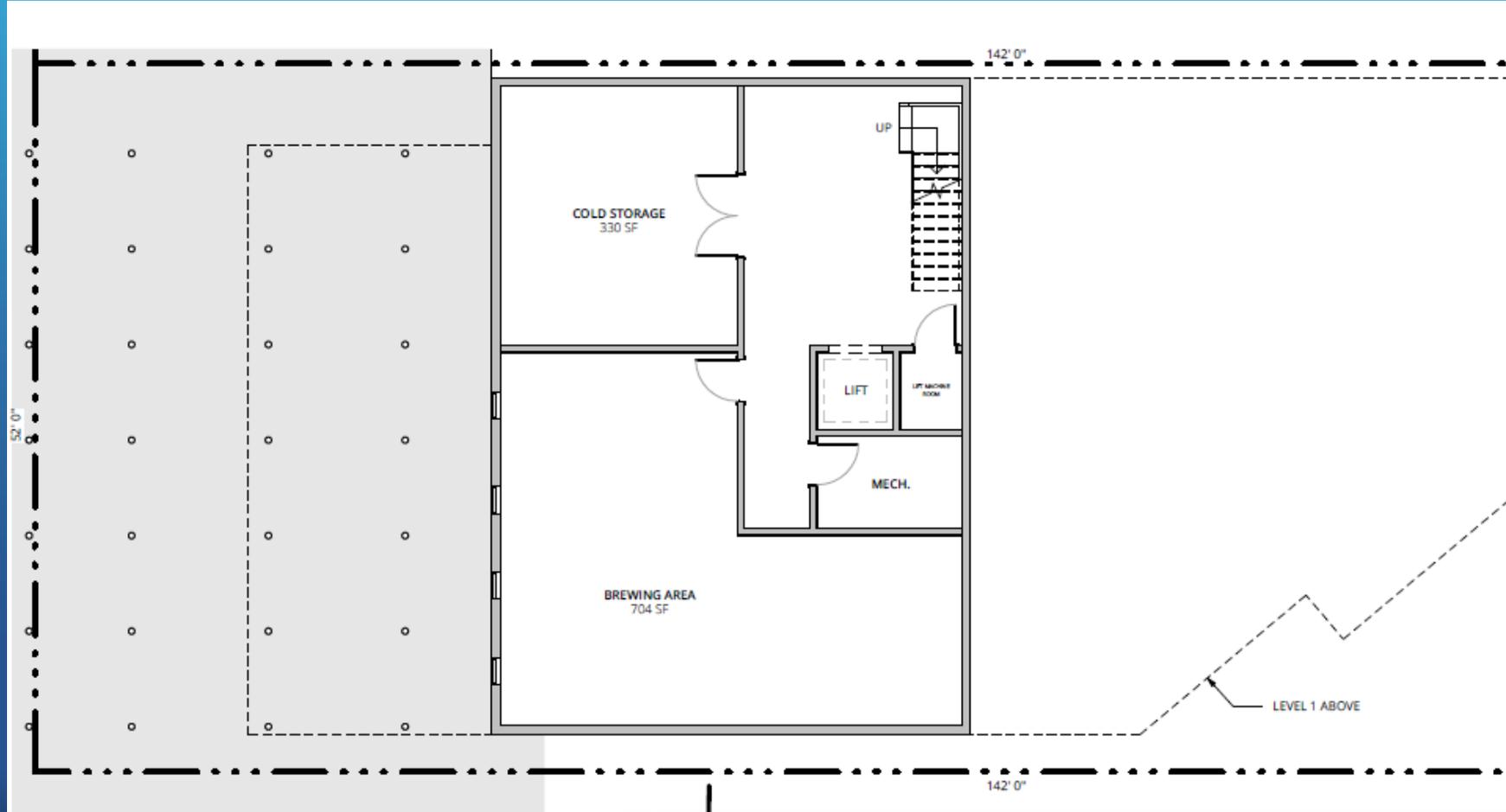
# Proposed Second Floor

## Exhibit C



# Proposed Basement Level

## Exhibit C



**MORRO BAY**  
PUT LIFE ON COAST



Photo Simulation looking north from across the plaza/ adjacent site



**MORRO BAY**  
PUT LIFE ON COAST



Photo Simulation of Diagonal View Corridor looking southwest





Photo Simulation of view from bay looking east



# Discussion points: Exhibit C

- ▶ Non-conforming building predates the 1996 Waterfront Master Plan and DWSP.
  - ▶ Currently non-conforming for front setbacks, 2<sup>nd</sup> floor lot coverage, view corridor
- ▶ Property is in a Planned Development Overlay which allows exceptions with PC finding of significant public benefit.
- ▶ Is the public benefit proposed thus far sufficient for the number of exceptions needed for the project?
  - ▶ Proposed 15 foot of Harborwalk access (10 foot is minimum)
  - ▶ Installation of Centennial Plaza improvements, sidewalk, curb and street enhancements, proposed pedestrian/drop off area.



# Discussion points:

- ▶ Is the project consistent with the Waterfront Master Plan and DWSP?
  - ▶ These documents place a strong emphasis on architectural compatibility and projects designed to be consistent with the fishing village character, as well as providing sidewalk connections along the Embarcadero and Harborwalk (boardwalk) public access.
- ▶ Is the building design compatible with surrounding area?
  - ▶ Prominent sawtooth roofline and maritime building design could be seen as an instantly iconic addition to a core Embarcadero location?
- ▶ Given the extensive remodeling and addition of outdoor dining and plaza improvements, is the existing sidewalk width acceptable to remain as non-conforming?



**MORRO BAY**  
PUT LIFE ON COAST

# Planning Commission input:

- ▶ Requesting PC input on architectural design given the highly visible location and Waterfront Master Plan/ DWSP design guideline policies
- ▶ Project offers the chance to make use of an existing building and redevelop underutilized commercial space to increase viability and add overnight accommodations in a desirable area.
- ▶ Requested exceptions would be:
  - ▶ Non-conforming front setback
  - ▶ 5-foot sidewalk where 8 foot is required. This issue results from maintain the existing non-conforming setback.
  - ▶ View corridor – lacking 45 degree view corridor from street end to the west (water)
  - ▶ Second floor lot coverage requirements.



**MORRO BAY**  
PUT LIFE ON COAST

# 2016 Centennial Plaza improvement images

Exhibit C  
Visioning example during 2016 Centennial Parkway public meetings depicting example of street end plaza improvements and Libertine Building in background



**MORRO BAY CENTENNIAL PARKWAY**  
Before and Afters - View 2  
MORRO BAY, CA.



**MORRO BAY CENTENNIAL PARKWAY**  
Before and Afters - View 2  
MORRO BAY, CA.



**MORRO BAY**  
PUT LIFE ON COAST

# 2016 City Council approved Centennial Parkway Plaza Plan

## MORRO BAY CENTENNIAL PARKWAY

Exhibit C

### A VISION FOR THE MORRO BAY CENTENNIAL PARKWAY

The Morro Bay Centennial Parkway project aims to connect the Embarcadero activities to Morro Bay Blvd/Downtown by utilizing an interconnected system of open spaces, gathering areas, plazas, public amenities, and accessible access. By capitalizing on Morro Bay's rich history and identity as a fishing village, this vision creates unique and pedestrian-friendly spaces that are attractive to both locals and visitors alike.



PERSPECTIVE A: LOOKING EAST



PERSPECTIVE B: LOOKING WEST



Morro Bay  
CENTENNIAL PARKWAY  
November 16, 2016

