



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, June 21, 2022 - 6:00 P.M.
Held Via Teleconference**

Chairperson – Susan Stewart

Vice-Chairperson William Roschen
Commissioner – Asia King

Commissioner Joseph Ingrassia
Commissioner Mike Rodriguez

Pursuant to Assembly Bill 361 (2021-22) and Government Code section 54953 this Meeting will be conducted telephonically through Zoom. Ways to participate, watch, and submit public comment for this meeting are provided below.

Public Participation:

Remote public participation is allowed in the following ways:

- *Members of the public may watch the meeting and speak during the 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.*

Please click the link below to join the webinar:

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmVVNWRWFUQT09>

Password: 135692

- *Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to “Raise Hand” for Public Comment*
- *Alternatively, members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at planningcommission@morrobayca.gov prior to the meeting. Agenda correspondence received at planningcommission@morrobayca.gov by 10 a.m. on the meeting day will be posted on the City website.*

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Members of the audience wishing to address the Planning Commission on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Planning Commission at this time.

PRESENTATIONS

A. CONSENT CALENDAR

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

B. PUBLIC HEARINGS

- B-1** **Case No:** CUP21-014/CDP21-042
Site Location: 2900 Alder Ave, Morro Bay, CA
Proposal: Request for Planning Commission approval of a new 6-room self-service hotel totaling 4117 square feet of interior building space, 5 covered parking spaces, two uncovered motorcycle spaces and a bike rack. The parking is on the south side of the property with access through a one-way driveway between Alder Ave. and Birch Ave. The project will be 2 stories, 22 feet to the highest roof line and will include an ADA hotel room on each floor. The project zoning is R-4/SP and is not located within the coastal appeals jurisdiction.
CEQA: Exempt under Section 15303, Class 3c for commercial use buildings up to 10,000 sf on sites zoned for such uses.
Staff Recommendation: Continue project to a date uncertain.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

C. NEW BUSINESS

- C-1** Presentation of the Annual Water Supply and Demand Assessment and Recommendation for Allocation of Water Equivalency Units (WEU's) for FY 2022-2023.
Staff Recommendation to Planning Commission:
1. Receive and file Annual Water Supply and Demand Assessment for submission to the Department of Water Resources
 2. Recommend City Council to allocate 50 WEU's for residential development and 65 for commercial development for a total of 115 WEUs for FY2022/23

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 at the Veteran's Memorial Building, 209 Surf Street, on July 5, 2022 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

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

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

fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

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

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

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

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

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

APPEALS

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

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

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



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

Agenda No: A-1
 Meeting Date June 21, 2022

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:											
1	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-4 designation / low density to high density	Under review. Response letter/ incomplete letter sent 5-6-21. Resubmittal received. Environmental review in process. MND document complete and routed to State Clearinghouse - public comment period closes May 4th. Scheduled for PC review and on agenda for June 7th				cj
2	2900 Alder LLC/Knanna	2900	Alder Ave	10/7/21	CUP21-14/ CDP21-042	Proposed 4200 sf, 6 unit hotel	Planning comment letter sent 11/6/21. Requires resubmittal. Resubmittal received 12/8/21, planning approved, building disapproved. Applicant is working with building to resolve issues. Project resolved building issues and will resubmit with revisions for review. Resubmittal received March 17, 2022, required corrections and resubmittal. Resubmittal received 4/7/22. Minor changes required, comment letter sent 4/12/22. Project Deemed complete 5/10/22, schedule for PC hearing June 21, 2022				nh
3	Frojae	429	Bernardo	4/20/22	CDP22-014	Admin CDP for a new single story 688sf ADU.	Project recieved on 4/20/22, response/incomplete letter sent on 5/3/22, resubmittal on 5/24/22, Completness letter sent 6/1/22, noticing on 6/4/22.				gc
30 -Day Review, Incomplete or Additional Submittal Review Projects:											
4	Gene	240	Bali St.	6/2/22	CDP22-020	CDP for an attached ADU	Under Review				gc
5	McDonald	471	Panay	6/1/2022	CDP22-019	CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14				gc
6	Struckman	3081	Sandalwood Ave	5/4/2022	CDP22-017	Admin CDP for construction of a 643sf ADU	Incomplete letter sent 5/17/2022, Resubmittal on 6/13, Under Review				gc
7	Birchell	2030	Main	5/4/2022	MIN22-005	Minor Mod to Convert existing 1478sf of 2nd story area from office space to living area.	Incomplete letter send 5/17/2022				gc
8	Kimoto	560	Olive St	4/27/22	CUP22-08	Addition to nonconforming home and new guest house	Correction Letter sent 5/12/22				am
9	Tarcon	350	Sicily St	5/4/22	CDP22-016	240 sf addition to existing home. Conversion of first floor to ADU.	Correction Letter sent 5/19/22				am
10	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Shed Conversion into 468 sf ADU	Correction Letter send 5/12/22				am
11	McLain	2678	Greenwood Ave	4/11/22	CDP22-011	Remodel of interior Space to JADU	Correction letter sent 5/3/22. Project deemed complete 6/2/22. Noticing to begin 6/7/22.				am
12	Hartman	320	Orcas St	4/14/22	CUP22-07/ CDP22-010	New SFH with attached garage to replace home destroyed in fire	Correction letter sent 5/1/22.				nh
13	Maritime Museum	1210	Embarcadero	3/7/22	MIN22-002	Amendment of previous Minor Use Permit approval for expansion of Maritime Museum including new outdoor displays.	Under Review. Correction letter sent 4/6/22.				cj
14	Luhr	1195	Monterey	4/19/22	CDP22-013	Admin CDP for the new construction of a two story 670sf ADU	Incomplete letter sent 5/10/22				gc
15	Jasso	2515	Greenwood	2/22/22	CDP22-006	Admin CDP for new SFR with 2 car garage and detached ADU	Comment Letter Sent 3/17/22				am/nh
16	Luhr	1140	Allesandro Ave	1/20/22	CUP22-06 / CDP22-004	Live/work mixed use, new construction of 5 residential units and 2 commercial units	Comment letter provided 2/13/22. Project deemed complete - processing will continue once Vesting Tentative Map submittal is complete. Vesting map submittal received May 12, 2022. Planning sent comment letter on 5/28/22, requires resubmittal.				nh

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17	Morro 94 LLC	3300	Panorama	1/18/22	CUP 22-05/CDP22-003/TTM222-02	Submittal of combined concept and precise plan review for 61 unit subdivision.	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm. City reviewing environmental study proposals in response to RFP.				nh
18	Novell & Johnston	273	Main St.	1/9/22	MUP22-01/PKG22-02	Addition of 73 sf to the front of existing SFR to provide interior staircase access to the second floor and parking exception.	Under review. Correction letter sent 2/4/22.				cj
19	Romero	563	Zanzibar	12/6/21	CDP21-048	Admin CDP for new 1978sf 2 story SFR with 533 sf garage and 2nd level 128sf deck	Incomplete letter sent 12/22/2021.				gc
20	Reyneveld	1060	Quintana	11/22/21	MUP21-06	Create 3 office/retail units and 1 residential security unit, and 1 warehouse/storage unit from existing commercial building with existing residential security unit.	Incomplete letter sent 12-16-21. Resubmittal under review. Correction letter sent 5-5-22. cj				cj
21	Morro Bay LLC (Keller)	1108	Front Steet	11/8/21	MAJ21-007	Expansion and extensive remodel of second floor short term rental unit.	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
22	T-Mobile/ Siegel	545	Shasta	10/12/21	CUP21-13/ CDP21-039	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.	Under review. Project deemed incomplete 11-8-21. No recent activity.				cj
23	Guesno	220	Atascadero Rd	10/4/21	MIN21-012	Minor Amendment - Change temporary outdoor dining area to permanent outdoor dining	Application will apply for a TUP for outdoor dining. This application is on hold until 2022.				nh
24	Thai Bounty	560	Embarcadero	9/22/21	MIN21-010	Minor mod to UP0-200/UP0-244 for music.	Under review.				sg
25	Morgan	101	Fig St	8/9/21	CDP21-035/CUP21-12/ VAR21-003	New construction of 1676sf single family home, 465sf garage, roof deck and patio area and request for variance to front setback for property subject to bluff development standards. New home will also require a variance for bluff face development per LCP.	Under review and incomplete letter sent 9/7/21. Resubmittal received 1/19/22. Spoke with agent 2/18/22. Requested revised geological report and plans to delineate bluff face prior to hearing. Revised plans emailed with updated geological information. Under review.				cj
26	Eisemann	541	Atascadero Road (at Hill St.)	7/9/21	CUP21-09/ CDP21-029	Four unit apartment complex with attached garages	Review comments provided on July 31, 2021. Project requires resubmittal and environmental analysis. Provided applicant estimate for environmental report on September 24, 2021. January 2022 - project is for sale.				nh
27	Green	1175	Scott Street	6/28/21	CDP21-025 CUP21-07	New construction of 3 hotel units including one ADA unit and a residential security unit	Review comments provided on July 21, 2021. Requires a resubmittal for review. Discussed project with applicant, expected to have resubmittal ready in November 2021. Applicant is reviewing alternative designs for the project, staff provided input on 2/14/22.				nh
28	Perry	3230	Beachcomber	6/24/21	CDP21-024/ CUP/ VAR21-002	New 1537 sf sfh with attached 380 sf garage. VAR request for roof top deck railing height. Application approval is dependent on completion of LTM21-01	Review comments sent 7/20/21, requires resubmittal. 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. Resubmittal received Feb 1, 2022 - project deemed complete 2/16/22, but cannot be presented to PC until LTM21-01 has been approved (lot line adjustment and lot merger).				nh
29	SR Development	545	Atascadero	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

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30	Perry	3202	Beachcomber	4/14/21	CDP21-014/ CUP/ VAR21-001 and LTM21-01	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. Project requires lot line adjustment and lot merger to create 2 parcels from the three underlying parcels.	Submittal received, but not complete. Balance of submittal received 4/14/21, under review. Incomplete letter comments sent for LTM on 4/30/21 and 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. Resubmittal received on March 10, 2022 - did not include resubmittal of LTM21-01 required to determine completeness. Comment letter sent 4/8/22, requires minor changes. Project not complete until resubmittal and approval of LTM. Partial submittal received June 7, 2022, is on hold until complete submittal documents and related submittal fees are received.				nh
31	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
32	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
Projects Appealed to Planning Commission or PC Continued projects - none											
Projects Appealed or Forwarded to City Council - none											
33	Allen Property Group	1260	Main St.	10/4/21	MAJ21-006	Land Use & Zoning Map Amendment to change C2 zoning to C1 zoning	Application received. October 28, 2021, applicant approved moving forward with consultant contract for environmental review. Environmental Consultant engaged with notice to proceed 12/1/21. Consultant provided review documents for GP/CLUP amendment. Final review draft of LUP amendment documents received 3/2/22 -under review. Project deemed complete and scheduled for PC hearing on April 19, 2022. Project received positive recommendation to City Council. Scheduled for City Council May 24, 2022. This project was continued to City Council on June 14, 2022.				nh
34	Bean	197	Main Street (formerly known as 199 Sandpiper)	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. Project deemed complete and scheduled for planning commission on May 17, 2022. Planning Commission denied the project, and the owner has appealed. Scheduled for City Council, August 23, 2022 at the request of the applicant.				nh
Environmental Review:											
35	City of Morro Bay		N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects: - none											
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:											

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36	City of Morro Bay		Citywide			Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. Public draft of combined General Plan/ LCP released May 2018 for review. Worked with Coastal staff on CCC input received during 2019. Adoption Draft to be reviewed by Planning Commission at 10/20/20 hearing. Admin Draft of EIR received and to be circulated. Reviewed by PC at the 11/4/2020 & 11/17/20, 12/1/20, & 12/15/20 PC meetings. 3-16-2021 meeting is for review of the EIR and make recommendations to City Council for adoption. Council review of adoption draft held on 4/27/21. Hearing continued to the 5/11 and then 5/25/21 Council meetings. Plan adopted by Council on 5/25/21. LCP Amendment application submitted to Coastal Commission for certification. Coastal Commission LCP certified Coastal Land Use Plan (LUP) on August 12, 2021. Zoning Code Update in progress, reviewed by PC in 12/2021 and currently being reviewed by Coastal staff prior to next PC agenda date				
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive - None											
Grants											
37	California Coastal Commission, California Ocean Protection Council		City-wide	4/6/16		\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation. Round 6 funding of \$65,000 received Mar 2020.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17. Additional LCP grant funding received in 2020 under Round 6 for \$65,000 to complete LCP update.	No review performed.	N/A		sg
38	City of Morro Bay		City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. Notice of Funding Availability for 2022 Program Year released 9/27/21. Application funding deadline is 11/1/2021. Council public hearing to consider final funding recommendations to be on 3-8-2022. cj	No review performed.	N/R		cj
39	City of Morro Bay		City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
40	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.	planning disapproved 2/3/22	Bldg. - Disapproved 3/15/22			sg
41	Castillo	1055	Allesandro St.	6/3/2021		250 sf addition to rear of existing SFR, addition creates two bedrooms and one full bath.		Bldg. - Disapproved 6/10/21			sg
42	Escape Hospitality LLC	295	Atascadero Rd.	5/12/2022	B22-0104	Addendum #5 to B20-0208 - Hampton Inn - adding new 723 sf meeting room on the 2nd floor, above the fitness area.		Bldg. - Approved 5/26/22			cj

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43	Escape Hospitality LLC	295	Atascadero Rd.	5/27/2022	B22-0115	Addendum #6 to B20-0208 - Deferred submittal of updated elevator shop drawings and interior finishes for the elevator installation at the Hampton Inn.		Bldg. - Approved 6/2/22			ci
44	Morro Bay Apartments L.P.	405	Atascadero Rd.	3/21/2022	B22-0056	PG &E-driven changes to the location of the electrical rom at area (A). The relocation(s) of electrical transformers on the site (one 3-phase transformer to four 1-phase transformers). Updates to overall electrical routing plans; change of exposed framing at exterior walkways to dex-o-tex wrapped assembly adjustments at entry alcoves to align/stack w/units below; clarification of gypcrete at fl/ceiling assemblies, revision of double 2650 casement windows to single 5050 slider windows.	Planning approved 3/23/22	Bldg. Disapproved 5/22			nh
45	HASLO	405	Atascadero Rd.	6/9/2022	B22-0123	Relocation of landscape water tie-in (moved north on Sunset Ave due to other utility conflicts.)	Approved June 9, 2022	Bldg. - Plancheck			nh
46	Cunha	199	Azure St.	11/8/2021	B21-0200	New first story addition to master suite.	Planning approved 11-15-21	Bldg. - Approved 11/23/21			sg
47	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.	Planning disapproved 11-6-20	Bldg. - Approved 11/09/20			sg
48	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.	Disapproved 8-26-21. am	Bldg. Disapproved 9/21/21			ci
49	Francis	2970	Beachcomber Dr.	5/5/22	B22-0096		Interior remodel and a 190 sf addition to the living area and a 20 sf addition to the garage. Remove existing trussed roof and construct a vaulted roof with clearstory windows throughout the living space.	Bldg. - Plancheck			sg
50	Crandell	2995-A	Beachcomber Dr.	6/2/22	B22-0118	Scope of work includes a new 1 bedroom/1bath, attached accessory dwelling unit 568sf in size. Additional improvements include low outdoor decking 96st in size, including new concrete flatwork pathway to ADU entry.	Approved June 9, 2022	Bldg. - Plancheck			nh
51	Crandell	2995	Beachcomber Dr.	6/2/22	B22-0117	Remodel/Addition of an existing 2,237 sf single family, 1-story residence w/attached 2-car garage. Scope of work includes 260sf of residential addition of existing residence, including new low outdoor decking and concrete flatwork improvements. The project will also include a new covered breezeway entry. No major grading proposed for this project.	Approved June 9, 2022	Bldg. - Plancheck			nh
52	Vachon	3093	Beachcomber	4/11/22	B22-0075	New SFR; Construction of a new 3 bedroom plus flex room, 3 bath single family residence with an attached 2 car garage.	Disapproved 4/20/22. cj	Bldg. - Disapproved 5/9/22			ci
53	Baker	1288	Berwick Dr.	5/12/22	B22-0101	147 sf dining room addition and 147 sf walk-in closet addition.	Planning disapproved 5-13-22	Bldg. - Plancheck			nh
54	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			am
55	Casagrande	528	Blanca St.	3/23/22	B22-0066	1839 sf two-story SFR with attached 484 sf two car garage, and 147 sf deck.	Disapproved 4/11/22	Bldg. - Diapproved 5/16/22			gc
56	Casagrande	536	Blanca St.	3/23/22	B22-0067	1840 sf two-story SFR with attached 484 sf garage and 148 second story deck.	Disapproved 4/11/22	Bldg. - Disapproved 5/10/22			gc

#	Applicant/Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
57	Dillard	1256	Bolton	3/30/22	B22-0072	Convert Unfinished Underfloor Space in 986 sf of conditioned livable space	Disapproved 4/7/22/				am
58	Fabulus	2900	Cedar	3/7/22	B22-0047	220 sf First Floor Addition creating primary bedroom and laundry room and 220 sf roof deck above new addition and 41 sf covered porch	Disapproved 5/19/22				am
59	Humphrey	2228	Coral	12/1/21	B22-0024	Expand a portion of the first floor and remove 2nd floor pantry and 1/2 bathroom to create a new bathroom on the 2n floor	Disapprove 03/03/2022,needs to apply for a Minor Use Permit	Bldg. - Approved 2/28/22			gc
60	Bastoh	561	Embarcadero	3/17/22	B22-0051	Phase 2 New 8' sidewalk, New ADA entrance, repave & restripe parking. Disapproved 4-7-21.	Disapproved 4-7-21. cj	Bldg. Approved 3/22/22			ci
61	Gambrill	571	Embarcadero	2/22/22	B22-0035	Convert office space to commercial vacation rental.	Disapproved 3-8-21.	Bldg. - Approved 6/14/22			ci
62	Redican	725	Embarcadero	3/14/22	B22-0049	The project consists of a 608 SF interior remodel of the existing arcade retail space into an extension of the commercial kitchen prep area. All work is exclusive to the interior of the lower level with no impacts to the site, exterior elevation or occupant circulation of the existing building.	Disapproved 3-17-22.	Bldg. - Conditionally Approved 3/29/22			ci
63	TLC Family Enterprises	833	Embarcadero	3/16/22	B22-0052	Addendum #1 to B20-0220 - Removal of parapet wall which requires removing steel post below and show railing on upper level. Revert back to cantilevered floor joists for hotel access walkway upstairs.	Disapproved 3-21-22	Bldg. - Disapproved 4/18/22			ci
64	Perkins	454	Estero Ave	2/22/22	B22-0036	Under review -Interior remodel of 583 sf of (E) SF. And add 194 SF open deck.	Disapproved 3-21-22	Bldg. - Approved 5/6/22			sq/gc
65	Hurless	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
66	Hsiao	205	Harbor St.	4/20/22	B22-0084	Demolition of three existing structures and their accessory structures. Construct new 6-room, 5042 sf hotel with 7 onsite parking spaces on a .40 acre lot, the hotel is designed as two story on the east elevation and steps down the bluff with single story on the west elevation.	Planning disapproved 4-28-22	Bldg. - Plancheck			ci
67	Hurless	2265	Hemlock Ave.	1/12/22	B22-0007	Conversion of 480 sq ft garage into an ADU.	Planning Approved 2/10/22	Bldg. - Approved 02/07/22			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.	Bldg. - Approved 4/8/22			nh
69	Errea	602	Ironwood Ct	1/10/22	B22-0003	New single family home	Disapproved 6/9/22	Bldg. - Approved 5/16/22			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.	Planning approved 7-20-21.	Ready to issue			sg
71	Cia	2551	Koa Ave.	2/23/22	B22-0038	New 3 bed 2.5 bath SFR w/attached 2-car garage.	Disapproved 3/21/22	Bldg. - Disapproved 4/11/22			gc
72	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	Planning approved 5-12-22	Bldg. - Approved 5/16/21			sq
73	Walker	2330	Laurel Ave.	5/25/22	B22-0114	Add residential elevator & repair dry rot & deck.	Planning approved 6-2-22	Bldg. - Approved 5/26/22			sq
74	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
75	Elliott	2620	Laurel Ave.	4/14/22	B22-0082	New SFR 2.5 story with attached garage.	Planning disapproved 4/16/22	Bldg. - Disapproved 5/9/22			nh

#	Applicant/Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
76	Martony	225	Main St. (Lease Site 34W)	4/19/22	B22-0083	repair & maintenance of 4 deteriorated treated wooden pilings with steel pipe or collar sleeving located within an existing private floating dock system.	Under review.	Bldg. - Approved 5/11/22			ci
77	Meisterlin	840	Main St.	4/14/22	B22-0080	Convert an existing 284 sf commercial storage/office structure to a 284 sf long-term residential dwelling unit which will be secondary to existing commercial uses on the site.	Planning approved 4-16-22	Bldg. - Approved 4/25/22			nh
78	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
79	Sonic	1840	Main St.	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj. Requested permit extension. Awaiting resubmittal. Requested Permit Extension. Planning permit extension requested and granted to allow new permit expiration of April 2021. Emailed applicant 3-19-2021 advising them of permit expiration date and extension opportunities.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB Permit extended to 4/18/23	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	ci
80	Twins Bay Inc.	2460	Main St.	5/4/22	B22-0097	Addendum #2 to B20-0114 - Relocate walkway between sidewalk and bldg. Move backflow preventer 40' south along building face, add 4' long 4" high parallel curb ramp at north corner of bldg. Add concrete pedestrian crossing to main DW, increase area of asphalt replacement at north end of gutter to improve drainage, increase area of asphalt replacement along frontage so sawcut is not in bike lane.		Bldg. - Approved 5/6/22			nh
81	Central Coast Renewables	3250	Main St.	5/27/22	B22-0108	Commercial T.I. to existing office/retail building into new general office. Portion of existing non-permitted 1050 sf building (880 sf permitted) removed, for project totaling 994 sf (114 sf added). New accessible parking space, with a portion of space within existing ROW on Panay St., existing non-conforming spaces to remain.		Bldg. - Plancheck			sg
82	Rose	929	Mesa St.	1/25/22	B22-0016	ADU - 508 sf 2 story ADU addition and 42.5 sf bathroom remodel in existing garage.	Planning - Approved	Bldg. - Approved 6/14/22			gc
83	Brum	535	Mimosa St.	5/12/22	B22-0102	Interior remodel of existing bathroom and adjacent bedroom, demo existing bathroom fixtures, flooring, wall finish and shelving in bedroom, construct new non-structural walls and new plumbing fixtures.		Bldg. - approved 5/16/22			sg
84	Elster	530	Morro Ave.	4/21/22	B22-0086	Raised elevation of 1st floor from 45'.0" to 46' 10 1/2". Top of parapet was raised from 76'.0" to 77' 3 1/2". Maximum allowable height is 77'.6". All mechanical was removed from the roof & P.V. will be lowered to 5 degree tilt.		Bldg. - Approved 5/11/22			sg
85	Allen	310	Morro Bay Blvd.	2/23/22	B22-0040	Adaptive reuse design and development of an existing bank bldg structure for conversion into two-suite office complex. Proposed scope of work does not include an increase in the bldg footprint. Proposed exterior improvements include the removal of the car port awning and barrier removal for site accessibility requirements.		Bldg. - Disapproved 5/9/22			sg
86	Meisterlin	315	Morro Bay Blvd.	4/14/22	B22-0081	Install new ADA restroom in existing commercial unit, install exterior service door to separate the retail from storage/office space and add new window to the storage/office space	Planning approved 4/16/22	Bldg. - Approved 4/25/22			nh
87	Peterson	390	Morro Bay Blvd.	2/2/22	B22-0022	ADDENDUM TO B21-0151 - Adding to scope of work - Demo existing exterior mansard roof, exterior drive thru structure (including structural columns) and demo of interior concrete.		Ready to issue			sg
88	JP Morgan Chase Bank	595	Morro Bay Blvd.	3/31/22	B22-0060	Installation of one solar carport, 99' 3 1/16" X 16' 7 3/8", with 15 modules, wall mounted PV equipment and four carport mounted lights, located in the existing Chase Bank parking lot.	disapproved 4/7/22	Bldg. - Disapproved 5/17/22			am
89	Fletcher	435	Napa Ave.	3/21/22	B22-0055	Install 7x14 ft above round modular swim spa. Concrete slab for spa & access. Electrical for spa.	Planning Disapproved 4/11	Bldg. - Disapproved 4/11/22			gc
90	Kennedy	500-A	Napa Ave.	3/23/22	B22-0065	Convert a 576 sf 2-car garage to a 2-story 914 sf ADU. 326 sf garage converted to a bedroom w/bathroom & a 588 sf 2nd floor bedroom, bathroom & kitchen/living area added. A 126 sf 2nd floor deck is also proposed.	Approved	Bldg. - Approved 5/16/22			gc

#	Applicant/Property Owner			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
91	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
92	Mollaghaffari & Hawes	427	Oahu St.	5/5/22	B22-0087	New 2nd floor single family residence, 1048 sf living, with a 258 sf 2nd story deck, and 255 sf single car garage. (The garage and an ADU make up the 1st floor level, see permit B22-0088 for attached ADU).	Planning disapproved 5-12-22	Bldg. - Plancheck			nh
93	Mollaghaffari & Hawes	427-A	Oahu St.	5/5/22	B22-0088	Attached ADU - 702 sf Accessory Dwelling Unit.	Planning disapproved 5-12-22	Bldg. - Plancheck			nh
94	Currey	154	Orcas St.	3/23/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22	Bldg. - Diapproved 4/4/22			gc
95	Dorfman	570	Olive St.	6/8/22	B22-0122	Construction of new detached ADU.	Under review	Bldg. - Plancheck			cj
96	Currey	154-A	Orcas St	3/23/22	B22-0063	171 sf addition as an ADU	Disapproved 4-11-22	Bldg. - Disapproved 4/4/22			sg
97	McDonald	846-A	Pacific St.	5/19/22	B22-0109	Addendum #1 to B21-0131, Change the double door entrance at the front to a single door and 4 x 4 window, also add window to dining room.		Bldg. - Approved 5/25/22			am
98	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
99	Phelps	490	Piney Way	1/27/22	B22-0017	816 sf addition to existing 763 sf residence. Add 477 sf decks.	Disapproved 4-24-22	Bldg. - Approved 4/25/22			nh
100	Phelps	490	Piney Way	1/27/22	B22-0018	Create New ADU from existing sheds. New 469 sf.	Disapproved 2/25/2022	Bldg. - Approved 4/25/22			gc
101	Phelps	490	Piney Way	1/27/22	B22-0019	Convert existing 434 sf garage to a 434 sf JADU.	Disapproved 2/3/22	Bldg. - Approved 4/25/22			gc
102	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
103	Transformation Ministries	1478	Quintana Rd.	5/11/22	B22-0099	Upgrade facility antennas by removing (3) antennas, install 6 new antennas, install (3) RRHs, remove (2) existing cabinets, install (2) cabinets and ancillary equipment. Increase screening height by 6".		Bldg. - Approved 5/16/22			cj
104	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and associated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2") with associated electrical wiring.	Approved 9/26/19.	Ready to issue			cj
105	Eisemann	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.	Approved 5/10/22	Bldg. - Approved 5/11/22			gc
106	Nagy	646	Sequoia Ct.	4/20/22	B22-0085	New 2-story SFR, 3513 sf living, 1220 attached basement level garage, and 1156 sf covered patio.	Planning disapproved - project needs resubmittal to include conditions of approval and more detailed lanscape plan	Bldg. - Disapproved 6/1/22			nh
107	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.	Planning approved 1-27-22	Bldg. - Approved 12/21/21			sg
108	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
109	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 appciation expired	Bldg. - Approved 3/27/19			wu
110	Regan	429	Tulare Ave.	5/27/22	B22-0106	531 sf second floor addition that includes a study and bathroom, stairwell and a 200 sf second story deck.	Under review.	Bldg. - Plancheck			gc

#	Applicant/Property Owner			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
111	Phillips	454	Tulare Ave.	5/23/22	B22-0110	Demo of an existing 440 sf garage carport & breezeway: construction all new 440 sf garage & new 52 asf breezeway.	Dispproved 6/7/22.	Bldg. - Plancheck			sg
112	Phillips	454-A	Tulare Ave.	5/23/22	B22-0111	New 380 sf ADU with a 220 sf roof deck at the 2nd floor.		Bldg. - Plancheck			sg
113	Paul	150	Verdon St.	5/24/22	B22-0112	Remodel kitchen & bathrooms, remove portions of non-bearing walls.		Bldg. - Approved 5/26/22			sg
114	Leonard	550	Zanzibar St.	1/12/22	B22-0008	New 1855 SFR w/482 sf garage and 144 sf balcony deck.	Disapproved	1/10/00			nh
Planning Projects & Permits with Final Action:											
1											
2											
Staff Directory: Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Gabby Cortez - gc Alison MacCarley - am											



AGENDA NO: B-1

MEETING DATE: June 21, 2022

Staff Report

TO: Planning Commissioners DATE: June 16, 2022

FROM: Nancy Hubbard, Contract Planner

SUBJECT: New commercial 6-room hotel. Coastal Development Permit (CDP21-042) and a Conditional Use Permit (CUP21-14) to allow a new 6-room hotel project totaling 4,117 square feet north of San Jacinto between Alder Ave and Birch Ave. The project complies with the development standards of the zone. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.

RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, receive testimony on the proposed project and continue the project to a date uncertain.

REASON FOR CONTINUANCE:

The applicant is applying for a parking exception and is making revisions to the site plan to try to accommodate additional parking. Staff will work with the applicant to meet the necessary findings to grant a parking exception and the revisions will be reviewed by staff and then the project will be rescheduled for a Planning Commission hearing. Therefore, staff is requesting that the Planning Commission continue the project to a date uncertain to allow the applicant time to prepare the revisions to the plans.



AGENDA NO: C-1

MEETING DATE: June 21, 2022

Staff Report

TO: Planning Commission

DATE: June 15, 2022

FROM: Gregory Kwolek, Public Works Director
Damaris Hanson, Utilities Division Manager
Dan Heimel, Confluence Engineering Solutions

SUBJECT: Presentation of Annual Water Supply and Demand Assessment and Allocation of Water Equivalency Units (WEU) for FY2022/23

RECOMMENDATION

Staff recommends the Planning Commission:

1. Receive and file Annual Water Supply and Demand Assessment for submission to the Department of Water Resources
2. Recommend City Council to allocate 50 Water Equivalency Units (WEUs) for residential development and 65 for commercial development for a total of 115 WEUs for FY2022/23

FISCAL IMPACT

There is no direct fiscal impact associated with the allocation of the WEUs. However, a moratorium on new WEUs would reduce the amount of revenue the City received through building and planning fees, property taxes, sales taxes, and other property related revenues.

The fiscal impact of implementing the Mandatory Water Conservation Requirements for Severely Restricted Water Supply Conditions is twofold. First, the City provides businesses with educational displays that meet the requirement in section 13.15.345 C.8, which requires all visitor serving facilities to display mandatory water conservation requirements. The cost for these displays is approximately \$5,000. Second, with a reduction in water usage through conservation efforts there is a proportionate reduction in revenue to the Water Fund.

ANNUAL WATER SUPPLY AND DEMAND ASSESSMENT

Updates to the California Water Code now require Urban Water Suppliers to prepare an Annual Water Supply and Demand Assessment (AWSDA) and submit an AWSDA Report to DWR by July 1st of each year, starting with July 1st, 2022. The AWSDA is an evaluation of a water utility's ability to reliably provide water to meet its customers' demands for the current year and one additional dry year. The evaluation is performed on a monthly time-step basis and compares anticipated available supply with anticipated demand to forecast potential water surpluses and shortages. The results of the AWSDA are used to help inform the City on how to implement its Water Shortage Contingency Plan and which Water Shortage Level and Demand Reduction Actions the City should require to ensure there is enough water for a potential upcoming dry year.

The presentation of the City's FY 2022/23 AWSDA in this Staff Report is provided in the following order:

- Water Supply Background
- FY 2022/23 Projected Water Supplies
- Water Conservation
- Annual Water Supply and Demand Assessment

Water Supply Background

The City of Morro Bay's primary source of water is imported water from the State Water Project (SWP). During periods when SWP supplies are limited or unavailable (i.e. extended droughts or SWP shutdowns) the City relies upon water pumped from the Morro Valley Groundwater Basin (Morro Basin). During 2021, State Water provided 96% of the City's drinking water and the Morro Basin Wells provided the remaining 4%.

State Water Project

In 1963, the San Luis Obispo County Flood Control and Water Conservation District (District) entered a long-term water supply contract (Contract) with the California Department of Water Resources (DWR) for a Table A allocation of up to 25,000 acre-feet per year (AFY) of water from the SWP¹. In the 1990s, the City and 10 other agencies (Subcontractors) entered into contracts with the District to take delivery of up to 4,830 AFY of treated SWP water, referred to as their Water Service Amount (WSA). The District then entered into an agreement with the Central Coast Water Authority (CCWA) for the construction and operation of a water treatment plant to treat the Subcontractors SWP water prior to delivery in San Luis Obispo County. The Subcontractors additionally entered into agreements with the District for an additional 5,707 AFY of SWP, referred to as drought buffer, to provide additional water supply reliability for years when SWP allocations are less than 100%² (see table below). The remaining 14,463 AFY of District SWP Allocation is referred to as the District's unsubscribed allocation.

The City's SWP water is conveyed from the San Joaquin-Sacramento Delta via the California and Coastal Branch Aqueducts. The water is then pumped up to and treated at the Polonio Pass Water Treatment Plant, which is near the junction of Highways 41 and 46. From the water treatment plant, the water is then delivered via gravity to the City through the Coastal Branch and Chorro Valley Pipelines (see map below)³.

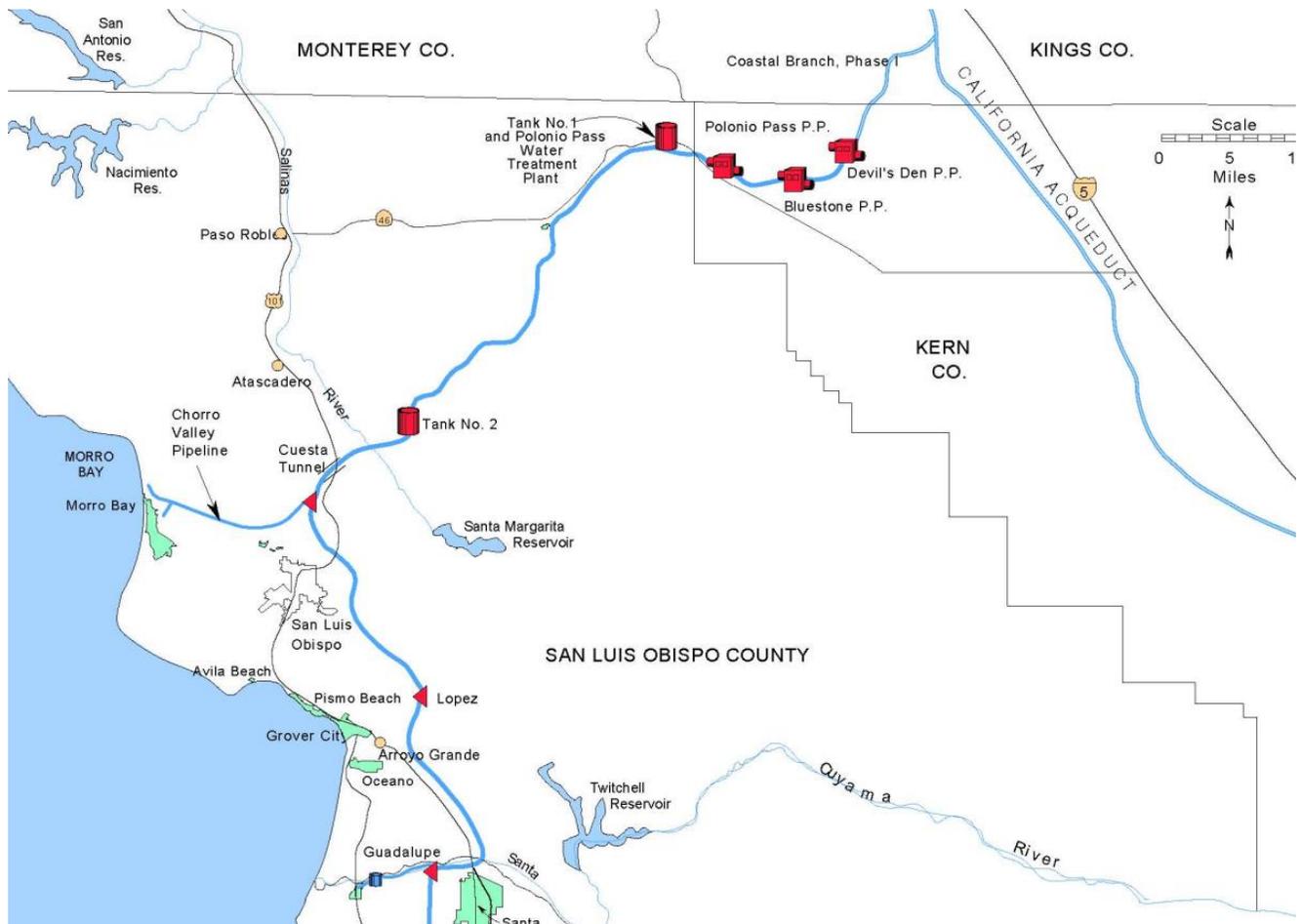
¹The District is one of 29 agencies that entered into substantially similar contracts with DWR. They are collectively known as "SWP Contractors".

²DWR establishes an annual amount of SWP water (Annual Allocation) available to SWP Contractors prior to and during each calendar year. The analysis used to establish the allocation includes, but is not limited to, predicted and actual hydrologic conditions and legal requirements. <https://water.ca.gov/Programs/State-Water-Project/Operations-and-Maintenance>

³Additional information on the SWP in San Luis Obispo County is available on the District's website here: <https://www.slocounty.ca.gov/Departments/Public-Works/Committees-Programs/State-Water-Project-and-Subcontractors-Advisory-Co.aspx>.

Subcontractor	WSA (AFY)	Drought Buffer (AFY)	Total Allocation
CSA 16 (Shandon)	100	-	100
CMC	400	400	800
County Ops Center	425	425	850
Cuesta College	200	200	400
City of Morro Bay	1,313	2,290	3,603
City of Pismo Beach	1,240	1,240	2,480
Oceano CSD	750	750	1,500
SMMWC	275	275	550
Avila Beach CSD	100	100	200
Avila Valley MWC	20	20	40
San Luis Coastal USD	7	7	14
District Unsubscribed Allocation		14,463	14,463
Total	4830	21,170	25,000

The City has a WSA of 1,313 AFY and a Drought Buffer of 2,290 AFY, as shown in the above table. To calculate the amount of SWP available to the City in a given year, its WSA and Drought Buffer are summed and multiplied by DWR's Annual Allocation (e.g. 5% for 2022). Though City SWP deliveries within a given year cannot exceed its WSA, the City has the ability to store unused SWP water in San Luis Reservoir for use in future dry years (Stored SWP).



Morro Basin

The Morro Basin Wellfield is located near Lila Kaiser Park, consists of 6 wells, and can provide sufficient water from the Morro Basin to meet the City's needs for a limited period of time. The City has permits with the State Water Resource Control Board that allows for the extraction of up to 581 AFY of water from the Morro Basin, which by itself does not meet the City's current water demand. The water pumped from the Morro Basin has elevated levels of nitrates that require treatment through the City's Brackish Water Reverse Osmosis (BWRO) facility prior to entering the distribution system. Approximately 25% of the water extracted from Morro Basin is rejected as concentrate during the treatment process and discharged into the ocean.

FY2022/23 Projected Water Supplies

Due to unprecedented dry conditions in 2022, DWR has set the Annual Allocation for SWP water deliveries at five percent (5%) for this year. DWR based this determination on the continued low precipitation and runoff and an assessment of overall water supply conditions. The City was only allocated 180 AF of SWP water in 2022 (i.e. $(1,313 + 2,290) * 5\%$). However, the City, as a District Subcontractor, has the ability to access its own stored SWP and the District's stored SWP from San Luis Reservoir. As of June 1st, 2022, the City had 238 AF of stored water remaining in the reservoir. To make up the remainder of the City's water demand, the District has indicated that it will provide water to meet the remaining SWP delivery requests for 2022. At the end of 2022, the District anticipates it will have approximately 7,000 AF of its own stored water from its unsubscribed allocation available for Calendar Year 2023. Due to availability of this stored SWP, the City anticipates being able to meet its demands for 2022 and have sufficient water for 2023, even if the 22/23 rain season is dry and the annual allocation from SWP is low.

Of note, SWP water is an interruptible source of supply. If there is an infrastructure failure or other emergency, the City could be without water from this source. Additionally, there are scheduled "shutdowns" once a year for routine maintenance, typically in November with a duration from 1-2 weeks, but which can extend up to a month. During these periods the City relies upon water from its Morro Basin wells and BWRO facility. In discussions with CCWA, staff learned of an anticipated 4-week shutdown in November 2022, which will require the City to rely upon its Morro Basin supplies for a longer period than normal. Due to the extended duration of the shutdown, CCWA has indicated that it maintains 13.5 million gallons or approximately 40 AF of water in its storage facilities that it could make available to the City, if needed.

Water Conservation

On March 28, 2022, Governor Newsom issued Executive Order N-7-22, which directs the State Water Resources Control Board to require all urban water suppliers to implement minimum Stage 2 (Water Warning) of their Water Shortage Contingency Plans with a target of 20% conservation compared to 2020. On May 24, 2022, the Governor adopted more aggressive water conservation measures. These measures include banning watering of non-functional turf in the commercial, industrial and institutional sectors.

In July 2021 the City voluntarily implemented Stage 3 of our Water Shortage Contingency Plan, which meets and exceeds the Governor's recent mandate. The tables below show the percent change per month for 2021 & 2022 when compared to 2020. The tables show the City has not yet reached the Governor's desired conservation target. Morro Bay is not alone in not meeting the State's conservation target; overall statewide water use has increased approximately 19% when compared to 2020 usage. However, using 2020 water usage as a baseline for water conservation is problematic. The beginning of the global pandemic in 2020 meant that many people worked from home and did not travel, which skewed water usage trends for 2020. Further, artificial water demands associated with WRF construction also present challenges in interpreting efficacy of water conservation efforts. Staff compared the AWSDA unconstrained demand (i.e.

predicted demands without any conservation measures in place) to current demands. This section of the table shows the city is currently reducing water compared to the unconstrained demand.

2021		2022		
Month	% Change from 2020	Month	% Change from 2020	Unconstrained Demand % Change
January	14.9%	January	21.5%	-10.50%
February	-1.2%	February	9.8%	-1.10%
March	-3.5%	March	2.5%	0.60%
April	23.2%	April	23.8%	-9.30%
May	17.6%	May	26.9%	-10.5%
June	4.5%			
July	-21.0%			
August	2.4%			
September	-1.7%			
October	3.3%			
November	-9.4%			
December	1.3%			

In an effort to reduce water usage in the City, staff has provided water conservation information to visitor serving facilities per MBMC 13.04.345.C. Since July 2021. For example, tabletop tent cards for restaurant/bars indicating water will only be served upon request and hotels were provided mirror “clings” (pictured below) with water conservation messages were provided to local businesses. Water conservation notices were also provided to the vacation rentals. These notices were developed to inform visitors to conserve water and provided tips on ways to save water. The City’s website has a section on tips for water conservation and additional water conservation resources websites. To further incentivize reductions in water usage, water conservation rebates are available to Morro Bay water customers. To view the various rebates, visit www.morrobayca.gov/waterconservation.



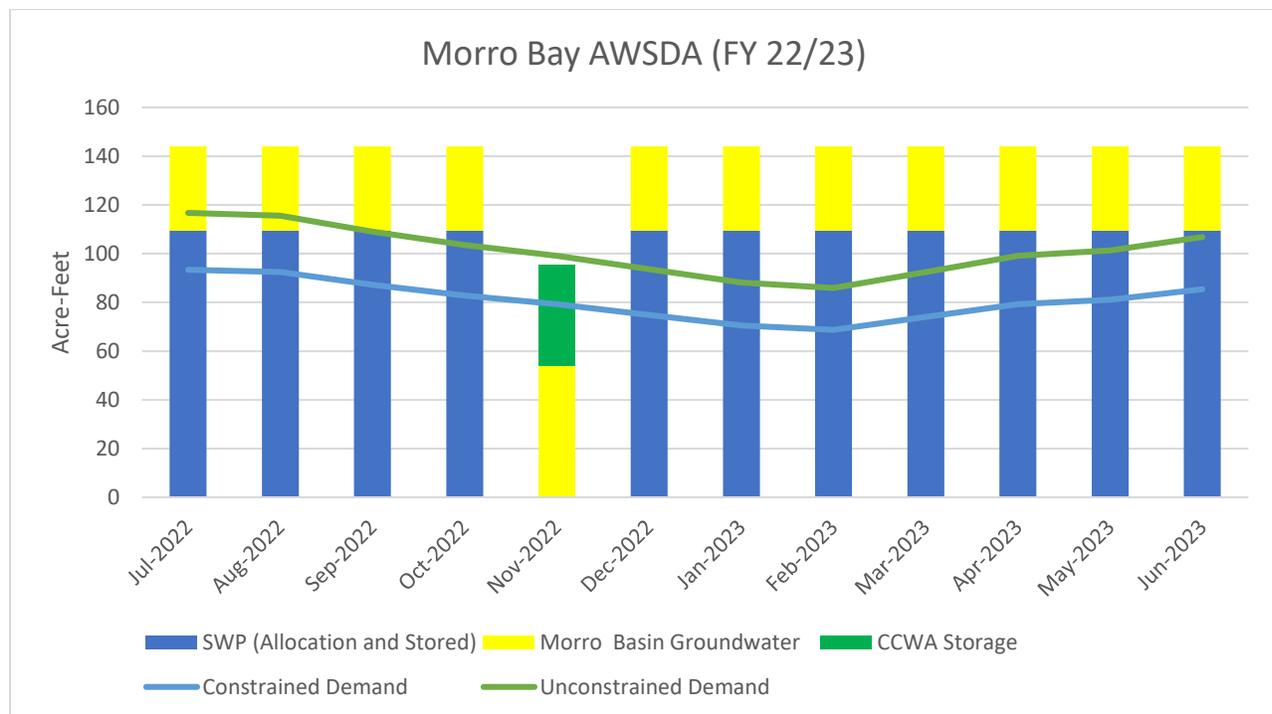
Annual Water Supply and Demand Assessment

To comply with these new requirements, City staff prepared a draft AWSDA that included the following assumptions:

- SWP supply availability for 2022 is based on current conditions (i.e. 5% Annual Allocation and availability of City and District Stored SWP water).

- SWP supply availability for 2023 assumes a subsequent 5% Annual Allocation (Additional Dry Year) and continued availability of District Stored SWP water.
- SWP shutdown occurring in November 2022 is assumed to last 4 weeks and 13.5 million gallons of SWP water are assumed to be available during the SWP shutdown from storage in the Coastal Branch Pipeline storage facilities.
- Morro Basin supply availability based on amount of water available under City’s water rights permit.
- Unconstrained demand estimates (i.e., anticipated demand without demand reduction actions in place) were obtained from the 2020 UWMP. Seasonal demand patterns were based on historical demands and anticipated WRF construction demands.
- Water Shortage Contingency Plan Level 3 implemented and constrained demand assumes 20% conservation is achieved.

A summary graph illustrating the City’s FY 22/23 AWSDA is provided below. The colored columns represent the anticipated amount of water available from each of the City’s sources of supply and the colored lines represent the amount of anticipated demand (i.e., unconstrained and constrained). The relative position of the supply columns and the demand lines indicate whether there is an anticipated surplus (i.e., supply columns greater than demand lines) or a shortage (i.e., demand lines greater than supply columns).



Based on the results of AWSDA, it is anticipated that the City will have sufficient water to meet its customers demands for FY 22/23 through use of the following strategies:

1. Implement Water Shortage Contingency Plan Stage 3 or higher level to reduce demand
2. Utilize City and District stored SWP Water to meet majority of anticipated demand
3. Leverage secondary water supplies during the November 2022 SWP Shutdown

WATER EQUIVALENCY UNITS (WEU)

Background

In 1984 the citizens adopted Measure F, codified as Ordinance 266 in MBMC as Chapter 13.20, as a “Growth Management System”. This measure set a maximum population of 12,200 by the year 2000. To accomplish the housing needs of this population growth, Measure F set a maximum number of housing units to a limit of 70 new units per year with a maximum variation in the number of units in a year cannot exceed 10 percent or 77 WEUs for residential units. City Council acted on August 27, 2007, to reduce the number of allocated housing units to 50 new housing units. Ordinance No. 266 requires the WEU allocation mix to consist of 60% single family residential dwellings and 40% multi-family residential dwellings. Since housing and population growth has not increased to the Measure F projected population of 12,200, new housing units can still be issued. The population growth estimates in the General Plan predict reaching the Measure F established population in 2040.

A WEU is defined as a unit of measure for water use equal to the average amount of water used by a single-family residence over the period of one year. Based on calculations completed in 2016, a WEU is 8,732 cubic feet (0.2 AF) of water or 90 gallons per capita per day (GPCD). This amount was lowered in the 2016 calculation from previous years due to the historical trend of lower water use per capita compared to previous years. The intent of the WEU allocations is to regulate the addition of new water users to the City’s water system and to ensure the demand for water shall not exceed available water supply.

Water Equivalency Unit Program

WEUs are issued to new projects based on the projects potential water use. WEU are issued with planning permit approvals, therefore this water use is projected to be in the future demands, not within the current or even next fiscal year water demands. Due to this water use being “delayed”, the City relies on its Urban Water Management Plan’s supply and demand comparisons for future multiple dry year droughts to test adequacy of its water supply portfolio to meet future demands, including new developments that require WEUs. The water service reliability figure below, which forecasts that with City stored SWP water and the IPR program, the City’s future water supply portfolio will be sufficiently reliable to provide water during a 5 consecutive dry year drought scenario. This analysis assumed that with the IPR program the City would not need to utilize district stored SWP water to provide a reliable water supply during the worst 5-year consecutive drought period on record. However, as described in the previous section, it is recommended that the Public Works Advisory Board work with staff to evaluate the City’s long term water supply strategies to optimize use of IPR water, account for potential future impacts associated with the unavailability of the district stored SWP water and changing climatic and drought conditions.

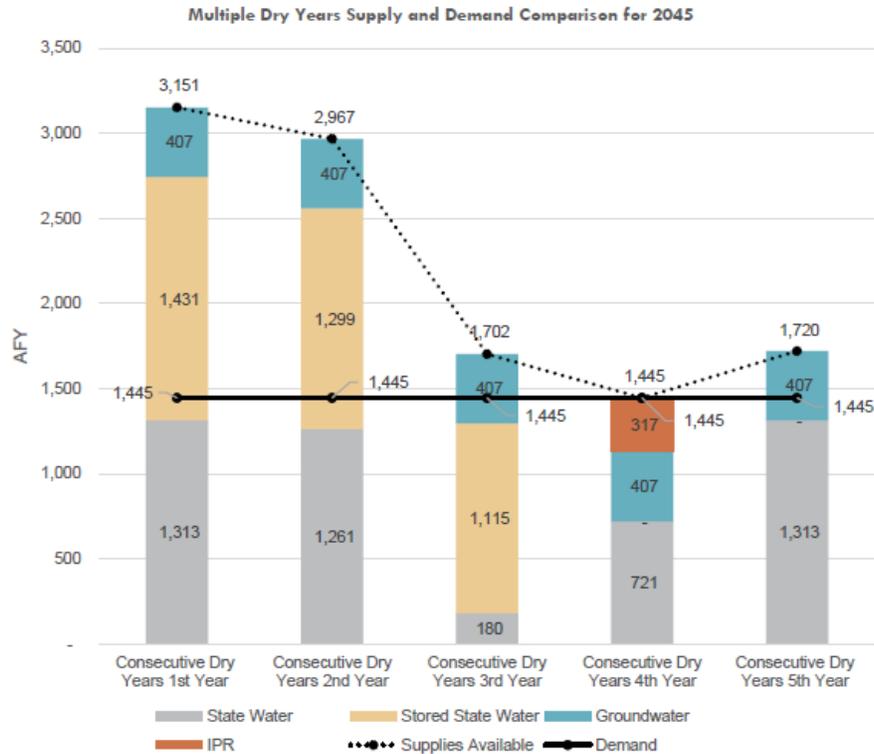


Figure 7-1: Water Service Reliability - Five Consecutive Dry Years

Summary of WEU FY 2021-22 activity:

The City Council authorized 115 WEUs for FY 2021-22, including 30 WEUs to be used for single-family dwellings, 20 for multiple-family dwellings, and 65 allowed for commercial/industrial uses. Those WEUs were allocated on a first-come, first-serve basis. The tracking of the WEUs utilized for FY 2021-22 indicates 8.94 of the 115 WEUs allocated were used as follows:

- Single-Family Residential: 8
- Multi-Family Residential: 0.94 (Conversion of Office to Apartment, 0.16 to 1.1, for a difference of 0.94)
- Commercial: None

This is not a comprehensive list of all building activity, but rather a list of those activities which required a WEU allocation in the past fiscal year. A WEU is only required for single family residential and multi-family residential when development is on an empty lot or when a change in use is proposed, i.e., changing from office building to apartment. Looking ahead at the planning projects in the queue for fiscal year 2022-23, staff sees no need to adjust the number of WEUs for next fiscal year. As such, staff recommends the fiscal year 2022-23 WEU allocation include 50 WEUs for residential development and 65 WEUs for commercial development for a total of 115 WEUs.

CONCLUSION

Staff recommends the Planning Commission:

1. Receive and file the Annual Water Supply and Demand Assessment for submission to the Department of Water Resources
2. Recommend to City Council to allocate 50 Water Equivalency Units (WEUs) for residential development and 65 for commercial development for a total of 115 WEUs for FY2022/23