



AGENDA NO: B-1 and B-2

MEETING DATE: September 6, 2022

**PowerPoint Presentations
are available and updated for Public
Hearings Items B-1 and B-2**

Planning Commission

CONTINUANCE HEARING TO REVIEW A
PROPOSED NEW 6 ROOM HOTEL
CUP21-14, CDP21-042 & PKG22-04

SEPTEMBER 6, 2022



MORRO BAY
PUT LIFE ON COAST

Project Location and Zoning



- ❑ Project is a 4117 sf 6 room hotel with 6 parking spaces, 5 of which are covered and 2 motorcycle parking spaces
- ❑ Project will include an EV charger for guests
- ❑ Proposed project is an allowed use in the R-4 zoning district
- ❑ **With Parking Exception approval – meets all development standards of the zoning district**



Reason for PC Continuance

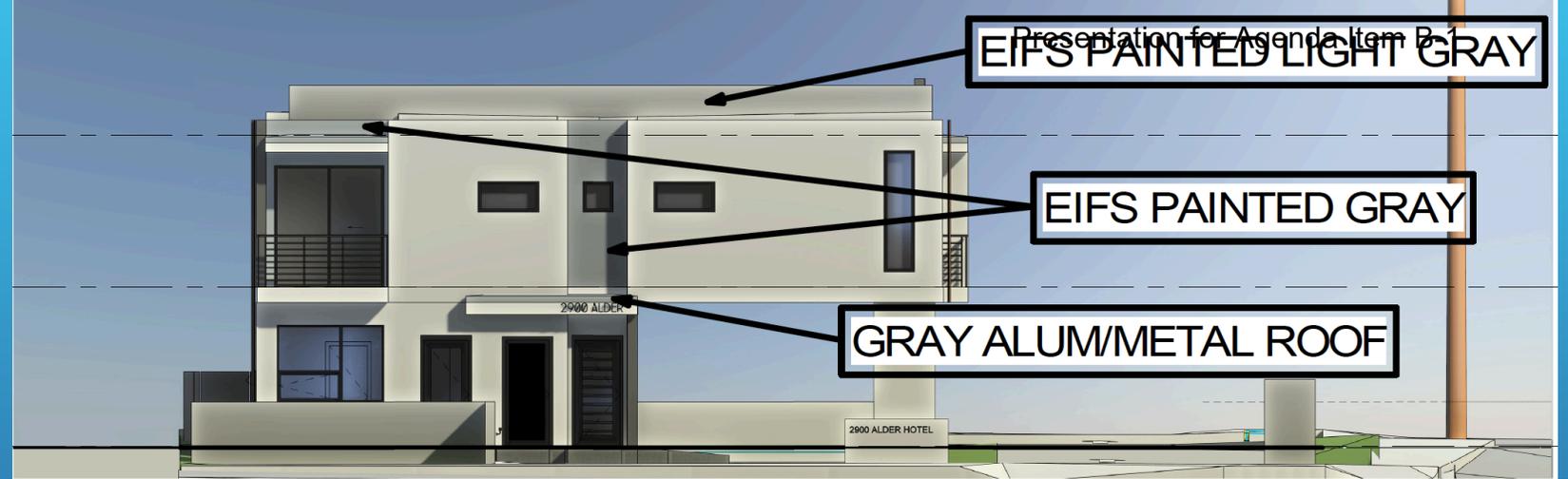
PC wanted more plan details for:

1. Material Board
2. Signage
3. Landscaping container sizes
4. Building Section to see parapet coverage of solar
5. Stronger architecture - exterior elevations
6. Better-quality photo simulations
7. Exterior Lighting
8. Designer to be present at hearing



Material Board

South and West Elevations



Hotel Signage



③ SIGN ELEVATION
1 1/2" = 1'-0"

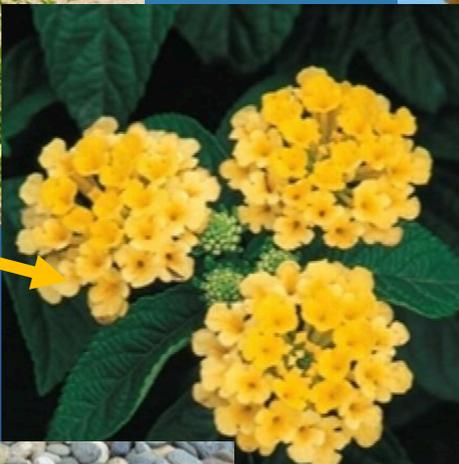
SIGN TO BE BOARD FORMED CONCRETE MASS
 BLACK ALUMINUM LETTERS
 LIT UP AT NIGHT DIMLY
 WITH WHITE LED UPLIGHT/STRIP
 (RUNNING THE LENGTH OF THE SIGN)
 AT GROUND LEVEL BELOW SIGN

EXAMPLE METAL PLACARD
 TO BE PLACED
 NEAR ENTRANCES



Landscape container sizes

Landscaping Schedule			
Type	Count	Label	Container Size
Blue Sapphire Ceanothus	18	BSC	3 GAL
Blue Star Juniper	2	BSJ	1 GAL
California Sunset Pomegranite	1	CSP	15+ GAL
Chapel Hill Yellow Lantana	25	CHYL	1 GAL
Columnar Swedish Aspen	4	CWA	15+ GAL
Dwarf Yellow Bush Lantana	24	DYBL	1 GAL
European Alder	2	EA	15+ GAL
Ginko Biloba	4	GB	15+ GAL
Golden Arborvitae	1	GA	1 GAL
Japanese Juniper	21	JJ	3 GAL
Joyce Coulter Ceanothus	1	JCC	1 GAL
Maidenhair Tree	3	MT	15+ GAL
Monterey Cypress	4	MC	15+ GAL
River Birch	2	RB	15+ GAL
Sea Green Juniper	1	SGJ	3 GAL
Sea of Gold Juniper	1	SGJ	3 GAL
Grand total: 114			



Ginko Biloba (Maidenhair) tree



River Birch



MORRO BAY
PUT LIFE ON COAST

Building Section



W SECTION
1/4" = 1'-0"



SOLAR PANELS SCREENED BY PARAPET

Level 3
20'-6"

Level 2
10'-6"

Level 1
0'-0"



Stronger Architecture – exterior Elevations

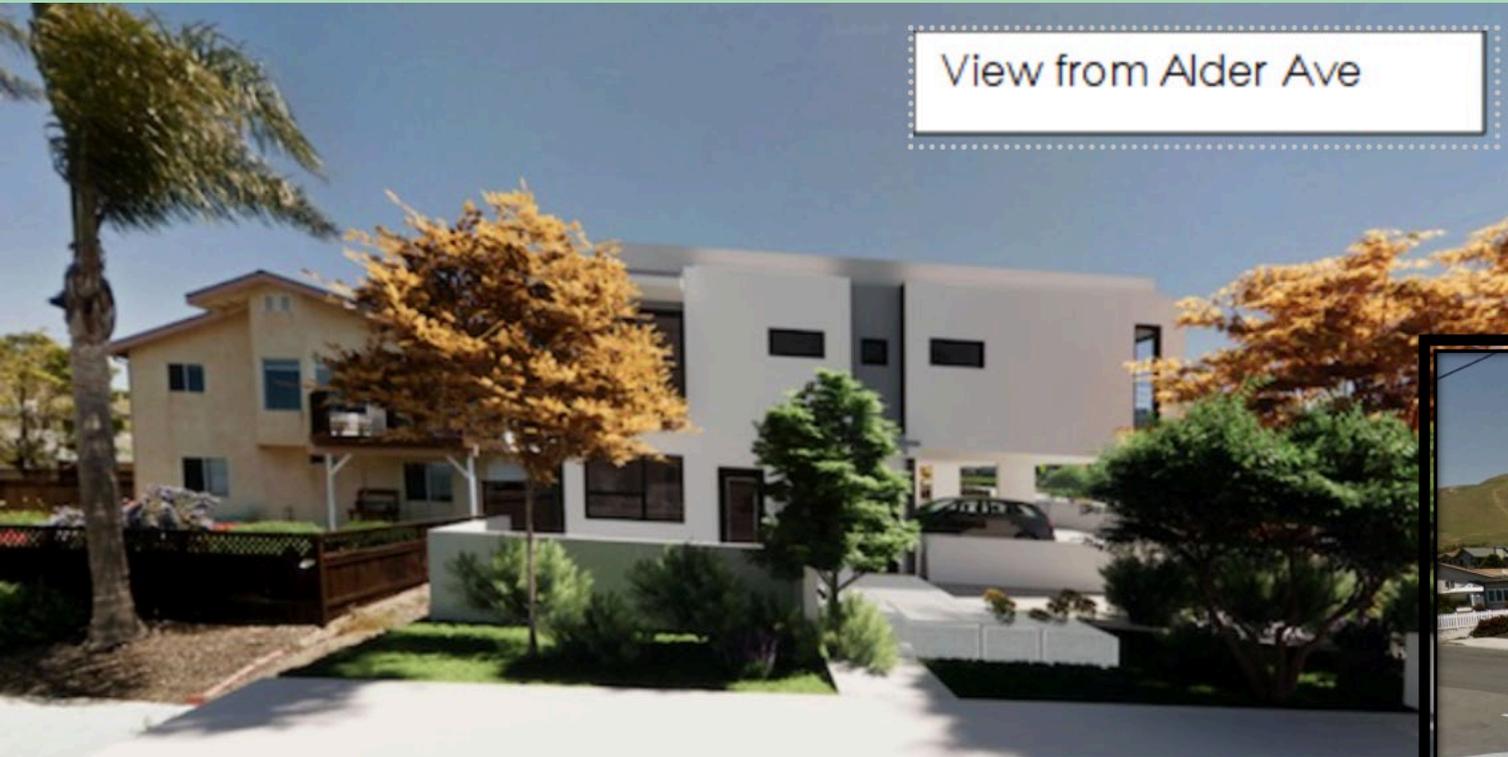


Revisions:

- Increase articulation by extending parapet at roofline (now 23.75 ft for the majority of the roof, an additional 5.5 inches at the center)
- Improved details on elevation to show shadow-lines, variations in building façade and wall planes

Photo Simulations with adjacent buildings to scale

View from Alder Ave

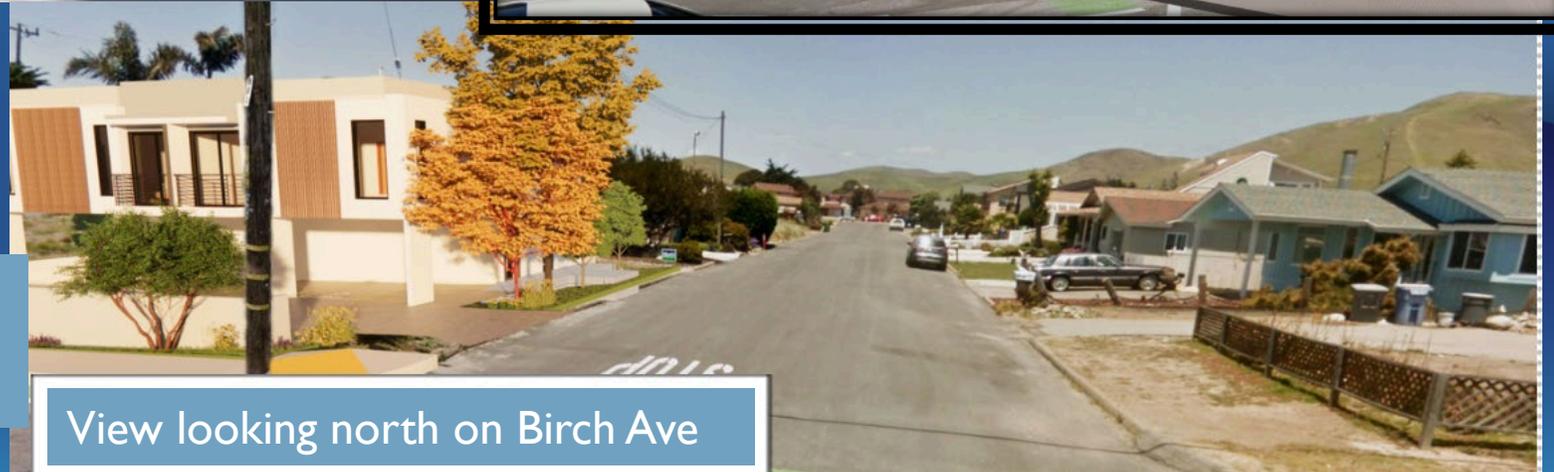


Note: (E) Home to north – built in 1990's, Plans show height at 22 ft 4 inches.



Older single-story homes to the south and east

View looking north on Birch Ave



Exterior Lighting

The proposed lighting includes shielded exterior lights that provide down-cast or side-cast ambient lighting.

Carport lighting plan will include adjustable settings to provide optimum safety lighting levels



Lamar LED Outdoor Flushmount
By Kuzco Lighting

Product Options

Finish: Black,
Size: Medium

Details

Ok to use in outdoor areas
Material: Aluminum
Shade Material: Acrylic
Dimmable when used with a Electronic low voltage (ELV)
Dimmer (Not Included)
ETL Listed Wet
Warranty: 2 year finish, 5 year electrical
Made In China



Dimensions

Medium Option Fixture: Height 5.25", Diameter 5"

Lighting

Medium

Lamp Type	LED Built-in
Total Lumens	2000
Total Watts	20.00
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan	50000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
<https://www.lumens.com/lamar-led-outdoor-flushmount-by-kuzco-lighting-KUZ1862023.html>
Rating: ETL Listed Wet

ITEM#: KUZ1862023

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:



MORRO BAY
PUT LIFE ON COAST

New conditions of approval

- Landscaping: Changes to the type of plant or size of container shall be submitted for review and approval by the Community Development Director
- EV charging station: a minimum of one parking space shall have access to the EV charger.
- HVAC/Mechanical Equipment: equipment at ground level shall be installed to allow adequate clearance around the building for emergency personnel. Any mechanical equipment visible from the public right of way shall be screened to the satisfaction of the Community Development Director
- Signage: Permit includes conceptual signage. Final signage design shall be submitted to the Community Development Director for review and approval prior to installation. Material deviation from the conceptual plans may require a separate signage permit review process.
- Exterior lighting: Shall be installed as shown in the planning permit and be in conformance with building code. Light levels will be reviewed at final building inspection and program adjustments may be requested to ensure lights do not disturb adjacent properties.



Staff recommends approval of the CUP, CDP and PKG by adopting Planning Commission Resolution 07-22, which includes findings and conditions of approval.



MORRO BAY
PUT LIFE ON COAST

Similar Recent projects within ¼ mile mile

3-unit apartment with semi-subterranean parking (other end of the block from subject property) – same zoning district



8 Room Hotel one block south – on Main Street – MCR/R-4 zoning.



MORRO BAY
PUT LIFE ON COAST

Planning Commission

September 6, 2022



Presentation Agenda

Continued Review of Top 10 Changes
Public Input / Planning Commission Comments
Recommendation to City Council for Adoption



Top 10 Changes (continued)

Top 10 Changes

1. Coastal Resources (Chapter 17.14)
 2. Development Standards (17.07 and 17.08)
- Planning Commission accepted these sections as is. No changes made.

Top 10 Changes

3. Commercial heights (17.08)

- The draft Zoning Code had included an increased height in the downtown area up to 37 feet (where 30 feet is the limit otherwise) to provide for more housing in downtown and more commercial flexibility consistent with the General Plan/LCP and Downtown Waterfront Strategic Plan (DWSP) goals based on former PC input.
- At 8/16/22 meeting, PC did not favor proposal to include an increased downtown height in Zoning Code, but instead consider developing a Design District as a separate planning initiative. The 37-foot height allowance will be removed.

Top 10 Changes

4. Citywide Regulations (Chapter 17.23) – Fence Heights and Accessory Structures

- **Fences:** At 8/16/22 meeting, PC did not support the increase of 1 foot in front yard fence heights with direction to staff to maintain fence heights as what's allowed currently. Modifications application process could be used if property owner has justification for a higher fence height needed.
- **Accessory Structures:** PC direction was to modify regulations to continue to allow no separation between a shed and the home, but not allow accessory structures in the side setback (along the side of the home, backyard only).

Top 10 Changes

5. Nonconforming (17.26)

6. Parking (17.27)

7. Signs (Chapter 17.29)

- Planning Commission accepted these sections as is. No changes made.

Top 10 Changes

8. Design (17.38 and 17.42)

- Design Review is a new chapter that establishes review authority among single-unit, multi-unit, and non-residential development. The current Planned Development overlay chapter is replaced with standards in both Design Review (17.38) and Modifications (17.42). The new PD Overlay in 17.18 would be reserved for larger, coordinated development.
- Note technical edits would need to be made to other City documents including the Waterfront Master Plan that make reference to the Planned Development overlay in order to reflect the appropriate process.

Top 10 Changes

9. Housing (17.24)

- Inclusion housing/Density Bonus section updated. This section requires affordable units be provided or in lieu fees paid on larger commercial development, multi-family, and condo conversions. Development of new larger homes would be required to include an ADU or pay in-lieu. Code updated to allow more housing in more zones, encourage mixed use in downtown area, and allow housing in DC where currently only allowed for security units.

Top 10 Changes

10. State Law updates – new standards for:

- Accessory Dwelling Units at 17.30.040
- Density bonus provisions at 17.24.040
- SB 9 policies at 17.07.030 regarding urban lot splits in single family zones that meet certain criteria.

Public Input / Planning Commission Correspondence

Public Input / Planning Commission Correspondence

Chairperson Susan Stewart Comments -

- Design Review language clarification; supports public comment suggestion to modify Chapter 17.38 in order to better implement the General Plan vision for community character areas.
- Proposed 17.38.080.A and 17.38.080.G:
 - A. The overall design of the project including its form, scale, massing, site plan, exterior design, and landscaping will implement the General Plan Vision for Community Character Areas for the particular area in which it is located as well as complement the natural and built features of surrounding properties and incorporate sustainable development features.*
 - G. Landscaping is designed to be compatible with and enhance the vision for the Community Character Area in which the development is located as well as the architectural character and features of the building site.*

Public Input / Planning Commission Correspondence

Chairperson Susan Stewart Comments -

- Address public comment regarding permitted uses in RH zones whether multi-family housing zones should allow short term rentals.
 - *Staff response: High density housing is a transitional zone which includes some commercial uses. The current STR ordinance allows 12.5% of MF units to be used as STVR for developments of 8 units or more. PC should review and make recommendation on potential uses changes to the STVR ordinance.*
- Clarify public comment received regarding farmworker housing.
 - *Staff response: Farmworker housing uses are included elsewhere in the Zoning Code - land use regulations and development standards section.*
- Address public comment received regarding City's role in economic development
 - *Staff response: The City has both an adopted Economic Development Strategic Plan and the General Plan includes an Economic Development Element.*

Public Input / Planning Commission Correspondence

Commissioner Joe Ingraffia Comments -

- Disagrees with proposed 37-foot building height in commercial downtown
 - *Staff response: This will be removed based on PC direction.*
- Accessory structures should not be allowed in side and rear setbacks on lots <3500sf
 - *Staff response: This will be modified based on PC direction to not allow in side yards.*
- Disagrees with proposed fence height increase in front yard setbacks.
 - *Staff response: This will be removed based on PC direction to remain with current fence standards.*
- Housing in-lieu fees. Recommends multi-agency approach and that City work with the County to address homelessness.
 - *Staff response: City regularly meets with other agencies regarding homelessness issues.*

Public Input / Planning Commission Correspondence

Commissioner Joe Ingraffia Comments -

- Recommends ban of new installations of spray irrigation in commercial / res. Areas
 - *Staff response: Chapter 17.25 is compliant with State water restrictions (WELO).*
- Recommends enforcement of Short-Term Vacation Rental ordinance (STVR)
 - *Staff response: Code Enforcement addresses this and City has hired a second code enforcement officer/building inspector staff person to assist.*
- Prevent conversion of multifamily housing to un-hosted hotels or STVRs
 - *Staff response: The current STR ordinance allows 12.5% of MF units located in a commercial or mixed- use zone to be used as STVR for developments of 8 units or more. PC should review and make recommendation on potential uses changes to the STVR ordinance.*

Zoning Code / Implementation Plan Adoption

Zoning Code / Implementation Plan Adoption

Staff recommends the Planning Commission review the Adoption Hearing Draft and adopt PC Resolution 08-22 forwarding a favorable recommendation to City Council for Adoption of the Zoning Code/ Coastal Implementation Plan (Title 17 of the MBMC) with a finding that no further environmental review is required pursuant to State CEQA Guidelines section 15162