



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, November 15, 2022  
Veteran's Memorial Building – 6:00 P.M.  
209 Surf Street, Morro Bay, CA**

Chairperson – Susan Stewart

Vice-Chairperson William Roschen  
Commissioner Asia King

Commissioner Joseph Ingraffia  
Commissioner Mike Rodriguez

*Pursuant to Assembly Bill 361 (2021-22) and Government Code section 54953 this Meeting will be conducted in a hybrid format with both in-person and virtual public participation. 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:*

- *Community members may attend the meeting in person at the Morro Bay Veterans Hall*
- *Alternatively, 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=aWZpTzcwTHIRtk9xaTlmWVNWRWFUQT09>

*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](mailto:planningcommission@morrobayca.gov) prior to the meeting. Agenda correspondence received at [planningcommission@morrobayca.gov](mailto: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/PLEDGE OF ALLEGEANCE  
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.
- A-2** Approval of minutes from the Planning Commission meeting of June 21, 2022.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of July 19, 2022.  
**Staff Recommendation:** Approve minutes as submitted.
- A-4** Approval of minutes from the Planning Commission meeting of August 16, 2022.  
**Staff Recommendation:** Approve minutes as submitted.
- A-5** Approval of minutes from the Planning Commission meeting of September 6, 2022.  
**Staff Recommendation:** Approve minutes as submitted.
- A-6** Approval of minutes from the Planning Commission meeting of September 20, 2022.  
**Staff Recommendation:** Approve minutes as submitted.

### B. PUBLIC HEARINGS

- B-1** **Case No:** CUP21-12/CDP21-035/VAR21-003  
**Site Location:** 101 Fig St, Morro Bay, CA  
**Proposal:** Coastal Development Permit, Conditional Use Permit, and Variance for the construction of a new single-family residence of 1,676 sq ft with a 465 sq ft garage located in the R-2/PD zone. The variance request is to reduce the front yard setback from 20 sq ft to 10 feet. Application includes request to remove the existing residential structure to be repurposed by the Historical Society of Morro Bay. The site is 3,621 sf and is zoned R-2 and is in the coastal appeals jurisdiction.  
**CEQA:** Exempt under Section 15303, Class 3a  
**Staff Recommendation:** Conditionally approve  
**Staff Contact:** Cindy Jacinth, Senior Planner, (805) 772-6577 [cjacinth@morrobayca.gov](mailto:cjacinth@morrobayca.gov)

### C. NEW BUSINESS

### D. UNFINISHED BUSINESS

### E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

### F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 6, 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](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 with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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

Planning Commission Meeting of November 15, 2022

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



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

Agenda No: A-1  
 Meeting Date November 15, 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
<b>Hearing or Action Ready Projects:</b>											
1	City of Morro Bay		Citywide		-	<b>Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project - Zoning Code/ Coastal Implementation Update - Amendment of Title 17 of Morro Bay Municipal Code</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, reviewed by PC in 12/2021 and Adoption Hearing Draft reviewed on 8/16/22, 9/6/22, and 9/20/22.</b> PC adopted Resolution 08-22 forwarding recommendation for adoption to City Council which held adoption hearing on 10/25/22, with second reading of Ordinance 654 to be at Council meeting on 11/22/22.				
2	Morgan	101	Fig St	8/9/21	CDP21-035/CUP21-12/ VAR21-003	<b>Coastal development permit, conditional use permit, and variance request for new construction of 1676sf single family home, 465sf garage, roof deck and patio area and request for variance to front setback for property to minimize alteration of bluff feature.</b>	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. Discussed bluff policies with Coastal Commission staff. Updated geo report received 7/2022. Updated plans received 10-2022. Project deemed completed and noticed on 11-4-22 for PC action on 11-15-22.				cj
3	Maritime Museum	1210	Embarcadero	3/7/22	MIN22-002	<b>Amendment of previous Minor Use Permit approval for expansion of Maritime Museum including new outdoor displays.</b>	Under Review. Correction letter sent 4/6/22. Project deemed complete and noticed 11-3-22 for pending administrative action on 11-15-22.				cj
4	Phil and Susan Dowty	580	Olive	9/20/22	CDP22-032	Admin CDP for conversion of an existing 1,051 garage into an ADU.	Incomplete letter sent 10/13, resubmittal 10/27, completeness letter sent on 11/2, noticing for pending administrative action on 11/28.				gc/st
5	Orgill	3009	Beachcomber	7/19/22	CDP22-023	<b>Demo of existing home that is structurally unsound, and rebuild new 3335 sf home with a 715 sf garage/trash area. Existing home was the Jim Maui residence.</b>	Comments sent August 6, 2022, requires resubmittal and will require updated Architectural Historic Resource review based on the new plan and the structural report. Resubmittal received October 20, 2022, project was deemed complete November 2, 2022. Scheduled for Planning Commission hearing on December 20, 2022. Public notice to begin on December 9th, 2022.				nh
6	Perry	3202	Beachcomber	4/14/21	CDP21-014/ CUP/ VAR21-001 and PAR22-02	<b>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.</b>	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. Resubmittal July 11, 2022 with parcel map, review comments sent on August 6, 2022, requires a resubmittal. Resubmittal received 9-7-22, planning approved, PW disapproved, comment letter sent on 9/29/22. Resubmittal received and approved by PW 11/7/22. Project will be scheduled for Planning Commission hearing - date to be determined following confirmation by applicant team on their availability.				nh
7	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. Resubmittal received Feb 1, 2022 - project deemed complete 2/16/22, but cannot be presented to PC until Parcel Map (shown with 3202 Beachcomber) is deemed complete. Companion project has been deemed complete and is ready to be scheduled for Planning Commission Hearing. This proposed home will be scheduled for the same PC hearing, date to be confirmed following responses from applicant team on their availability.				nh
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>											
8	Lutschaunig	242	Surf St	10/31/2022	CDP22-035	New 380 sf ADU to be constructed over existing 340 sf garage - a portion of the garage will be used for ADU bathroom and stairway	Project under review				nh

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9	Novak	370	Bonita	10/14/2022	CDP22-033	Admin CDP for the new construction of a 554sq detached ADU.	Incomplete letter sent on 10/26/22.				gc
10	Gonzalez	590	Radcliff	10/25/2022	CDP22-034	Admin CDP for a new 1,956 two story SFR with a 522sf attached garage and 640sf second story deck.	Under review				gc/st
	Hsiao	205	Harbor St.	9/20/2022	LTM22-02	Lot merger application for underlying lot lines per approved planning permit for 6 unit hotel	Under review.				cj
11	Crizer	420	Sicily St	9/8/22	CDP22-031	Admin CDP to add a 411sf second -story ADU with 329sf deck.	Incomplete letter sent on 9/27/22				gc/st
12	Hayes Castro	979	Las Tunas St.	8/22/2022	CDP22-028	<b>Admin CDP to convert 642sf garage to an ADU</b>	Incomplete letter sent on 9/9/22, resubmittal on 10/26, minor edits requested on 11/2.				gc
13	MSA Architects	2417	Greenwood Ave.	8/24/2022	CDP22-030	<b>Admin CDP to develop a new 562 detached ADU</b>	Incomplete letter sent on 9/12/22, resubmittal on 10/26, under review.				gc
14	Shepler	2181	Sunset Ave	8/24/2022	CDP22-029	<b>CDP Application for a new third dwelling and one ADU on a property with two existing homes</b>	Comment letter sent on 9-5-22. Resubmittal received 10/24/22, under review.				nh
15	Kersten	1358	Prescott	7/27/2022	CDP22-024	<b>Admin CDP for partial conversion of an exiting (522sf) attached garage into a single story 276sf ADU.</b>	Incomplete letter sent on 08/09/22				gc
16	California Coastal Investments, LLC	801	Embarcadero	6/28/2022	CUP22-09	<b>Concept/Precise Plan CUP for mixed-use redevelopment of the Libertine Brewing Co. building to convert existing second floor to 7 hotel units and first floor as mix of restaurant, coffee shop, outdoor dining, provision of new public access improvements including extension of Harborwalk</b>	Under review. Incomplete letter sent. Meeting with Applicant to review incomplete items				cj
17	Gene	240	Bali St.	6/2/22	CDP22-020	<b>Admin CDP to develop a 477sf attached ADU with a roof deck</b>	Under Review, incomplete letter sent on 6/23, Resubmittal on 8/8/22, under review, request minor edits on 8/17, resub on 9/15, requested materials on 9/19.				gc
13	McDonald	471	Panay	6/1/2022	CDP22-019	<b>Admin CDP for the new construction of a two story residence</b>	Incomplete Letter Sent 6/14				gc
14	Birchell	2030	Main	5/4/2022	MIN22-005	<b>Minor Mod to Convert existing 1478sf of 2nd story area from office space to living area.</b>	Incomplete letter send 5/17/2022				gc
15	Tarcon	350	Sicily St	5/4/22	CDP22-016	<b>Admin CDP for 240 sf addition to existing home. Conversion of first floor to ADU.</b>	Correction Letter sent 5/19/22. Resubmittal received on July 13, 2022, planning disapproved and sent comment letter on July 22, 2022. Requires resubmittal. Project architect has submitted a draft plan for informal review/ comments before submittal. Plan reflects significant changes and will require new review by all departments. Resubmittal received September 13, 2022, planning disapproved 9-25-22 - requires a resubmittal. Resubmittal received and disapproved on October 20, 2022. Minor changes required - with a resubmittal.				nh
16	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	<b>Admin CDP for shed conversion into 468 sf ADU</b>	Correction Letter send 5/12/22. Resubmittal received 7/21/22 - review comments sent on August 6, 2022, requires resubmittal. Resubmittal received and planning and building disapproved based on fire/life/safety issues. Resubmittal required.				nh
17	Hartman	320	Orcas St	4/14/22	CUP22-07/ CDP22-010	<b>New SFR with attached garage to replace home destroyed in fire</b>	Correction letter sent 5/1/22.				nh
4	Jasso	2515	Greenwood	2/22/22	CDP22-006	<b>Admin CDP for new SFR with 2 car garage and detached ADU</b>	Comment Letter Sent 3/17/22				nh
5	Luhr	1140	Allesandro Ave	1/20/22	CUP22-06 / CDP22-004/ TTM22-04	<b>Live/work mixed use, new construction of 5 residential units and 2 commercial units</b>	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. Resubmittal received with tentative tract map submittal on August 9, 2022, under review. PWV disapproved the VT, comment sent to applicant on 9-17-22, requires a resubmittal of the VT. Applicant working with Public Works on some design issues in the public right of way. Once resolved, resubmittal required with any changes.				nh
6	Morro 94 LLC	3300	Panorama	1/18/22	CUP 22-05/CDP22-003/TTM22-02	<b>Submittal of combined concept and precise plan review for 61 unit subdivision.</b>	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 working with selected environmental consultant on contract and owner reimbursement agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on November 2, 2022. REquires resubmittal with the CUP/CDP plans in order to be processed together.				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
7	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. Correction letter sent 2/4/22.				
24	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>	Incomplete letter sent 12/22/2021, Resubmittal 7/28, under review				cj
25	Morro Bay LLC (Keller)	1108	Front Steet	11/8/21	MAJ21-007	<b>Major Modification permit for 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).				gc
26	T-Mobile/ Siegel	545	Shasta	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. Resubmitted 8/25/22. Under review. Deemed incomplete and response letter sent 9/22/22.				nh
27	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.				cj
3	Murphy	2440	Laurel Ave	8/1/22	CDP22-025	<b>Demo existing home and new construction of a new 3037 sf home with a 1198 sf garage/shop on a 4000 sf parcel. Admin CDP with CEQA Historic Evaluation report required.</b>	Incomplete letter sent on 8/23/22. Project resubmittal received on 10/24/22 and comment letter sent on 11/22/22 with minor corrections required. Requires resubmittal.				nh
4	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. Applicant inactivity letter sent 7/22/25, no response from applicant yet. Applicant wants to keep project file open.				nh
5	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. Applicant is reviewing alternative designs for the project, staff provided input on 2/14/22. Resubmittal received October 25, 2022 - reviewing under both zoning codes. The project was redesigned to include only one hotel unit and one residential unit. Project is under review.				nh
32	SR Development	545	Atascadero	Initial partial submittal on 3/31/2021. Submittal complete on 4/26/21	CDP21-013 / CUP21-04	<b>New construction of 15 unit townhomes project</b>	Comment letter sent 5/14/21, requires resubmittal with responses. Applicant inactivity letter sent 7/22/22, applicant responded that they would like to keep the application active.				nh
34	Tullis	404	Estero	3/17/21	CDP21-011	<b>CDP to demo existing improvements &amp; construct new SFR and site improvements.</b>	Under review. Deemed incomplete, comment letter sent to applicant April 2, 2021				nh
35	Vistra	1290	Embarcadero	12/28/20	CDP20-026 & CUP20-14	<b>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.</b>	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. NOP released and two scoping meetings held on 6/21/22 and 6/29/22. Master Plan community workshop scheduled for 9/14/22. Environmental review still in process.				cj
<b>Projects Appealed to Planning Commission or PC Continued projects - none</b>											
<b>Projects Appealed or Forwarded to City Council</b>											
36	Steiner	301-390	Seashell Cove	4/19/21	MAJ21-02	<b>General Plan / LCP Land Use &amp; Zoning Map Amendment application to change land use and zoning from R-A to R-4 designation / low density to high density</b>	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. PC reviewed on June 7th, and voted to not forward a favorable recommendation to Council but instead that land use change request should be associated with a project. Applicant is determining next steps.				cj

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<b>Environmental Review - none</b>											
<b>Final Map Under Review Projects: - none</b>											
37	Huber	2783	Coral Ave	8/30/22	TTM22-03	5 unit residential subdivision	Planning approved, forwarded to PW.				nh
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing: - none</b>											
<b>Grants</b>											
38	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
39	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
40	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
<b>Projects in Building Plan Check:</b>											
44	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.	Planning disapproved 7/2/21. Resubmittal received 7/25/22. Resubmittal disapproved 8/01/22.	Bldg. - Disapproved 8/4/22			sg
45	Castillo	1055	Allesandro St.	7/25/2022	B22-0158	Jr. Accessory Dwelling Unit (JADU) - Existing bedroom in primary dwelling will be converted to JADU.	Planning disapproved 8/1/22	Bldg. - Disapproved 8/5/22			gc
46	Iwanicha	455	Acacia St	7/18/2022	B22-0010	Demo existing interior wall for an interior remodel.	Planning approved on 9/9/22	Ready to issue			
47	Patel	295	Atascadero Rd.	7/18/2022	B22-0154	Installation of (2) illuminated wall signs & (1) branded directional (ground sign).	Sign permit previously approved by Planning.	Ready to issue			co
49	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
50	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			cj
	Francis	2970	Beachcomber Dr.	10/6/22	B22-0225	Addendum to B22-0096 Remove and replace slab. Remove bedroom 3 - slab & replace foundation with raised stemwall & floor joist.		Ready to issue			

#	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
	Auerbach	3200	Beachcomber Dr.	10/4/22	B22-0221	Addendum #1 to B21-0195 - Added drainage piping in rear yard, down drain to Orcas Street has been modified from approved plan.		Ready to issue			
	Gray	429	Bernardo Ave	10/12/22	B22-0231	Build new 2 bedroom, 1 bath detached 742 sf ADU to rear of lot.		Bldg. - Disapproved 10/31/22			
54	Trolan	595	Bernardo Ave	9/1/22	B22-0187	New 72sf deck on interior side.	Planning disapproved 9-19-22. Resubmittal approved 10-11-22.	Ready to issue			st
56	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			am
57	Dillard	1256	Bolton	3/30/22	B22-0072	Convert Unfinished Underfloor Space in 986 sf of conditioned livable space	Disapproved 4/7/22. Resubmittal approved 7/29/22.	Ready to issue			am
58	Robinson	2940	Dogwood Ave.	7/12/22	B22-0148	Install (2) bay windows, replacing (2) windows of smaller dimension on W facing front of house. Living Room: replace 5'x5' window w/ 50"x81" bay window. Bedroom: replace 32"x44" window w/ 50"x81" window.	Planning disapproved 7/19/22	Bldg. Conditionally Approved 7/18/22			ci
60	Gambrill	571	Embarcadero	2/22/22	B22-0035	Convert office space to commercial vacation rental.	Disapproved 3-8-21. Disapproved resubmittal 6-2-22. new resubmittal received 9/1/22 under review.	Bldg. - Approved 6/14/22			ci
61	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. Resubmittal received 6-23-22 and conditionally approved 8/25/22	Ready to issue			ci
	TLC Family Enterprises	833	Embarcadero	10/17/22	B22-0238	DIGEPLAN - Addendum #2 to B20-0220 - Harborwalk Plaza, replace approved lower shed roof along east elevation with an open exterior 2nd floor deck for unit 8.	Approved. Minor mod to planning will be required prior to final occupancy to capture minor building changes made during construction. Cj	Bldg. - Approved 10/24/22			
62	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
	Mission Linen Supply	399	Errol St.	10/18/22	B22-0240	Project consists of installing a dissolved air flotation system to treat wastewater for the purpose of meeting the wastewater discharge limits in our new wastewater permit.		Bldg. - Approved 10/27/22			
	Beale	2230	Greenwood Ave.	9/29/22	B22-0215	Conversion of 451sf of existing conditioned space into an accessory dwelling unit.		Bldg. - Disapproved 10/27/22			
64	McLain	2678-A	Greenwood Ave.	6/27/22	B22-0134	n interior remodel of an existing 480 sf detached garage into a detached ADU with a kitchen, laundry, & bathroom renovation.	Planning Disapproved 7/1/22	Bldg. - Approved 10/12/22			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
65	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. Resubmittal disapproved 11-3-22. Comment letter sent to Building.	Bldg. - Approved 10/12/22			
66	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			cj
	Duffy	2865	Ironwood Ave.	9/20/22	B22-0201	Renovation to an existing 2-story single family home. Improvements include reconfiguration of interior rooms and existing roof, and addition of fire sprinklers. No additional square footage, however, replacement of the existing exterior deck is included. No other site improvements are planned.	Planning disapproved 10-5-22. Waiting for resubmittal.	Bldg. - Approved 10/24/22			nh
69	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 disapproved 6/3/21. Planning approved resubmittal 7-20-21.	Ready to issue			st
	Cook	2941	Juniper	10/26/22	B22-0243	Demo unpermitted studio at lowest level of existing SFR and convert that space with additional underfloor space to create new workout area, bathroom, theatre, storage, and stairs to access upper levels adding aprox. 906 sf to SFR.		Bldg. - Plancheck			sg
	Smirl	320	Kings Ave.	10/4/22	B22-0222	Add 282 sf deck extension to an existing 92 sf deck in front yard and attached to an existing SFR. Deck height is over 30".	Planning disapproved 10-11-22. Resubmittal disapproved 10-24-22. 2nd resubmittal approved 10-27-22.	Ready to issue			st
70	Melen	2540	Koa Ave.	8/18/22	B22-0179	Repair of existing outdoor stairway	Planning- Disapproved on 8/31/22	Bldg. Approved 8/24/22			gc
71	Cia	2551	Koa Ave.	2/23/22	B22-0038	New 3 bed 2.5 bath SFR w/attached 2-car garage.	Planning Approved resubmittal 6/28	Ready to issue			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 1. Phase 2, build a detached garage	Planning approved 5-12-22	Bldg. - Approved 5/16/21			sg
73	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. Planning approved 7/27/22	Bldg. - Approved 8/4/22			am
75	Elliott	2620	Laurel Ave.	4/14/22	B22-0082	New SFR 2.5 story with attached garage.	Planning disapproved 4/16/22. Resubmittal disapproved 6/25/22. Planning approved 7/21/22	Ready to issue			nh
77	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
78	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. No recent activity. PLANNING PERMIT HAS EXPIRED.	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

#	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
	CenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	Install new drive approach to existing parking area, restripe parking areas, handicap stall, access isle new handicap ramp.		Bldg. Plancheck			
83	Peterson	390	Morro Bay Blvd.	8/8/22	B22-0171	Commercial T.I., Former BofA office building converted to coffee roasting facility, bakery and coffee shop. Includes indoor guest seating areas, four restrooms, outdoor seating, parking lot refinishing/stripping with four additional stalls, new ADA parking stalls & path of travel, new storefront doors and steele awnings at each entry.	Planning approved 8/18/22	Bldg. - Disapproved 9/8/22			sg
84	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
85	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, resub 8/24. planning disapproved 7/2/19.	Bldg. - Approved 3/27/19			gc
86	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. - Disapproved 6/16/22			nh
87	Mollaghaffari & Hawes	427-A	Oahu St.	5/5/22	B22-0088	Attached ADU - 702 sf Accessory Dwelling Unit.	Planning disapproved 5-12-22	Bldg. - Disapproved 9/26/22			nh
88	Currey	154	Orcas St.	3/23/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22	Bldg. - Disapproved 4/4/22			gc
90	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
91	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
92	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. Planning disapproved resubmittal 2/24/21.	Bldg. - Disapproved 3/1/21			nh
93	Reyneveld	1060	Quintana Rd.	9/21/22	B22-0203	Install new drive approach to existing parking area, restripe parking areas, handicap stall, access isle new handicap ramp.		Bldg. - Disapproved 10/25/22			
94	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

#	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
95	Tedd Stuckmeyer	3081	Sandalwood Ave	9/20/22	B22-0200	Construction of a new ADU.	Under Review	Bldg. - Disapproved 10/24/22			gc
96	Crumpler	3013	Sandalwood Ave	6/22/22	B22-0131	288 sf single story residential bathroom addition.	Dissaproved 7/6/22	Bldg. - Approved 10/27/22			gc
97	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. Planning approved July 5, 2022.	Ready to issue			nh
98	Marston	221	Shasta Ave.	9/27/22	B22-0205	DIGEPLAN - Remodel 1st floor primary bedroom, bath and closet.		Bldg. - Disapproved 10/25/22			
99	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
100	Morro Rock	311-A	Tahiti	10/26/22	B22-0245	Addendum #1 to B22-0125 - Replace existing framed roof with pre-fab trusses.	Ready to issue	Ready to issue			
101	Buswell & Chen	166	Trinidad St.	10/5/22	B22-0223	Remodel bathrooms and kitchen and replace 626 sf of roof, roof deck.		Bldg. - Disapproved 11/01/22			
102	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 applciation expired	Bldg. - Approved 3/27/19			wu
103	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.	Planning Approved 6/7	Bldg. - Approved 10/27/22			gc
104	Leonard	550	Zanzibar St.	1/12/22	B22-0008	New 1855 SFR w/482 sf garage and 144 sf balcony deck.	Planning disapproved 2/1/22. Resubmittal approved 4/21/22.	Ready to issue			nh
<b>Planning Projects &amp; Permits with Final Action:</b>											
105	Bean	197	Main Street (formerly known as 199 Sandpiper)	12/19/19	CUP19-20, CDP19-04, VAR20-001	<b>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</b>	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. City council upheld the appeal and approved the project. Project appealed to California Coastal Commission, pending review.				nh
106	Luhr	1195	Monterey	4/19/2022	CDP22-013	Admin CDP for the new construction of a two story 908sf ADU with a 197 deck located behind the primary home.	Incomplete letter sent 5/10/22, Resubmittal recieved 7/7/22 (Currently Under Review ), second incomplete letter sent 7/26, resubmittal on 9/12/22, deemed complete letter sent in 9/21/22, CDP Permit approved 10-13-22				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
107	Reiss Design Studio	671	Kern	8/5/22	CDP22-026	Admin CDP for the construction of a new 255sq attached ADU to an existing 1,316sf SFR.	Incomplete letter sent on 8/15/22, resubmittal on 10/11/22, staff requested minor edits/clarification on 10/17, completeness letter sent on 10/21/22, noticed and approved on 11-8-22.				gc
Staff Directory: Scot Graham - sg      Chad Ouimet - co      Cindy Jacinth - cj      Pam Newman - pn      Nancy Hubbard - nh      Gabby Cortez - gc      Susana Toner - st											

AGENDA ITEM:   A-2    
DATE:  11/15/22   
ACTION:   DRAFT  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JUNE 21, 2022  
HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

PRESENT:	Susan Stewart Joe Ingraffia Asia King	Chairperson Commissioner Commissioner
ABSENT:	Bill Roschen Mike Rodriguez	Vice-Chairperson Commissioner
STAFF:	Scot Graham Nancy Hubbard	Community Development Director Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD – NONE

**Public Participation:**

*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.*
- *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/-QpBj4ctNjE?t=99>

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

The Planning Commission accepted staff recommendation to receive and file.

### B. PUBLIC HEARING

<https://youtu.be/-QpBj4ctNjE?t=119>

- 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](mailto:nhubbard@morrobayca.gov)

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/-QpBj4ctNjE?t=160>

Betty Winholtz, Morro Bay, wanted a clarification on what a “self-contained” hotel was and to know what the difference was between a “self-contained” hotel and a vacation rental. Winholtz also asked if the hotel was in the Main Street specific plan.

Staff responded to the questions asked in the Public Comment period.

**MOTION:** Commissioner Ingraffia moved to continue to a date uncertain. Commissioner King seconded, and the motion passes 3-0, with Ingraffia, King, and Stewart voting yes.

<https://youtu.be/-QpBj4ctNjE?t=387>

### C. NEW BUSINESS

<https://youtu.be/-QpBj4ctNjE?t=428>

- 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

Greg Kwolek, Public Works Director, presented the staff report.

The Commissioner's presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/-QpBj4ctNjE?t=4053>

Dan Heimel commented on what other communities were doing in terms of building moratorium, and what their emergency plans are.

Kwolek continued with the Water Equivalency Units (WEU) report.

The Commissioner's presented their questions to staff.

Staff responded to the questions.

Betty Winholtz, Morro Bay, stated her concerns about the water supply and costs. Winholtz suggested the WEU be reduced because there is no knowledge of the total amount of water being used.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/-QpBj4ctNjE?t=4327>

Kwolek responded to Winholtz's questions.

Discussion between the Commissioner's and staff.

**MOTION:** Commissioner King moved to approve staff recommendation. Commissioner Ingraffia seconded and the motion passes 3-0 with King, Ingraffia, and Stewart voting yes.

<https://youtu.be/-QpBj4ctNjE?t=5026>

**D. UNFINISHED BUSINESS**

**E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS**

<https://youtu.be/-QpBj4ctNjE?t=5091>

Commissioner Ingraffia presented questions regarding the Seashell project and public benefits.

Graham responded to the Commissioner's questions.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/-QpBj4ctNjE?t=5402>

Graham notified the Commissioner's that the July 5<sup>th</sup> Planning Commission meeting may be canceled.

G. ADJOURNMENT

The meeting adjourned at 7:31 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on July 5, 2022 at 6:00 p.m.

\_\_\_\_\_  
Susan Stewart, Chairperson

ATTEST:

\_\_\_\_\_  
Scot Graham, Secretary

AGENDA ITEM:   A-3    
DATE:   11/15/22    
ACTION:   DRAFT  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – July 19, 2022  
HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

PRESENT:	Susan Stewart Bill Roschen Joe Ingraffia Mike Rodriguez Asia King	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Nancy Hubbard	Community Development Director Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

**Public Participation:**

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*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

### 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 April 19, 2022.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Rodriguez moved to approve staff recommendation. Vice-Chairperson Roschen seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, King, Roschen, and Stewart voting yes.

### B. PUBLIC HEARING

[https://youtu.be/vAEuoT\\_J28M?t=148](https://youtu.be/vAEuoT_J28M?t=148)

**B-1** **Case No:** CUP21-014/CDP21-042 (Continuance from June 21, 2022 hearing)  
**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, 6 parking spaces, two motorcycle spaces and a bike rack. One parking space is on the west side of the covered parking area, which required a parking exception submittal. All parking is on the south side of the property with access via 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:** Recommend Planning Commission conditionally approve the requested Conditional Use Permit / Coastal Development Permit to allow this project on the subject site.  
**Staff Contact:** Nancy Hubbard, Contract Planner, [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

Hubbard presented staff report.

Chairperson Stewart opened the Public Comment period.  
[https://youtu.be/vAEuoT\\_J28M?t=530](https://youtu.be/vAEuoT_J28M?t=530)

Gaurav Khanna, designer for the project was present and provided information on the designed project and operations for the hotel proposed on the site.

Betty Winholtz, Morro Bay resident, stated her concerns regarding the project and provided comments.

Chairperson Stewart confirmed there were no callers in the queue with questions.

Chairperson Stewart closed the Public Comment period.

[https://youtu.be/vAEuoT\\_J28M?t=1012](https://youtu.be/vAEuoT_J28M?t=1012)

The Commissioner's presented their questions to staff and the applicant.

**MOTION:** Chairperson Stewart moved to approve the project with administrative changes; require a roof plan for staff review, condition of charging station, require container sizes for staff to review and specified that the street trees be mature. Commissioner King seconded, and the motion does not pass 2-3, with Stewart and King voting yes, and Ingraffia, Rodriguez, and Roschen, voting no.

[https://youtu.be/vAEuoT\\_J28M?t=4789](https://youtu.be/vAEuoT_J28M?t=4789)

**MOTION:** Vice-Chairperson Roschen moved to continue the project to a date uncertain to provide the applicant with time to provide additional plan details for the PC review. Commissioner Ingraffia seconded, and the motion passes 3-2, with Ingraffia, Rodriguez, and Roschen voting yes, and Stewart and King voting no.

[https://youtu.be/vAEuoT\\_J28M?t=4878](https://youtu.be/vAEuoT_J28M?t=4878)

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

[https://youtu.be/vAEuoT\\_J28M?t=5351](https://youtu.be/vAEuoT_J28M?t=5351)

Commissioner Rodriguez reminded the Commissioners and staff about April 19, seeking out comments of other Boards and Commissioners on public benefits.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

[https://youtu.be/vAEuoT\\_J28M?t=5722](https://youtu.be/vAEuoT_J28M?t=5722)

Chairperson Stewart commented that it is okay to request reports be printed out by staff.

Vice-Chairperson Roschen would like to request a tour of Moss Landing for the Planning Commission.

Vice-Chairperson Roschen commented that he would like for the Planning Commission to play a preparatory role in the master plan.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

[https://youtu.be/vAEuoT\\_J28M?t=6480](https://youtu.be/vAEuoT_J28M?t=6480)

Graham told the Commissioners there are no agenda items for the next meeting.

The next meeting is August 16<sup>th</sup> and that is when the zoning code is coming back.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 16, 2022, at 6:00 p.m.

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Susan Stewart, Chairperson

ATTEST:

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Scot Graham, Secretary

AGENDA ITEM:     A-4    

DATE:   11-15-22  

ACTION:     DRAFT    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – AUGUST 16, 2022  
HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

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

STAFF:	Scot Graham	Community Development Director
	Cindy Jacinth	Senior Planner
	Martha Miller	Miller Planning Associates

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

<https://youtu.be/OZN1mH8e4AY?t=39>

Bill Martony, Morro Bay resident, commented on the possible ordinance to ban natural gas as far as new construction and remodeling. Martony suggests that remodels do an offset by requiring solar panels. Martony also commented about the location of the proposed battery plant stating it is the right project but wrong location and spoke in favor of moving the battery project to other locations.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OZN1mH8e4AY?t=255>

**Public Participation:**

*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.*

- *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

### A. CONSENT CALENDAR

<https://youtu.be/OZN1mH8e4AY?t=261>

- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of May 17, 2022.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of June 7, 2022.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Rodriguez moved to approve. Commissioner Ingraffia seconded, and the motion passes 5-0, with King, Stewart, Rodriguez, Ingraffia and Roschen voting yes.

### B. PUBLIC HEARING

<https://youtu.be/OZN1mH8e4AY?t=307>

- B-1** **Case No.:** *Plan Morro Bay: Zoning Code Update / Coastal Implementation Plan (IP)*  
**Site Location:** Citywide  
**Applicant/Project Sponsor:** City of Morro Bay  
**Proposed Project:** The Plan Morro Bay update project includes a comprehensive update to the City’s Zoning Code/Implementation Plan (Title 17 of the Morro Bay Municipal Code). The draft Zoning Code was released for public review in 2018 and was reviewed by the General Plan Advisory Committee (GPAC) and Planning Commission. The Public Hearing Draft of the Zoning Code was last reviewed by Planning Commission on December 7, 2021 and has been updated to reflect Planning Commission input, state law changes, and Coastal Commission input on Coastal Implementation Plan (IP) policies. The draft Zoning Code is online at [www.morrobayca.gov/planmb](http://www.morrobayca.gov/planmb).

**CEQA Determination:** Environmental Impact Report

**Staff Recommendation:** Review Adoption Hearing Draft of the Zoning Code/Implementation Plan (IP), take public comment and forward a favorable recommendation for adoption of the Zoning Code to City Council.

**Staff Contact:** Scot Graham, Community Development Director (805) 772-6291

Martha Miller, Graham, and Jacinth presented the staff report.

The Commissioners discussed the top ten updates to the Zoning Code.

Chairperson Stewart opened the Public Comment period to discuss the top ten Zoning Code updates individually.

1. Coastal Resources

<https://youtu.be/OZN1mH8e4AY?t=3470>

Bill Martony, Morro Bay resident, commented about zoning map needing to be corrected at Boatyard.

Betty Winholtz, Morro Bay resident, would like Planning Commission to address her submitted comments on this topic.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OZN1mH8e4AY?t=3851>

Chairperson Stewart opened the Public Comment period.

2. Setbacks/ Development Standards

<https://youtu.be/OZN1mH8e4AY?t=3881>

Betty Winholtz, Morro Bay resident, spoke about fire danger in a neighborhood and setbacks are too small. Commented about not having eaves that can catch on fire.

Heidi B., Morro Bay resident stated she agrees with previous speaker Betty Winholtz.

Garry Johnson, Morro Bay resident commented that eaves should comply with setbacks, and not start at the building.

Paul Donnelly, Morro Bay resident commented about possible permanent structures with 0 setback and asked how someone would know where their property line is. Disagrees with the 37 feet height limit.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OZN1mH8e4AY?t=4097>

The Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

### 3. Commercial Heights

<https://youtu.be/OZN1mH8e4AY?t=4367>

Shirley Fraser, Morro Bay resident, spoke against 37 feet height and stated that it doesn't belong on the Embarcadero, waterfront or downtown.

David Nelson, Morro Bay resident, spoke against 37 feet, 3 stories and vacation rentals.

Heidi B. – Spoke against 37 feet, 3 stories, and Graham's comment about allowing mixed use. Stated that parking doesn't work, and paid parking is disgusting.

Bill Martony, Morro Bay resident, spoke about how the town is a quaint fishing village and how it will look like SLO and be 4 stories if parking is underground.

Betty Winholtz, Morro Bay resident, commented that mixed use doesn't work in Morro Bay. At Surf and Main St, is a project where 2<sup>nd</sup> floor became vacation rentals.

Shirley Fraser, Morro Bay resident, asked if PC is still debating 75 vs 126 parcels in the downtown area.

Kristen Headland, Morro Bay resident, spoke against increasing downtown height, and commented that changing height is out of character and is opposed.

Todd McGuire – Spoke in favor of the increased in height and that it would be difficult to build on sites otherwise.

Kristi VanCleve, Morro Bay resident, commented that there should be more study on the issue of increased height. The rear blocks for example might be appropriate. Some sites or several might be appropriate for Main St to thrive. Important for new development to preserve character.

Garry Johnson, Morro Bay resident, spoke about how developers will come if it's changed and made mention that SLO is too tall and there is no parking.

Andy Hamp, Morro Bay resident, opposes the height increase north of Beach St. and his RV Park would be affected.

Eric Ford, Morro Bay resident, opposes the height increase. Spoke about how it would be out of character. Asked how many hours were put into developing the plan. He would like the PC to consider more than just public meetings.

Natalia M, Morro Bay resident, commented how higher buildings would change the character.

June S, Morro Bay resident, spoke of how it will diminish uniqueness of the town.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OZN1mH8e4AY?t=5399>

Comments and discussion from the Commissioner's.

Chairperson Stewart opened the Public Comment period.

#### 4. Citywide Regulations

<https://youtu.be/OZN1mH8e4AY?t=7640>

David Nelson, Morro Bay resident, spoke against taller fences.

Dustin Barnhart, Morro Bay resident, spoke in favor of taller fences, he lives in north Morro Bay, and they have small lot with small yard. Commented on how he would like more privacy and safety.

Mrs. Townsley, Morro Bay resident, spoke about fences and need for safety.

Kristen Headland, Morro Bay resident - Opposes sheds built on property lines and stated setbacks of 3 feet are too small and stated fire danger concern.

Heidi B, Morro Bay resident, agrees with Ms. Headland. She had a dispute with a neighbor regarding encroachment and had to pay for a survey.

Paul Donnelly, Morro Bay resident, spoke regarding importance of property lines when building a permanent structure.

Betty Winholtz, Morro Bay resident, agrees with property line determination and spoke about setbacks being important as well as not having a tall fence is important for security.

Ryan Garcia, Morro Bay resident, agrees with Ms. Winholtz. Commented about fence height changes but then sheds can be taller. Neighbors shed towers over his fence and doesn't belong there.

Linda Donnelly, Morro Bay resident, spoke against change to allowing accessory sheds against fence lines. Commented about how setbacks and surveys are important.

William Townsley, Morro Bay resident, sent an email regarding fence heights. Stated he has no backyard and spoke in favor of fence height.

Natalia M, Morro Bay resident, commented that she has mixed feelings on fences. They keep things secure but can block views and should be done on an individual basis depending on viewshed.

Guy Hall (Zoom), Morro Bay resident, agrees with increased fence height for safety and security. He has no room in his backyard.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OZN1mH8e4AY?t=8598>

Comments and discussion from the Commissioners

Chairperson Stewart opened the Public Comment period.

5. Nonconforming

<https://youtu.be/OZN1mH8e4AY?t=10513>

No comments.

Chairperson Stewart opened the Public Comment period.

6. Parking

<https://youtu.be/OZN1mH8e4AY?t=10661>

Betty Winholtz, Morro Bay resident, spoke against waterfront parking because the city won't get in lieu fees.

Kristen Headland, Morro Bay resident, commented on ADUs and converting parking.

Heidi, Morro Bay resident, doesn't understand why parking is not required in waterfront and is against paid parking on Embarcadero. Time limits won't help families on the waterfront walking.

Linda Donnelly, Morro Bay resident, apartment parking near her doesn't have enough parking spaces and she can't get Code Enforcement to respond.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OZN1mH8e4AY?t=10990>

Comments and discussion from the Commissioners

Chairperson Stewart opened the Public Comment period.

7. Signs

<https://youtu.be/OZN1mH8e4AY?t=11632>

No comments.

Comments and discussion from the Commissioners.

Chairperson Stewart opened the Public Comment period.

General Public Comments

<https://youtu.be/OZN1mH8e4AY?t=11892>

Mania Bedikian spoke regarding Design District conversation and Beach Street Overlay with reference to 1149 Market. Stated that proposed uses under CC zoning do not consider proposed / unique circumstances of Beach St Plan. CC is a downgrade from its current C-2 zone. Taking away functions of Beach St plan

and giving it to the Harbor waterfront area. City should protect current zoning and keep current zoning or keep current overlay.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/OZN1mH8e4AY?t=11892>

**MOTION:** Chairperson Rodriguez moved to continue the hearing of the Zoning Code Update to a date certain of September 6, 2022. Commissioner King seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, Stewart and King voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

<https://youtu.be/OZN1mH8e4AY?t=12489>

Commissioner Rodriguez informed Planning Commission of the need to wrap up the Public Benefits memo.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/OZN1mH8e4AY?t=12641>

Vice Chairperson Roschen extended his appreciation to the public for their input, thanked the staff for staying late, and for being prepared with the top ten Zoning Code updates.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 6, 2022, at 6:00 p.m.

\_\_\_\_\_  
Susan Stewart, Chairperson

ATTEST:

\_\_\_\_\_  
Scot Graham, Secretary

AGENDA ITEM:   A-5  

DATE:  11-15-22 

ACTION:   DRAFT  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – September 6, 2022  
HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

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

STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner
	Cindy Jacinth	Senior Planner
	Martha Miller	Miller Planning Associates

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/qZymlvL7KNE?t=42>

Chairperson Stewart mentioned Morro Bay is holding a Morro Bay Power Plant Master Plan Community Workshop on Wednesday, September 14<sup>th</sup>, 2022, from 6 – 8:30 PM at the Veteran’s Hall, 209 Surf Street.

PUBLIC COMMENT PERIOD

<https://youtu.be/qZymlvL7KNE?t=241>

Garry Johnson, Morro Bay resident, spoke against three-story buildings and stated his concerns.

Sean Green, Morro Bay resident, spoke about his concerns with the Zoning Code update and spoke against allowing hotel uses in high density residential zone and supports more housing.

Nicole Dorfman, Morro Bay resident, spoke in favor of more housing and against allowing hotels in high density residential zones. Dorfman also questioned the purpose of three-story buildings in downtown area.

Roy Bream, Morro Bay resident, spoke regarding his experience with the Coastal Commission, and commented on his concerns about a previous proposed high-density project and spoke against three-story buildings.

Shirley Frazier, Morro Bay resident, commented on her appreciation for the Planning Commission.

William Townsley, Morro Bay resident, spoke in favor of allowing for increased fence height.

Carl McDonald, Morro Bay resident, spoke against the projected hotel and neighborhood impacts.

Susan McDaniel, Morro Bay resident, read a letter she wrote to staff regarding fence heights.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/qZymlvL7KNE?t=1482>

Chairperson Stewart addressed some of the comments and concerns from the public.

Commissioners asked questions to Graham.

Graham responded to the questions.

**Public Participation:**

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- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHIRTK9xaTlMwVNWRFUQT09>  
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

A. CONSENT CALENDAR

<https://youtu.be/qZymlvL7KNE?t=2224>

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

**MOTION:** Commissioner Rodriguez moved to approve staff recommendation. Commissioner King seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, Stewart and King voting yes.

**B.** PUBLIC HEARING

<https://youtu.be/qZymlvL7KNE?t=2317>

**B-1** **Case No:** CUP21-014/CDP21-042 / PKG22-04  
**(Continued from the July 19, 2022, hearing)**

**Site Location:** 2900 Alder Ave, Morro Bay, CA

**Proposal:** Continuation of the Planning Commission review for consideration of approval of a new 6-room self-service hotel totaling 4,117 square feet of interior building space, 6 parking spaces, two motorcycle spaces, and a bike rack. One parking space is on the west side of the covered parking area, which required a parking exception submittal. All parking is on the south side of the property with access via 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 Determination:** Exempt under Section 15303, Class 3c for commercial use buildings up to 10,000 sf on sites zoned for such uses.

**Staff Recommendation:** Recommend Planning Commission conditionally approve the requested Conditional Use Permit / Coastal Development Permit / Parking Exception to allow this project on the subject site.

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

Hubbard presented the staff report.

Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/qZymlvL7KNE?t=3138>

Bobby Khanna, designer for the project was present and provided information on the designed project and operations for the hotel proposed on the site.

Carl McDonald, Morro Bay resident, expressed his concerns about the project.

Betty Winholtz, Morro Bay resident, stated her concerns about the project.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/qZymlvL7KNE?t=3654>

Discussion between the Commissioners and staff.

**MOTION:** Vice- Chairperson Roschen moved to approve staff recommendation with the following conditions: public signage and ID on at least two street faces, a call number with a 30-minute response time and by a local professional property management company, state noise levels with time limits, occupant limit, and visitor policy. Commissioner Rodriguez seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, Stewart, and King voting yes.

**B-2 Case No.: Plan Morro Bay: Zoning Code Update / Coastal Implementation Plan (IP) (Continued from the August 16, 2022, Hearing)**

**Site Location:** Citywide

**Applicant/Project Sponsor:** City of Morro Bay

**Proposed Project:** The Plan Morro Bay update project includes a comprehensive update to the City's Zoning Code/Implementation Plan (Title 17 of the Morro Bay Municipal Code). The draft Zoning Code was released for public review in 2018 and was reviewed by the General Plan Advisory Committee (GPAC) and Planning Commission. The Public Hearing Draft of the Zoning Code was last reviewed by Planning Commission on December 7, 2021 and has been updated to reflect Planning Commission input, state law changes, and Coastal Commission input on Coastal Implementation Plan (IP) policies. The draft Zoning Code is online at [www.morrobayca.gov/planmb](http://www.morrobayca.gov/planmb).

**CEQA Determination:** Environmental Impact Report

**Staff Recommendation:** Review Adoption Hearing Draft of the Zoning Code/Implementation Plan (IP), take public comment and forward a favorable recommendation for adoption of the Zoning Code to City Council.

**Staff Contact:** Scot Graham, Community Development Director (805) 772-6291

Jacinth presented the staff report.

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/qZymlvL7KNE?t=8120>

James Costanzo, Morro Bay resident, stated his concerns about fence height.

William Townsley, Morro Bay resident, asked if substandard lot sizes was used as consideration for fence height regulations and spoke in favor of allowing taller front yard fence heights.

Betty Winholtz, Morro Bay resident, stated her concerns about fence height asking the Planning Commission to address differences between neighborhoods.

Dustin Barnhart, Morro Bay resident, spoke in favor of increased fence heights.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/qZymlvL7KNE?t=8670>

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/qZymIvL7KNE?t=9740>

Betty Winholtz, Morro Bay resident, stated her comments on the Design Review chapter and that it is new and the past definition is gone.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/qZymIvL7KNE?t=9806>

Discussion between the Commissioner's and staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/qZymIvL7KNE?t=10137>

Shirley Fraser, Morro Bay resident, commented on housing and need to have balance.

Betty Winholtz, Morro Bay resident, requested clarification in housing on the difference between discretionary and administrative.

William Townsley, Morro Bay resident, spoke and stated City can't stay the same and said City is built on tourism and should encourage people to come.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/qZymIvL7KNE?t=10403>

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/qZymIvL7KNE?t=12080>

Betty Winholtz, Morro Bay resident, asked if the discussion on the Zoning Code update would be continued.

Discussion between the Commissioners and staff.

**MOTION:** Commissioner Rodriguez moved to continue the hearing to the next meeting, September 20, 2022. Chairperson Stewart seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, Stewart and King voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Commissioner Ingraffia gave an update about public benefits.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 20, 2022, at 6:00 p.m.

\_\_\_\_\_  
Susan Stewart, Chairperson

ATTEST:

\_\_\_\_\_  
Scot Graham, Secretary

AGENDA ITEM:   A-6  

DATE:   11-15-22  

ACTION:       DRAFT      

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – SEPTEMBER 20, 2022  
HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

PRESENT:	Susan Stewart	Chairperson
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
	Asia King	Commissioner
ABSENT:	Bill Roschen	Vice-Chairperson
STAFF:	Scot Graham	Community Development Director
	Cindy Jacinth	Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/UnAJX1malj4?t=94>

Barry Branin, Morro Bay resident, gave his thanks to the Commissioners for everything they do and spoke about a fire that happened at the Tesla Power PG & E building in Moss Landing.

Barbara Doerr, Morro Bay resident, spoke against the proposed battery plant.

Marie Catanesi, Morro Bay resident, spoke about vacation rentals and gave her recommendations for the ordinances.

Casey Cordes, Morro Bay resident, spoke about what he saw on the Department of California Finance website regarding vacant homes in Morro Bay.

Betty Winholtz, Morro Bay resident, commented about the city receiving a grant and it being in the newspaper. She would like the city to post in the newspaper about the zoning code updates.

Chairperson Stewart confirmed there were no callers in the queue for public comment.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/UnAJX1malj4?t=840>

Discussion between the Commissioners and staff.

**Public Participation:**

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  - <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

A. CONSENT CALENDAR

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

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

Chairperson Stewart opened the Public Comment period.  
<https://youtu.be/UnAJX1malj4?t=1314>

Barbara Doerr, Morro Bay resident, commented about hazardous material and the importance of cleaning it up.

Chairperson Stewart confirmed there were no callers in the queue.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/UnAJX1malj4?t=1394>

B. PUBLIC HEARING

**B-1 Case No.: Plan Morro Bay: Zoning Code Update / Coastal Implementation Plan (IP) (Continued from the September 6, 2022, Hearing)**

**Site Location:** Citywide

**Applicant/Project Sponsor:** City of Morro Bay

**Proposed Project:** The Plan Morro Bay update project includes a comprehensive update to the City's Zoning Code/Implementation Plan (Title 17 of the Morro Bay Municipal Code). The draft Zoning Code was released for public review in 2018 and was reviewed by the General Plan Advisory Committee (GPAC) and Planning Commission. The Public Hearing Draft of the Zoning Code was last reviewed by Planning Commission on December 7, 2021, and has been updated to reflect Planning Commission input, state law changes, and Coastal Commission input on Coastal Implementation Plan (IP) policies. The draft Zoning Code is online at [www.morrobayca.gov/planmb](http://www.morrobayca.gov/planmb).

**CEQA Determination:** Environmental Impact Report

**Staff Recommendation:** Review Adoption Hearing Draft of the Zoning Code/Implementation Plan (IP), take public comment and forward a favorable recommendation for adoption of the Zoning Code to City Council.

**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291, [sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)

Jacinth presented the staff report.

Chairperson Stewart opened the Public Comment period.  
<https://youtu.be/UnAJX1malj4?t=3138>

Barbara Doerr, Morro Bay resident, supports keeping the affordable housing for the mobilehome park and is opposed to the proposed land use change for the southeast corner of Quintana and South Bay Blvd.

Betty Winholtz, Morro Bay resident, agrees with Ms. Doerr's comments. Opposes the proposed land use change. Spoke about the need to create more housing and less hotels. Had questions about the fence height and commented on the need to have a permanent Code Enforcement Officer position. Had questions about new wires going up in north Morro Bay, would like to hear a decision about parking and commented about special events.

Casey Cordes, Morro Bay resident, opposes the proposed land use change.

Chairperson Stewart confirmed there were no callers in the queue.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/UnAJX1malj4?t=3730>

The Commissioners presented their questions and comments to staff.

**MOTION:** Commissioner Rodriguez moved to approve PC Resolution 08-22 in favor of recommendations with notations to City Council for adoption of the Zoning Code/ Coastal Implementation Plan with a finding that no further environmental review is required pursuant to state law. Commissioner King seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, King, and Stewart voting yes.

*Recommendations listed below were added by Planning Commission to forward to City Council:*

1. Add mobilehome parks as a conditionally permitted use in VSC zone;
2. Remove hotels/motels as a conditionally permitted use in RH zone;
3. Limit commercial height in downtown area to 30 feet with recommendation to establish a Planning Commission subcommittee to develop a Design District to determine best locations in downtown to increase height.
4. Revise setback requirement for accessory structures under 120 square feet and under 8-feet in height to allow within side setback area only if located behind primary structure
5. Revise fence height requirements to only allow 1 additional foot of fence height in front and side yard setbacks for parcels north of Alva Paul Creek and east of Highway One;
6. Allow housing in-lieu fees to be used outside of city limits to provide flexibility for resident benefit with preference given to projects located within City limits.
7. Revise text in Design Review chapter 17.38.080 to tie back to General Plan community character areas.

#### C. NEW BUSINESS

**C-1** Review and approval of excused absence request by Planning Commissioner Joseph Ingraffia for the Planning Commission meetings of October 18, 2022, and November 1, 2022

**Staff Recommendation:** Review and approve excused absence request

**Staff Contact:** Scot Graham, Community Development Director;  
[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)

Graham explained the absence policy.

**MOTION:** Commissioner Rodriguez moved to approve staff recommendation. Chairperson Stewart seconded and the motion passes 3-0 with King, Rodriguez and Stewart voting yes.

<https://youtu.be/UnAJX1malj4?t=7923>

#### D. UNFINISHED BUSINESS

Commissioner Rodriguez spoke about public benefits and the need to wrap it up.

#### E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Commissioner Rodriguez would like to see public benefits put on the November agenda.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 4, 2022, at 6:00 p.m.

\_\_\_\_\_  
Susan Stewart, Chairperson

ATTEST:

\_\_\_\_\_  
Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: November 15, 2022

## Staff Report

TO: Planning Commission

DATE: November 8, 2022

FROM: Cindy Jacinth, Senior Planner

**SUBJECT: 101 Fig Street** - Request for Coastal Development Permit CDP-21-035, Conditional Use permit CUP21-12, and Variance VAR21-003 for construction of new 1,676sf single family house with 465 sf garage, with variance request to reduce 20 foot front setback to 10 feet. Existing dwelling structure to be removed off-site and repurposed for future use by the Historical Society of Morro Bay.

**RECOMMENDATION:**

*CONDITIONALLY APPROVE THE PROJECT* by adopting Planning Commission Resolution 09-22 which includes the Findings and Conditions of Approval for approval of CDP21-035, CUP21-12, and VAR21-003 as shown on project plans dated October 25, 2022.

**APPLICANT/AGENT:**

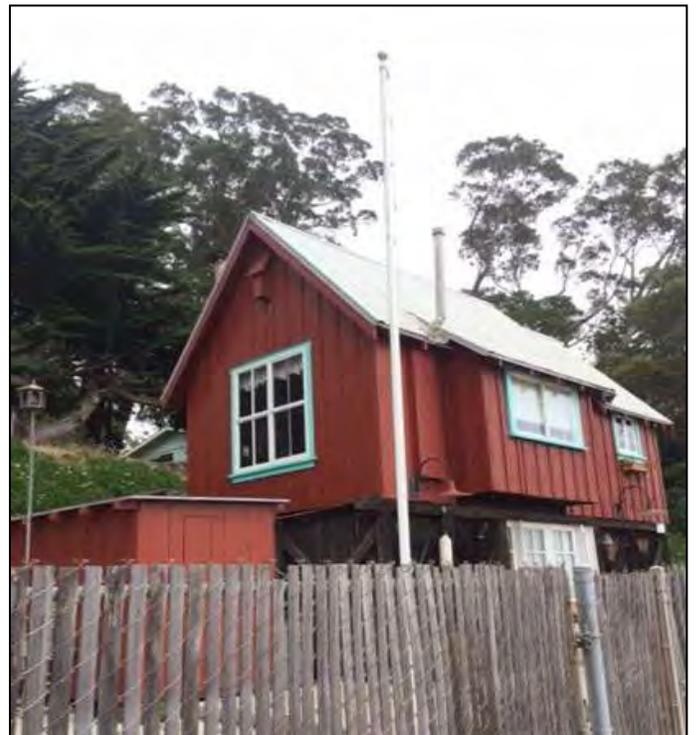
Steve Morgan, Applicant/Owner  
Chuck Stevenson, Agent

**ASSESSOR PARCEL NUMBER:**

066-211-031

**PROJECT DESCRIPTION AND SETTING:**

The project application requests approval for new construction of a 1,676sf single family home with 465 sf garage, 70sf balcony deck on the second floor, and 420sf roof top deck with 233sf rear paver patio area on a 3,621sf residentially zoned lot. The project proposes to remove the "Little Red House" as it is informally known to be relocated off-site to the City-owned Triangle lot at 1210 Embarcadero near the Maritime Museum and repurposed by the Historical Society of Morro Bay (HSMB) in order to retain the historic value of the little red house. The project also includes a variance request to reduce the required 20 foot front setback to 10 feet in order to minimize alteration of natural landforms due to the property's site constraints and location adjacent to the Tidelands Parking lot and bluff area.



Prepared By: CJ

Department Review: SG

The property is located west of the terminus of Fig Street and fronts on the parking lot at the southern end of the Embarcadero in the Tidelands parking lot area. A fairly steep bluff runs through the property from north to south, creating buildable footprint only on the base of the lot adjacent to Tidelands parking lot. As shown on plan sheet A-3, the existing development of the property includes the existing home, tool shed, a rear existing deck, stairs, and an existing 4 foot high retaining wall. The proposed new home would reconstruct the retaining wall in the approximate same location as shown on plan sheet A-11.



### **ZONING / REGULATORY REQUIREMENTS**

The property is located in the R-2 zoning district and in a planned development (PD) overlay with a land use designation of medium-density residential. Construction of a new single family house in the coastal appeals area requires approval of a regular coastal development permit. The site's Planned Development overlay zoning and bluff location also require approval of a conditional use permit by Planning Commission. The Planned Development overlay allows special consideration of unique site conditions and allows reductions in development standards to result in a better project. A variance from setback requirements is necessary to accommodate the proposed site development, given the way the lot is situated with its topography almost entirely on a bluff face/slope. Variances also require approval by Planning Commission subject to finding that the request for variance is not a special privilege; special circumstances exist with the property, and that the variance is found consistent with the general plan and LCP's coastal land use plan (See variance discussion on page 5).

<b>Adjacent Zoning/Land Use</b>			
North:	Zoning: R-2/PD Residential Land Use: Medium Density Residential	South:	R-2/PD Residential Land Use: Medium Density Residential
East:	R-2/PD Fig Street right-of-way Land Use: Medium Density Residential	West:	OA-2/PD Embarcadero parking (Land Use: Open Space/Recreation)

<b>Site Characteristics</b>	
Lot Size	3,621 Square Feet
Existing Use	Residence
Terrain	Sloped property that rises 15 feet in elevation
Vegetation	Ornamental, native landscaping
Access	Embarcadero Tidelands parking area / no access from Fig

<b>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</b>	
General Plan/Coastal Plan Land Use Designation	Medium Density Residential
Base Zone District	Duplex Residential (R-2)
Zoning Overlay District	Planned Development (PD)
Coastal Zone	Located inside the coastal appeals jurisdiction

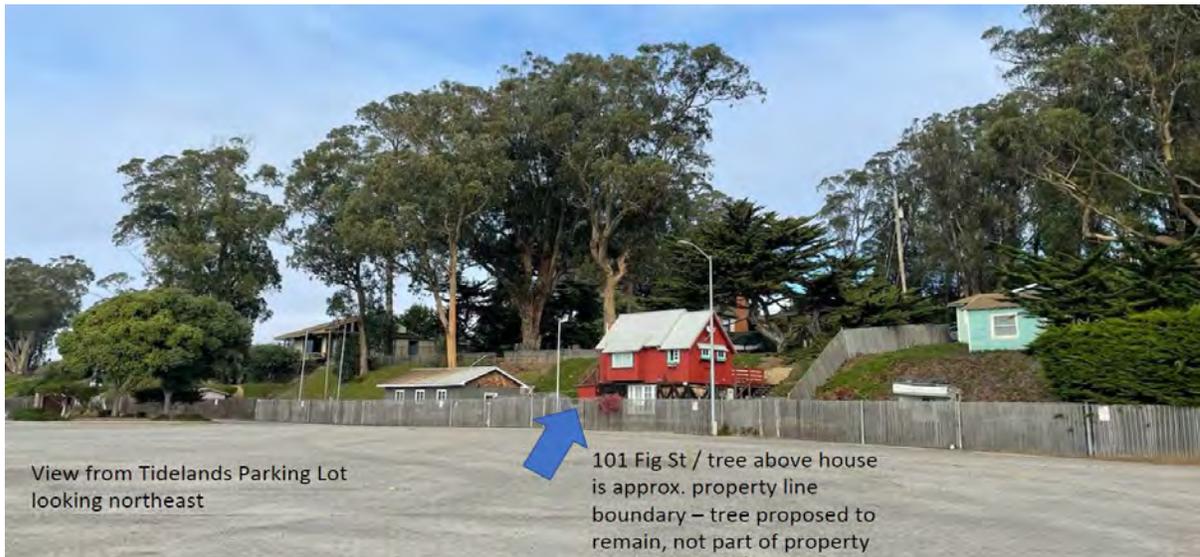
<b>Zoning Ordinance Standards</b>		
	<b>Standards</b>	<b>Proposed</b>
<b>Front-Yard Setback</b>	20 feet	10 feet -11.5 (see variance discussion)
<b>Side-Yard Setback</b>	5 feet	5 feet
<b>Rear-Yard Setback</b>	5 feet	25 feet
<b>Garage Setback</b>	20 feet	11.5 feet
<b>Lot Coverage</b>	50% allowed	32%
<b>Maximum Height</b>	25 feet	Existing House - unknown Proposed House – 23'6" feet
<b>Parking</b>	2 covered and enclosed spaces	2 covered and enclosed spaces



*Area Map with Tideland Park and parking lot to the west*

### **PREVIOUS CONCEPTUAL REVIEW**

On May 26, 2017, the Planning Commission reviewed a conceptual proposal to develop a new blufftop single family house with rehabilitation to the little red house at 101 Fig Street. At that meeting, Commissioners generally supported the project with comments regarding height, bluff standards, architectural compatibility, the existing cypress tree, and property access. However, after the conceptual review meeting, the project did not move forward due to a boundary line dispute associated with the project survey incorrectly identifying the property line boundary as including a larger area on top of the bluff than actually exists. An updated property survey confirmed that the property is smaller (3621sf versus 5621<sup>st</sup>) than previously understood which renders development impossible on the bluff top due to the 20 foot bluff buffer setback requirement. Many of the previous PC comments no longer apply as the project design has changed, moving the home location to the bottom of the bluff. The applicant has used the previous PC feedback to inform the design and has worked with the Historical Society in an effort to save the little red house from demolition due to its local importance to Morro Bay history. (Exhibit C).



### **VARIANCE / SLOPE / BLUFF DEVELOPMENT STANDARDS**

Bluff standards in Zoning code section 17.45.070 do not allow for bluff face development outside of the main Embarcadero business district south of Anchor Street. Because the majority of the property is located within the bluff face, initially it was thought that an LCP variance per the LUP takings policy (C-1.8) would be required to allow bluff face development of a single family home on this residentially zoned lot. Consultation on process requirements with Coastal Commission staff in July 2022 determined that upon review of the plans and geological report, they do not view this property as a coastal bluff but rather a sloped area. While it might be a bluff in name, the intent of the bluff policies would not apply here, because it is not subject to marine erosion. In fact, their determination is that Policy PS-2.13 would apply, not the City's LCP bluff policies. Policy PS-2.13 of the City's LCP describes additional standards for development subject to geologic and seismic hazards which states that development subject to geologic hazards shall comply with seismic safety standards and shall "...incorporate siting and design techniques to mitigate any such geologic hazards and shall not create a hazard or diminish the stability of the area".

GeoSolutions prepared a geologic report dated December 2021 and updated July 2022 for the property. The report was reviewed by the City Engineer per MBMC 17.45.060 who concurred with the conclusions of the report. The report evaluated historic aerial photographs, pertinent geotechnical studies for the subject area, soils evaluation, seismicity hazards, reviewed landslide potential, surface and groundwater conditions, liquefaction hazards, evaluation of the stability of the coastal bluff, hazards, and prepared recommendations for site preparation. The report concluded that as there is no direct tidal erosion at the base of the slope, the setback regarding retreat rate from ocean erosion does not apply. This is consistent with the previous discussion between City staff and Coastal staff above. Planning condition 11 has been incorporated to require that geotechnical report recommendations are incorporated into the building plans submitted for approval.

The applicant is seeking approval of a variance to reduce the front setback from 20 feet to 10 feet (with approximately 11.5 feet driveway garage setback). The required setback for garage parking is 20 feet in the R-2 zone. A lesser setback is allowed in other residential areas of town and where there is a significant change in topography between the right-of-way and the lot. Staff supports the request for variance because it is consistent with Chapter 17.45 of the Zoning Code to minimize alteration of the bluff and natural landforms, whereas to otherwise require the applicant to comply would involve greater amounts of excavation into the slope. It is also consistent with LUP Policy PS-2.2 regarding new development in high-risk area which states that development shall ensure stability, shall not contribute significantly to erosion; instability, and shall not substantially alter natural landforms. Because of the unique site constraints and GP/LCP policies on preserving natural character, staff is recommending planning condition 7 which would require that no development be allowed within the bluff buffer area consistent with the City's bluff policies in Chapter 17.45 and specifically 17.45.070.

The purpose of the bluff development standards is to protect public views and maintain the character of the bluff setting and geographic features and ensure development is subordinate to the character of the bluff. The project although not subject to the bluff development standards because it is not a coastal bluff is designed to minimize alterations to the natural landform by siting the home at the base of the bluff and avoids further grading into the slope. There is an existing 4-foot retaining wall and the proposed new home would reconstruct the retaining wall in the approximate same location to minimize slope impacts.

Zoning Code section 17.60.060 states the required findings that must be met for Planning Commission to approve a variance. Variances can be granted when all of the following circumstances are found to apply:

- A. Not a Special Privilege. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is situated. ***Reduction of front setback from 20 feet to 10 feet does not constitute a special privilege because the property is required to comply with all development standards including parking requirements for two covered and enclosed spaces. The setback reduction provides for slope stability of the bluff by minimizing alteration of natural landforms and preserving the character of the bluffline.***
- B. Special Circumstances with Property. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. ***Reduction of front setback from 20 feet to 10 feet is warranted in that special property circumstances include the site constraints related to the overall slope and topography of the lot and the small size of the lot which would otherwise require additional excavation into the historic bluff face to provide an adequate building footprint for the development and the project has been designed to***

**minimize alteration of natural landforms. The new retaining wall for the home is proposed in the same approximate location as the existing 4' retaining wall.**

- C. Consistent with General Plan and LCP. That the variance is found consistent with the intent of the general plan and land use plan of the local coastal program. **Reduction of front setback from 20 feet to 10 feet is consistent in that it accommodates development of the lot with a single family home which exists there now and meets parking requirement of two covered and enclosed spaces.**

### **HISTORIC REVIEW**

Due to the age of the home ("Little Red House") and property location, an archaeological and historical assessment of the property was prepared by CRMS in September 2017. A field survey found no evidence of archaeological artifacts with no recommendation for further study.

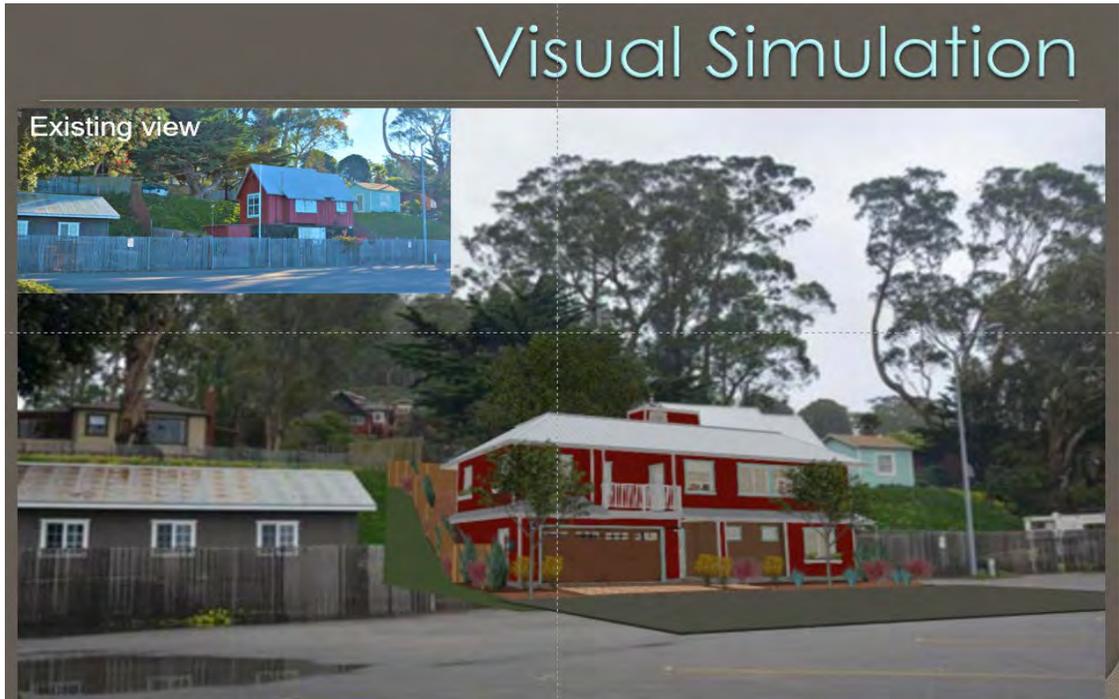
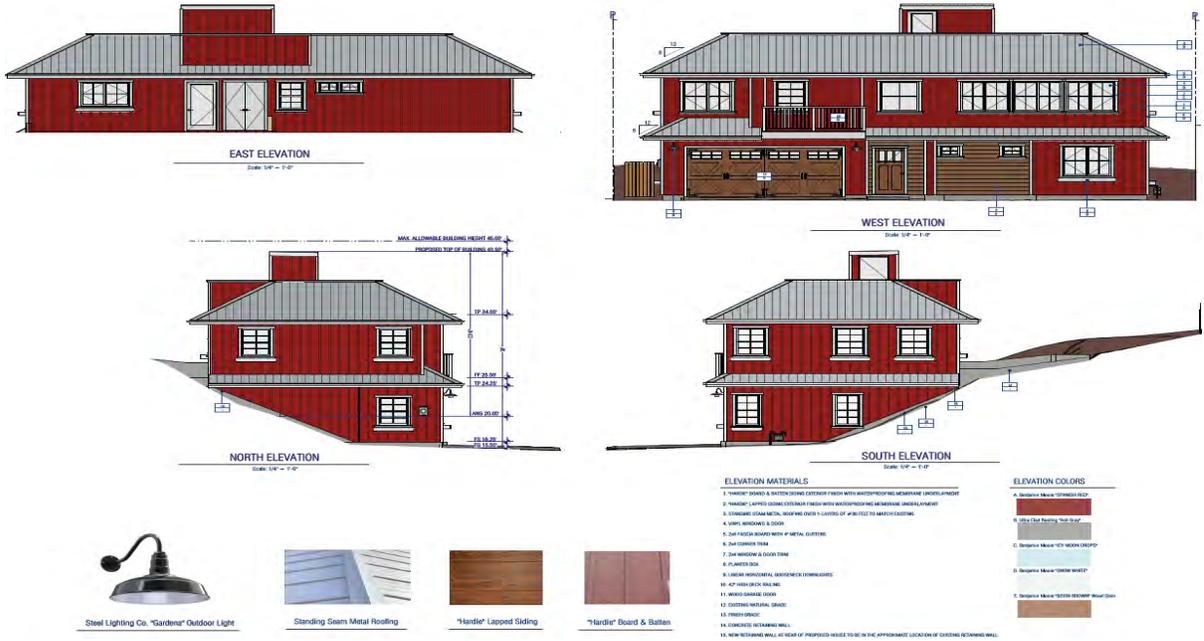
The historical evaluation provides a detailed history of the property. Historically, the property was originally known as 683 Embarcadero. In 1910, the property was owned by the Richards family with their daughter Nadine. The property was deeded to Nadine Richards in 1939. Nadine Richards was a local artist, poet, and interior decorator who hand-built the little red cottage in the early 1940's which she moved to this location around 1952-1953 on top of the existing lower level portion of the house which was used as her studio.

The historic report concluded that the cottage should be conserved to the extent possible, as an intact example of unique Morro Bay history. The interest expressed by the HSMB is to solicit fundraising to move the Little Red House to be established as a future visitor center at the City-owned Triangle parking lot located near the Maritime Museum at 1210 Embarcadero.

### **RESIDENTIAL DESIGN GUIDELINES AND COLOR & MATERIALS:**

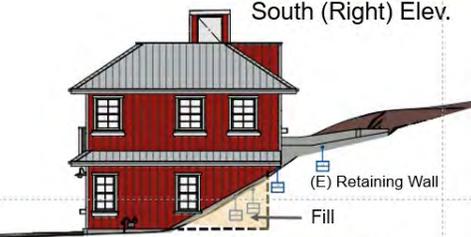
Per application requirements, the project plans (Exhibit C) include proposed exterior materials, color, and lighting on plan sheet A-6 and include a barn red board and batt siding with standing seam metal roofing, white and teal window and door trim and dark brown timber and plank siding on lower floor. Proposed exterior lighting fixtures include downward facing gooseneck lighting, Proposed landscape plan is shown on plan sheet A-4 which maintains much of the existing landscape area and proposes 492sf of street facing new landscape area that include a plant schedule of drought tolerant plantings.

The proposed 3-bedroom, 2-bath home includes a second floor 70sf balcony, and approximate 420sf roof top deck with access by elevator as shown in the visual simulation below and on plan sheets A-5 and A-6. The City's 2015 adopted residential design guidelines emphasize compatible materials, being visually compatible with the area, street-facing entryways, and maintain appropriate scale, mass, and design. The project is consistent with the residential design guidelines in that it follows the design of the original historic little red house as shown in the images below:



## Exterior Elevations

**South (Right) Elev.**



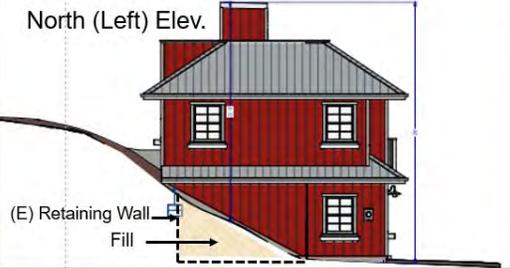
(E) Retaining Wall  
Fill



(E) Retaining Wall

Board and Batt siding, window trim and color, light grey metal roofing and dark brown garage and recessed features closely resemble the existing building

**North (Left) Elev.**



(E) Retaining Wall  
Fill

## Exterior Elevations

**West (Front) Elev.**



(E) Retaining Wall  
Fill



Board and Batt siding, window trim and color, light grey metal roofing and dark brown garage and recessed features closely resemble the existing building

**East (Rear) Elev.**



(E) Retaining Wall  
Fill

**PUBLIC NOTICE**

Notice of a public hearing of this item was published in the San Luis Obispo Tribune newspaper on November 4, 2022, and all property owners of record and occupants within 500 feet of the subject site were mailed notification of this evening's item and invited to comment.

### **ENVIRONMENTAL DETERMINATION**

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301, Class 11, for demolition and removal of individual small structures and Section 15303, Class 3a for a new residential dwelling in a residential land use and zoning district. The historical evaluation determined it does not meet the criteria for state or national historical significance but did note its local historical importance, for which the project includes relocation of the house to be used by the Historical Society. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

### **CONCLUSION**

The property does not currently have access to Fig Street but was addressed as 101 Fig St based on a previous survey interpretation of where the property boundaries are. Since access is currently only via Embarcadero, staff is recommending a condition of approval be added to the project to assign the property an Embarcadero street address. The historical address of 683 Embarcadero would not apply based on current street numbering (Planning condition 9).

The project as designed complies with all development standards with the exception of the request for variance to the front yard setback reducing the requirement from 20 feet to 10 feet for the home and 11.5 feet for the garage. Based on the analysis in the staff report, Planning Commission can find for approval of the variance request due to the unique slope and topographic site constraints associated with the property as well as the need to reduce excavation into the hillside. The proposal is consistent with the intent of the general plan and coastal land use plan in that it accommodates development of the lot while also preserving the character of the bluff line.

Staff recommends the Planning Commission conditionally approve Coastal Development Permit CDP21-035, Conditional Use Permit CUP21-12, and Variance request VAR21-003 for the project at 101 Fig Street, as shown on plans dated October 25, 2022, by adopting Planning Commission Resolution 09-22 which includes the findings and conditions of approval for the project.

### **EXHIBITS**

- Exhibit A – PC Resolution 09-22
- Exhibit B – Letter to the Commission from Chuck Stevenson, project agent
- Exhibit C – 11" x 17" Project Plans
- Exhibit D – GeoSolutions report dated July 27, 2022
- Exhibit E – PowerPoint Presentation

## Exhibit A

### RESOLUTION NO. PC 09-22

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CDP21-035), CONDITIONAL USE PERMIT (CUP21-12) AND VARIANCE REQUEST (VAR21-003) FOR REMOVAL OF THE EXISTING DWELLING UNIT KNOWN AS THE LITTLE RED HOUSE, AND NEW CONSTRUCTION OF A PROPOSED 1,676SF HOME WITH 465SF GARAGE, 70SF SECOND FLOOR BALCONY, 233SF REAR PAVER PATIO AREA, AND 420 SF ROOF DECK TO BE LOCATED AT 101 FIG STREET LOCATED IN THE R-2 ZONING DISTRICT, PLANNED DEVELOPMENT OVERLAY, AND WITHIN THE COASTAL COMMISSION APPEALS JURISDICTION

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on November 15, 2022 in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building at 209 Surf Street, Morro Bay, CA as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering approval of a Coastal Development Permit, Conditional Use Permit and Variance request for removal of the existing dwelling unit known locally as the Little Red House and allow new construction of a single-family home on a R-2 zoned property located in a Planned Development overlay (“Project”); and

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

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

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

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

California Environmental Quality Act (CEQA) Findings:

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3a, for new construction of a single-family home on a residentially zoned parcel. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Coastal Development Permit Findings:

1. The Planning Commission finds that the project is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for a new single-family home and removal of the existing residential dwelling unit.
2. The Planning Commission finds that the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act

## Exhibit A

because the project design has been sited to not impact neighboring coastal access and public parking in the Tideland Park and parking lot.

3. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. The project is surrounded by compatible uses of moderate density residential development; and is of a design, mass and scale suitable for the location.

### Conditional Use Findings:

1. The project will not be detrimental to the health safety or general welfare of persons residing or working in the neighborhood.
2. The project will not be injurious or detrimental to property in the neighborhood or the general welfare of the city.
3. The project is in conformance with the general plan and certified local coastal program.

### Variance Findings:

1. Variances granted are subject to conditions that assure that the adjustments do not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity with similar site constraints and in the same zoning district.
2. Because of special circumstances applicable to the subject property, including size, shape, topography and location, the strict application of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity under identify zone classifications.
3. The project is consistent with the General Plan and Land Use Plan within the Local Coastal Plan.

**Section 2. Action.** The Planning Commission does hereby approve Coastal Development Permit (CDP21-035), Conditional Use Permit (CUP21-12) and Variance request (VAR21-003) for property located at 101 Fig Street subject to the following conditions:

### **STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff reports dated November 8, 2022 for the project at 101 Fig Street depicted on plans dated October 25, 2022 as part of Coastal Development Permit CDP21-035, Conditional Use Permit #CUP21-12, and Variance #VAR21-003, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: due to unusual site constraints and sloped topography, this permit grants a variance for the front yard setback from 20 feet to 10 feet for the home and 12.5 feet for the garage setback. Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to

## Exhibit A

- the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Manager (the "Manager"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
  4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
  5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
  6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
  7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

### **PLANNING CONDITIONS**

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make

## Exhibit A

recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.

2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
7. Restriction on development along the blufftop: No development shall be allowed within the bluff buffer setback area.
8. Reduced setbacks. A variance request for a reduction in front setback from 20 feet to 10 feet has been approved.
9. Addressing: Application for building permit approval shall include a request to the City for re-addressing the property from 101 Fig St. where there is no vehicle access to addressing that meets City requirements for property access from Embarcadero Road.
10. Applicant shall complete and submit an application for voluntary lot merger prior to issuance of a building permit pursuant to MBMC 16.32.040.
11. The recommendations by GeoSolutions in the Engineering Geology Investigation reports dated July 27, 2022 shall be incorporated into the building plans submitted for approval.

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

- 1.) Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
- 2.) The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
- 3.) The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
- 4.) The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
- 5.) A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
- 6.) Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
- 7.) BUILDING PERMIT APPLICATION: To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.
- 8.) The Title sheet of the plans shall include, but not limited to:
  - Street address, lot, block, tract, and Assessor Parcel Number
  - Occupancy Classification(s)
  - Construction Type
  - Maximum height of the building allowed and proposed
  - Floor area of the building(s)

- Fire sprinklers proposed or existing
- Minimum building setback allowed and proposed

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

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

**B. CONDITIONS TO BE MET DURING CONSTRUCTION:**

- 1.) **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
- 2.) **ARCHAEOLOGICAL MATERIALS:** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.
- 3.) **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.
- 4.) **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.

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

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

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

**PUBLIC WORKS CONDITIONS**

1. **Stormwater Management:** The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website [www.morrobay.ca.us/EZmanual](http://www.morrobay.ca.us/EZmanual) (MBMC 14.48.140) The submitted Performance Requirement Determination Form identifies this project as exempt
2. **Frontage Improvements:** The installation of frontage improvements is required. Show the installation of a driveway approach (per City standard detail B-6 or B-7),) and a street tree. If permeable pavers are to be used, a modified driveway approach with a 12" wide PCC grade beam should be constructed to stabilize the front edge of the pavers. An encroachment permit is required for any work within the Right of Way. (MBMC 14.44.020)

## Exhibit A

3. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030).
4. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).
5. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
6. Water Meter: Indicate and label new water meter on plans and include size of meter.
7. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
8. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

Add the following Notes to the Plans:

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

Exhibit A

- If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.
- Any temporarily blocked off parking space(s) or street requires an encroachment permit. A traffic control plan is also required for any temporary lane closures or street traffic adjustments.

**FIRE DEPARTMENT CONDITIONS:**

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
3. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on the 15<sup>th</sup> of November 2022 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson Stewart

ATTEST

\_\_\_\_\_  
Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 15<sup>th</sup> day of November 2022

## Exhibit B

Date: November 15, 2022  
To: City of Morro Bay Planning Commission  
From: Chuck Stevenson, AICP, on behalf of Steven J. Morgan, Owner  
Subject: Proposed Single-Family Dwelling, located at 101 Fig Street, Morro Bay

Dear Chairman Stewart and Members of the Commission,

Steve Morgan requests your Commission's approval of the proposed new single-family home of approximately 1,676 square feet of living space and 465 square feet of garage space together with approval of a Variance to reduce the front yard setback from 20 feet to 10 and 12 feet, and approval to move the existing "Little Red Cabin" to another location. The Morgan family have owned the subject property for twenty-six years and have lived in the Little Red Cabin on a part time basis during that time.



### Site Conditions

The site is located at the southerly end of the Embarcadero as it enters the parking lot for the Tideland's Marina. The property contains 3,261 square feet and is bisected in the middle by a steep slope that was formerly considered a coastal bluff. The proposed building site is approximately two feet above the Marina parking lot elevation. The steep slope is vegetated with ice plant with a healthy Cypress tree on the upper part of the lot. The slope and lower building area is separated with an existing four-foot high retaining wall.



### Existing Development

The property is developed with a small residence that has come to be known as the "Little Red Cabin". There is also a rear deck, small tool shed, concrete driveway and walkway. Based on a Historic Building Report prepared for this application, the residence has been determined to be of local historic importance due to its unique style and the original owners ties to the art community of the day. Existing utility connections include water, sewer, electric power, gas, and telephone. The Morgan's intend to donate the structure and antique decorative items to the Morro Bay Historical Society who intend to incorporate it into a proposed Visitor Center.



The small residence is easily recognizable when entering the Marina parking lot. People often stop to photograph the unusual building and talk to the Morgans about its history. The original owner, Nadine Richards, was an interior decorator, artist and writer and was very active in the Morro Bay art community from the mid-1930's. She acquired the site in 1939. She built the cabin herself in the 1940's in the back yard of 285 Main St. She also built a studio on the subject property which later was the base for the Red Cabin. With a sledge and bulldozer, she dragged the cabin from the Main Street address to the subject site in 1952-53 and had it placed on top of the studio. The property was purchased by Jim Morgan in 1996.

#### Basis for Variance approval

Based on hardships relating to size, shape, topography and features of the site, findings can be made in support of the requested Variance to reduce the required front yard setback as explained below.

#### Site Constraints

The following constraints constitute hardship related to the land for placing the new home at the required front setback of 20 feet:

- The presence of the steep slope across the middle portion of the lot.
- Limited area for building placement
- Small lot size of 3,261 square feet.
- Slope stability concerns if further excavation in the slope is needed to meet the front setback
- An elevation change of fifteen feet from the lower to the upper area of the lot.

Morro Bay Municipal Code Section 17.60.060. General provisions.

Applications for variances from the strict application of the terms of this title may be made and variances granted when all of the following circumstances are found to apply:

A. Not a Special Privilege. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is situated.

Response: This site contains an unusual combination of constraints unique to the site and neighborhood that if granted the Variance would not constitute a granting of special privilege. These include a small 3,261 square foot lot with an even smaller building envelope, a steep slope located across the middle of the lot, and slope steepness. Granting the requested Variance would not set a precedent for future decisions due to the unique constraints on this lot.

B. Special Circumstances with Property. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

Response: Because of hardships on the land including the small lot size, very small building envelope, unique shape of the lot, a steep slope bisecting the middle of the lot, and location relative to other lots nearby, strict application of the front setback would prevent the subject property from privileges that other properties in the vicinity under identical zoning would enjoy.

C. Consistent with General Plan and LCP.

That the variance is consistent with the intent of the general plan and land use plan of the local coastal program.

Response: Variance approval to allow a reduced front setback from 20 feet to 10, and 12 feet, is consistent with the LCP and General Plan because a reasonably sized home is proposed, and, further grading into the slope in order to meet the required front setback would not be considered appropriate or consistent with the General Plan, and it could create slope stability concerns as explained in the Geo Technical Soils Report, and, because Coastal Policy and the General Plan intent is to protect property by enabling decision-makers to apply reasonable modifications to standards that do not constitute a granting of special privilege.

Proposed Residence

The proposed design incorporates architectural elements, features, and colors of the Little Red Cabin as a way to reflect the historical design. This includes barn red board and batt siding, window trim with teal and white color, light grey metal roofing, industrial style light fixtures, and dark brown wooden look garage as well as recessed features.



The proposed residence complies with applicable Community Design Guidelines as follows:

Relationship to Homes in Immediate Neighborhood

1. The design of the home pays attention to adjacent homes while remaining visually compatible with the immediate neighborhood.
2. Architectural integrity is maintained with design and material consistency on all facades.
3. Exterior materials, are compatible with homes in the surrounding area.
4. The entryway is directly visible from the street.

Scale and mass

5. The construction is consistent with the overall pattern of perceived scale and mass in the surrounding neighborhood.

Surface Articulation

6. The design includes relief in building facades. There are no long unarticulated wall and roof planes.
7. The design includes articulation of wall and roof planes that occur along the street-facing elevation.
8. Changes in wall and roof planes are accomplished with use of various textures and materials. This has been done with recessed entry, wood window and door trim, board and batt siding, horizontal lap siding in the front entry, recessed upper deck area, timber look garage door, and metal roofing with separated roof segments separating the first and second floor.

Building Orientation

9. The residence is oriented toward the fronting street and has a visible front entry from the street. The proposed design is in scale with homes in the neighborhood.
10. The home does not have height or bulk at front and side setback lines that are significantly greater than those of the adjacent homes.

Garage and Driveway Design

11. The garage does not exceed 50% of the linear front elevation width.
12. A balcony both recedes and extends in front of and above the face of the garage door.
13. The garage door has architectural and visual interest in that it simulates heavy wooden cross trim design.

Mitigate the impact of driveways on the streetscape

14. The driveway width is the minimum size needed to access the two car garage.
15. The driveway utilizes colored pavers.
16. The driveway is width is 16 feet.

Building Materials

17. Building materials are consistent and harmonious with adjacent homes.
18. The design does not include too many exterior materials.
19. The design does not have an even split of materials on facades.
20. Board and Batt siding is the dominant exterior siding material with lap siding used to a lesser degree and as an accent material.

Architectural Elements

21. Architectural elements within the design are in proportion to the overall home design.
22. Architectural elements reflect the habitation and internal and external use of the structure.
23. This traditionally styled architecture balances elements on all building elevations.

Solar Access

Proposed solar panel location does not affect solar access on neighboring properties.

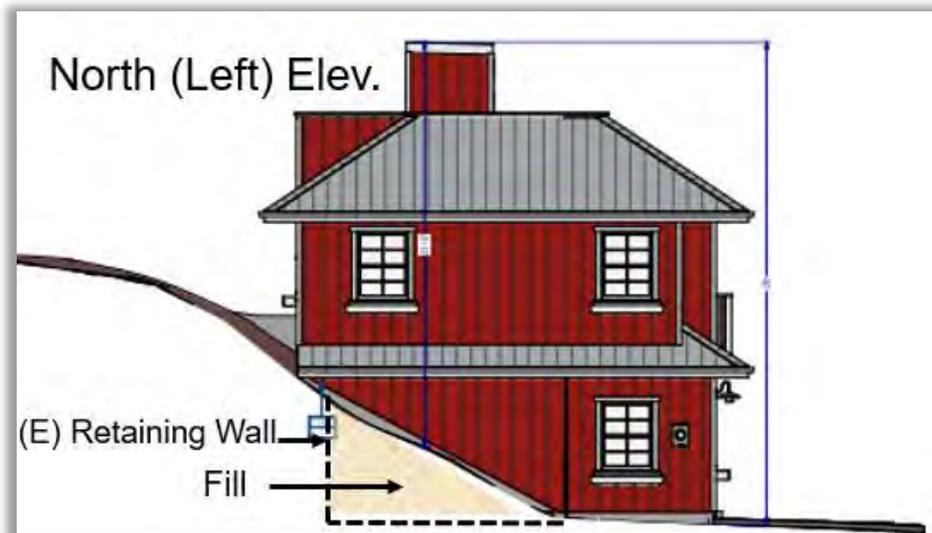
24. The roof has been designed to hide the solar panels behind a parapet.

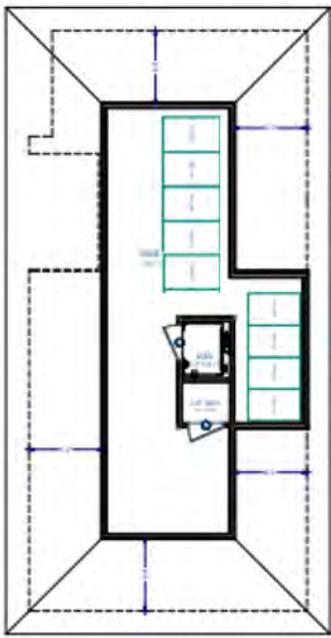
25. The solar panels are integrated into the design of the roof.

26. Solar panels are located below the parapet (ridgelines) and not visible from street view..

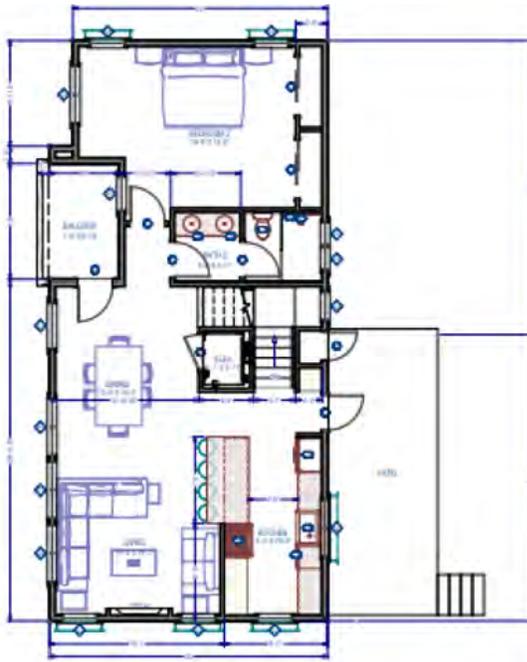
27. On flat roofs, set solar equipment back from the edge to reduce visibility.

28. The proposed home does not shade existing solar systems and will not potentially shade solar installations on neighboring properties.



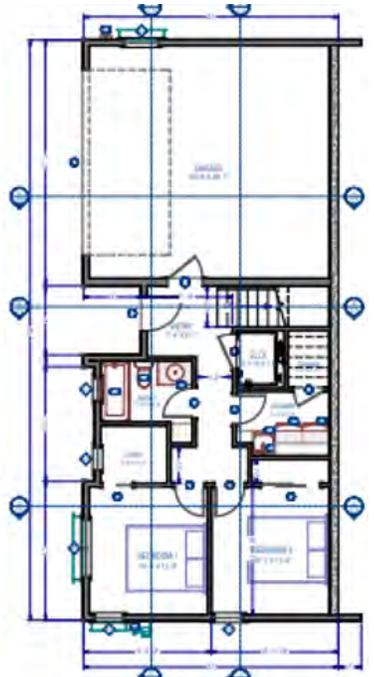


Roof area



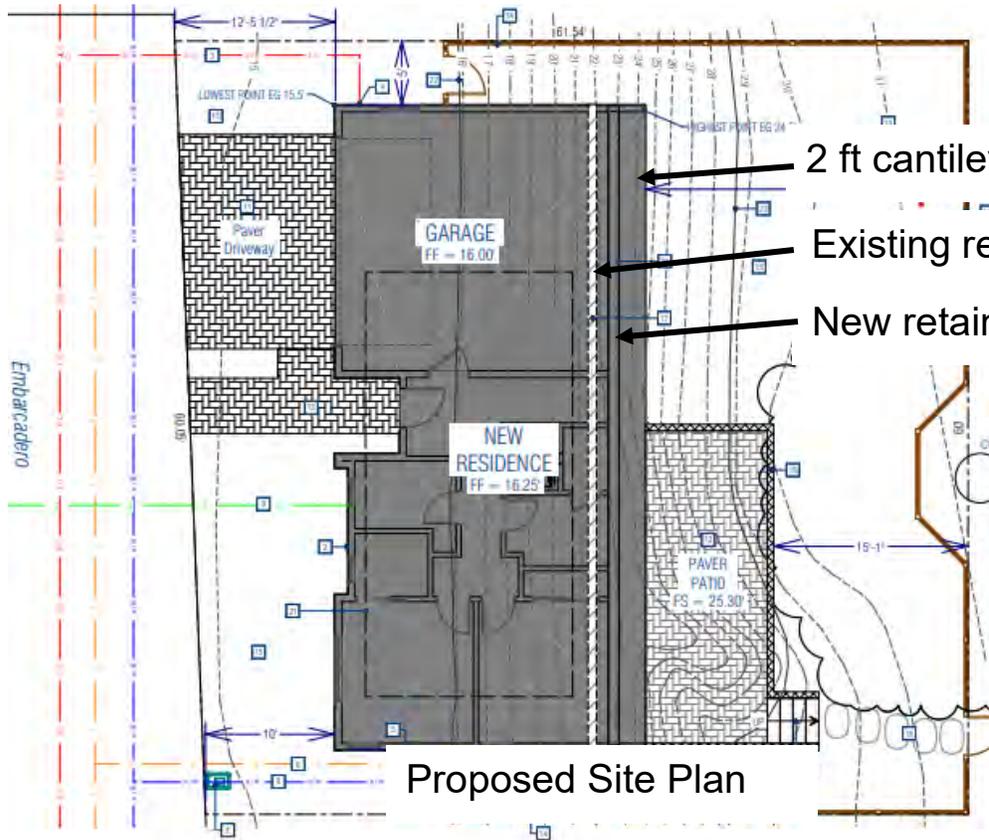
Upper floor

1,078 sf



Lower Floor

598 sf



Proposed Site Plan

PROPOSED SITE PLAN

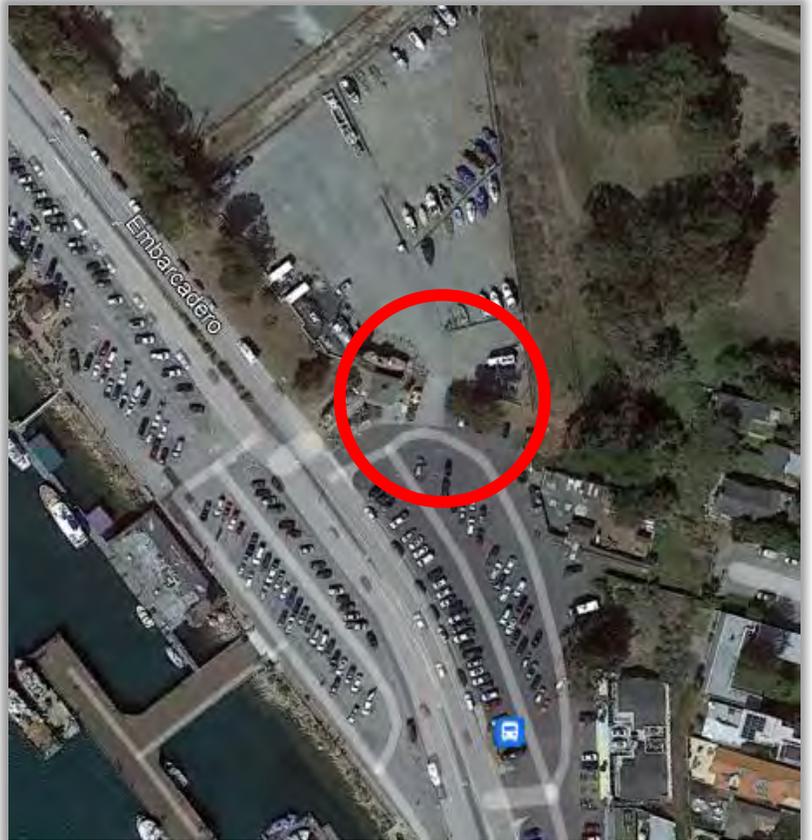




### Relocating the Little Red Cabin

Upon approval of the proposed residence, the Morgan family intends to donate the Little Red Cabin including interior artifacts that date back to the 1940's and 50's to the Morro Bay Historical Society. The MBHS

representatives have met with City officials about a proposed site on City-owned land and their intent to incorporate it as a feature into a proposed Visitor Center. Currently the MBHS is fund-raising to pay to relocate and set up the building for use. Our understanding is the proposed site has received preliminary City staff approval to locate the structure there pending formal approval of a land use permit and building permit. The site is in, or adjacent to, the 'rectangle lot' that used by the Maritime museum. Approval of this application will enable submittal of a moved building permit to allow the structure to be moved and, if necessary, stored securely until a building permit is issued for its permanent installation. The MBHS will take measures to protect its structural integrity from weather until it is installed permanently. The proposed location is show below.



# Morgan Residence

101 Fig Street, Morro Bay, CA 93442

## General Notes

- All work described in the drawings shall be verified by the contractor for dimension, grade, extent and compatibility to the existing site. Any discrepancies and unexpected conditions that affect or change the work described in the Contract Documents shall be brought to the Architect's attention immediately. Do not proceed with the work in the area of discrepancies until all such discrepancies are resolved. If the Contractor chooses to do so, he shall be proceeding at his own risk.
- Omissions from the drawings and specification or the mis-description of the work which is manifestly necessary to carry out the intent of the drawings and specifications, or which is customarily performed, shall not relieve the Contractor from performing such omitted or mis-described details of the work as if fully and completely set forth and described in the drawings and specifications.
- Dimensions shown shall take precedence over drawings scale or proportion. Larger scale drawing shall take precedence over smaller scale drawings.
- The Contractor shall coordinate with the Owner for the selection of all plumbing fixtures including toilets, tub/shower, lavatories, sinks and all appropriate faucets, trim and drains. The Owner shall select all colors, finish and options.
- Approval of plans and specifications does not permit the violation of any section of the building code or other ordinance or law. CBC 105.4

## Sheet Index

A-1	Title Sheet, Building Info, & General Notes
A-2	Proposed Site Plan
A-3	Topographic Survey
A-4	Proposed Landscape Plan
A-5	Proposed Floor Plans
A-6	Proposed Building Elevations
A-7	Street View Elevation
A-8	Exterior Rendering
A-9	Street View Rendering
A-10	Street View Rendering
A-11	Proposed Building Sections
A-12	Proposed Building Sections

## Special Inspections

REFER TO SHEET S1.1 FOR ALL REQUIRED SPECIAL INSPECTIONS.

## Title 24 Compliance

ENERGY COMPLIANCE FORMS CF2R AND CF3R WILL BE BE COMPLETED AND SUBMITTED TO THE BUILDING INSPECTOR AT TIME OF INSPECTION OF RELATED COMPONENT.

## HERS Required Inspection

A HOME ENERGY RATING SYSTEM (HERS) RATER IS REQUIRED TO PERFORM. A HOME ENERGY RATING PRIOR TO CONSTRUCTION COMPLETION.

## BMP Statement

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION (CONCRETE WASHOUT, EROSION CONTROL, AREA OF DISTURBANCE, MATERIAL STORAGE, STORM WATER MANAGEMENT). NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL

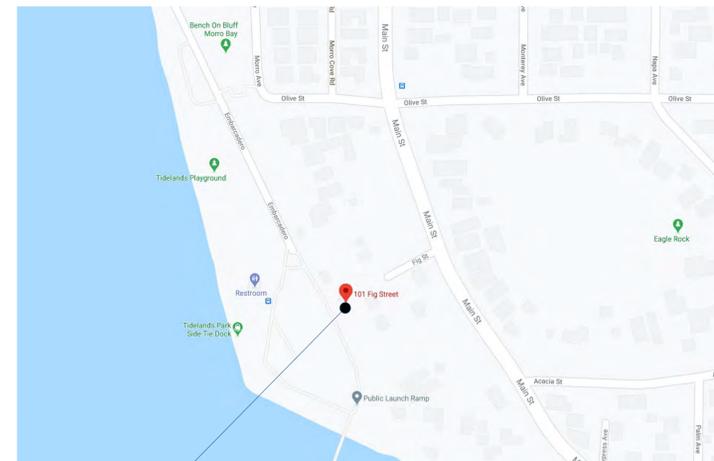
## Consultant Directory

<b>DESIGNER</b> Gannage Design P.O. BOX 14502 San Luis Obispo, CA 93406 Ph: (808) 212-3699 Contact: Aaron Gannage	<b>PLANNING AND DESIGN SERVICES</b> Chuck Stevenson, AICP Ph: (805) 459-9493 chsdesign1@yahoo.com
<b>ENERGY COMPLIANCE</b> Carstairs Energy P.O. Box 4736 San Luis Obispo, CA 93403 Ph. 805-904-9048 Contact: Tim Carstairs	<b>STRUCTURAL ENGINEER</b>

## Code Compliance

THIS PROJECT HAD BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE CITY OF MORRO BAY ADOPTED CODE AND ORDINANCE REQUIREMENTS AND I/WE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

This project shall comply with the following model codes:  
 City of Morro Bay Municipal Code  
 2019 California Building Code  
 2019 California Residential Code  
 2019 California Mechanical Code  
 2019 California Electrical Code  
 2019 California Plumbing Code  
 2019 California Energy Code  
 2019 California Fire Code  
 2019 California Green Building Standards Code



Site Location  
VICINITY MAP

## Property Owner

James Morgan  
Care of: Steve Morgan  
5375 Preserve Drive  
Greenwood Village, CO 80121

## Lot Description

APN:	066-211-031
Address:	101 Fig Street
Zoning:	R-2/PD
Lot Number:	31
Legal:	A portion of fig street & Morro Street of the cerrito addtion of the town of morro bay
Lot Area:	3,600 S.F.

## Occupancy & Construction Type

Residence:	R-3	Fire Sprinklers:	YES
Garage:	U	Fire Sprinklers:	YES
Construction Type:	V-B		
Stories:	2 Story		

## Scope of Work

- Relocate the existing "Little Red Cabin" to a site owned by the Morro Bay historical society
- Construct a new 3-bedroom single family dwelling at lower level of site

## Building Height

Lowest Point of Natural Grade:	15.50'
Highest Point of Natural Grade:	24.50'
Average Natural Grade:	20.00'
Top of Slab:	16.25'
Maximum Building Height:	43.50'

Maximum Proposed Building Height Above Grade:	23'-6"
Maximum Allowable Building Height Above Grade:	25'-0"

## Building Area

Proposed 1st Floor Living Area:	598 SQ. FT.
Proposed 2nd Floor Living Area:	1,078 SQ. FT.

TOTAL PROPOSED LIVING AREA: 1,676 SQ. FT.

Proposed Garage Area:	465 SQ. FT.
Proposed Paver Patio Area:	233 SQ. FT.
Proposed 2nd Floor Roof Deck Area:	70 SQ. FT.
Proposed 3rd Floor Roof Deck Area:	420 SQ. FT.

## Lot Coverage

Total Proposed Building Coverage:	1,168 SQ. FT.
Proposed Lot Coverage Percentage:	32%
Allowable Lot Coverage Percentage:	50%

## Impervious Area

Proposed Impervious Area:	1,168 SQ. FT. (32%)
---------------------------	---------------------

## Cut & Fill

Total Cut:	35 SQ. YD.
Total Fill:	10 SQ. YD.

ALL DESIGN, IDEAS, SPECIFICATIONS AND OTHER INFORMATION ARE FOR USE ON THE SPECIFIED PROJECT AND ARE NOT TO BE REPRODUCED, CHANGED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GANNAGE DESIGN. THEIR USE SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED.

**GANNAGE**  
DESIGN  
P.O. Box 14502, San Luis Obispo, CA 93406  
PH: (805) 758-3453 Email: aaron@gannagedesign.com  
www.gannagedesign.com



DRAWN BY:  
Aaron Gannage

*Aaron Gannage*

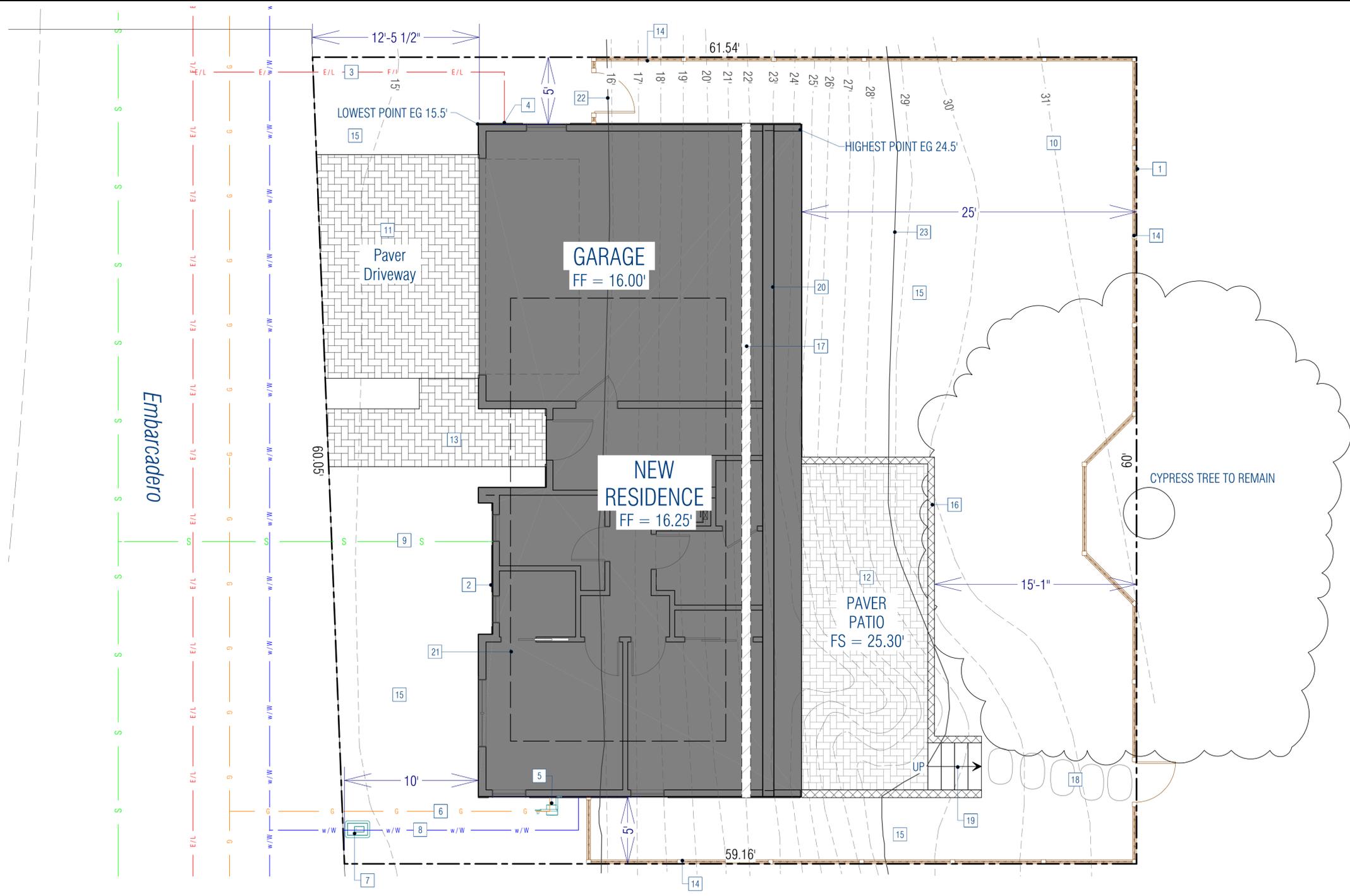
DATE	△

PROJECT:  
**Morgan Residence**  
**101 Fig Street**  
**Morro Bay, CA**

DATE:  
10/25/2022

SHEET:

**A-1**



SITE PLAN KEY NOTES

- 1 PROPERTY LINE
- 2 BUILDING FOOTPRINT
- 3 UNDERGROUND ELECTRIC, PHONE, & CABLE LINE
- 4 200amp ELECTRICAL PANEL
- 5 GAS METER
- 6 UNDERGROUND GAS LINE
- 7 1" WATER METER
- 8 1" WATER LINE
- 9 SEWER LINE
- 10 EXISTING CONTOUR LINES
- 11 PERVIOUS PAVER DRIVEWAY
- 12 PERVIOUS PAVER PATIO
- 13 PERVIOUS PAVER WALKWAY
- 14 NEW 5'-0" WOOD FENCE
- 15 LANDSCAPE AREA
- 16 3'-0" HIGH RETAINING WALL
- 17 EXISTING RETAINING WALLS TO BE REMOVED
- 18 PAVER STEPPING STONES
- 19 EXTERIOR CONCRETE STEPS - 7" RISE & 12" RUN
- 20 NEW RETAINING WALL FOR PROPOSED HOUSE TO BE IN THE APPROXIMATE LOCATION OF EXISTING RETAINING WALL
- 21 EXISTING HOUSE WILL BE STORED OFF-SITE AT A LOCATION YET TO BE DETERMINED AND THIS WILL BE ACCOMPLISHED PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR PROPOSED NEW RESIDENCE
- 22 HISTORICAL TOE OF BLUFF - REFER TO ENGINEERING GEOLOGY INVESTIGATION REPORT #SL11502-3
- 23 HISTORICAL TOP OF BLUFF - REFER TO ENGINEERING GEOLOGY INVESTIGATION REPORT #SL11502-3

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www.gannagedesign.com



DRAWN BY:  
Aaron Gannage

DATE	BY

PROJECT:  
**Morgan Residence**  
101 Fig Street  
Morro Bay, CA

DATE:  
10/25/2022

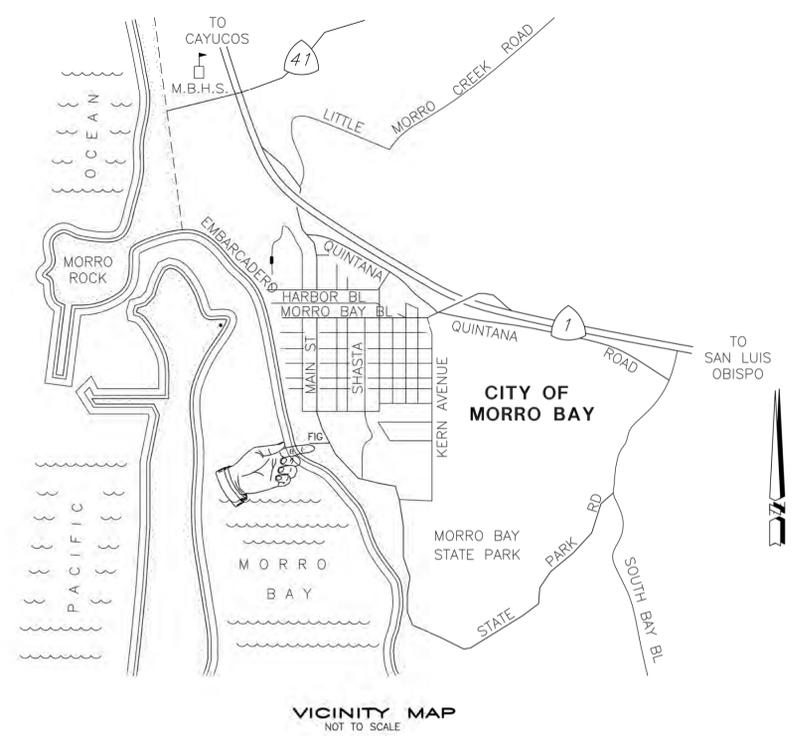
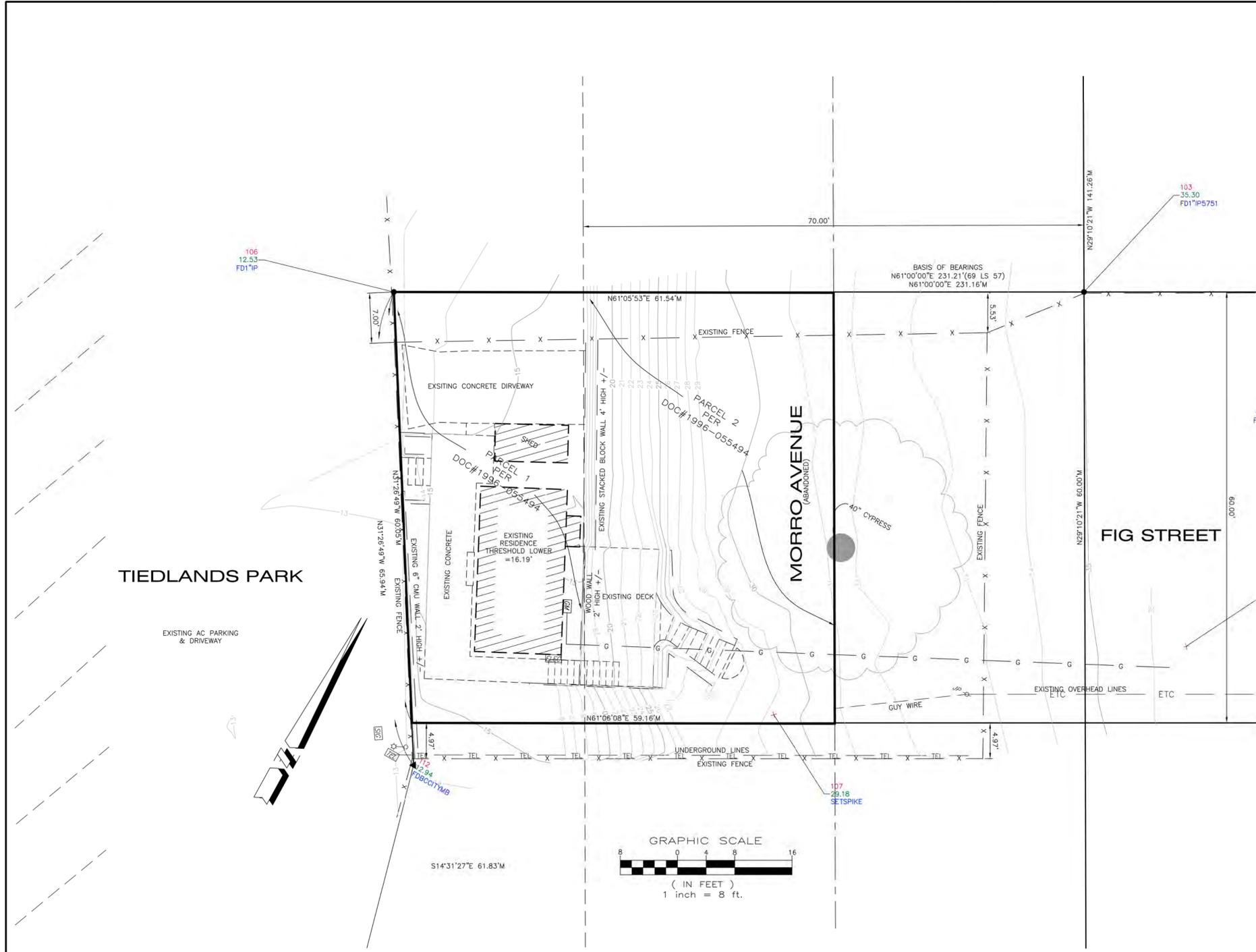
SHEET:

**A-2**

PROPOSED SITE PLAN

Scale: 1/4" = 1'-0"





**SURVEYOR'S NOTES:**

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY AND FOUND MONUMENTS IN THE FIELD. PERMANENT MONUMENTS WILL NOT BE SET AT ALL PROPERTY CORNERS PER CLIENT'S REQUEST.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG NORTHWESTERLY LINE OF FIG STREET BEARING N 61° 00' 00" E PER (69 LS 57).

**SITE DATA:**

ADDRESS: FIG STREET, MORRO BAY  
ASSESSOR'S PARCEL NO. APN 066-211-031

**SURVEYOR'S STATEMENT:**

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON OCTOBER 31, 2016.



MICHAEL B. STANTON, PLS 5702 DATE

**SYMBOL LEGEND:**

- x- FENCE LINE
- SS- SEWER MAIN
- W- WATER MAIN
- G- GAS MAIN
- ETC- ELEC/TELEPHONE/CABLE
- OHE- OVERHEAD ELECTRIC
- DI- DROP INLET AT CURB
- DI- DROP INLET
- SD- STORM DRAIN MANHOLE
- HY- FIRE HYDRANT
- WV- WATER WELL
- WV- WATER VALVE
- WM- WATER METER
- SM- SEWER MANHOLE
- SC- SEWER CLEANOUT
- MW- MONITORING WELL
- RETAINING WALL
- PG&E BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- JOINT POLE
- POWER POLE
- GUY WIRE

**ABBREVIATIONS**

- AC ASPHALT CONCRETE
- AP ANGLE POINT
- BM BENCH MARK
- BLDG BUILDING
- BOW BACK OF WALK
- CB CATCH BASIN
- CF CURB FACE
- CO CLEAN OUT
- COL COLUMN
- COR CORNER
- CONC CONCRETE
- CMP CORRUGATED METAL PIPE
- CMU CONCRETE MASONRY UNITS
- CRN CROWN OF STREET
- DI DROP INLET
- EG EXISTING GRADE
- EP EDGE OF PAVEMENT
- FD FOUND
- FL FLOW LINE
- FF FINISH FLOOR
- FW FACE OF WALL
- HSE HOUSE COR
- GR GRASS
- GM GAS METER
- IP IRON PIPE
- IP IRON PIPE
- GB GRADE BREAK
- GM GAS METER
- HP HIGH POINT
- LT LIGHT
- MH MANHOLE
- PVC POLYVINYL PIPE
- REBAR REINFORCED CONCRETE PIPE
- RCP REINFORCED CONCRETE PIPE
- R10 CANOPY RADIUS
- SD STORM DRAIN
- SL POINT ON SLOPE
- SS SEWER
- STP STEP
- STR STAIRS
- TOP TOP OF SLOPE
- TOE TOE OF SLOPE
- TW TOP OF WALL
- W WATER
- WL WALL
- WM WATER METER
- WV WATER VALVE
- DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

**BENCH MARK:**

THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FV0401 TIDAL 5, BEING A STANDARD BRASS BENCH MARK DISK STAMPED "S 1935" AT THE WEST END OF MORRO BAY BOULEVARD, 17 FEET WEST OF THE WEST EDGE OF MARKET STREET, IN TOP OF 2.5 X 2.1 X 1.1 HIGH CONCRETE BLOCK AND BRASS PLAQUE.  
ELEVATION=36.50' NAVD 88

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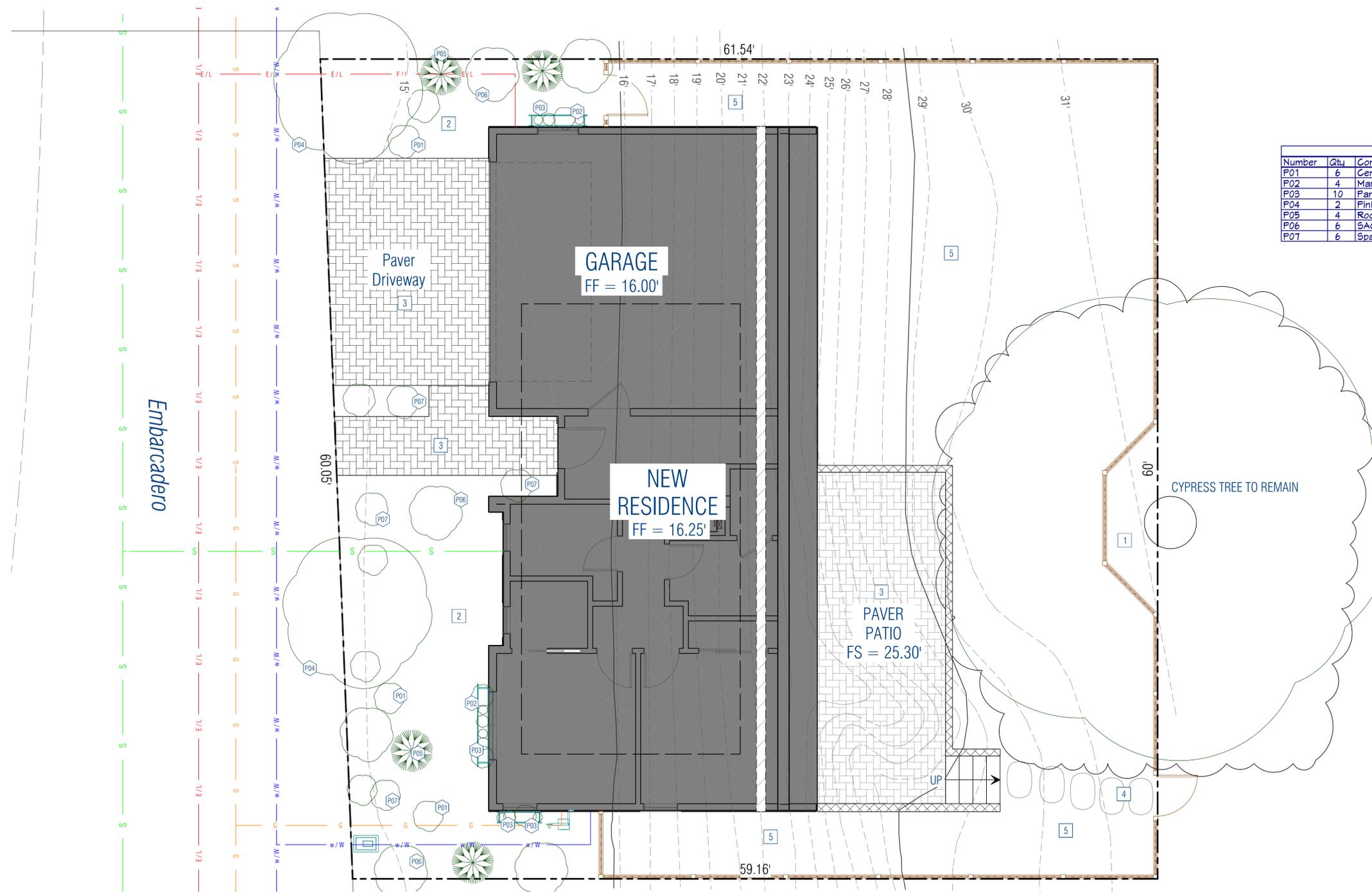
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DATE	BY

**PROJECT:**  
Morgan Residence  
101 Fig Street  
Morro Bay, CA

DATE: 10/25/2022

SHEET: A-3



LANDSCAPE PLAN KEY NOTES

- 1 GRAVEL GROUND COVER OVER FILTER FABRIC
- 2 BARK GROUND COVER BETWEEN PLANTS OVER FILTER FABRIC
- 3 PERVIOUS PAVERS
- 4 PAVER STEPPING STONES
- 5 EXISTING NATIVE LANDSCAPE TO REMAIN, ICE PLANT

Plant Schedule			
Number	Qty	Common Names	Scientific Name
P01	6	Century Plant, Agave	Agave americana
P02	4	Marigold	Tagetes
P03	10	Pansy	Viola x wittrockiana
P04	2	Pink Melaleuca	Pink Melaleuca
P05	4	Rocky Mountain Juniper, Skurocket Juniper	Juniperus scopulorum
P06	6	SAGE BUSH	Euonymus alatus, Celastrus alatus
P07	6	Spanish Broom	Spartium junceum

Lot Coverage

TOTAL LOT AREA:	3,600 SQ. FT.
Total Proposed Building Coverage Area:	1,168 SQ. FT.
Proposed Lot Coverage Percentage:	32%
Allowable Lot Coverage Percentage:	50%
Existing Native Landscape Area:	1,396 SQ. FT.
New Landscape Area:	492 SQ. FT.
Total Landscape Area:	1,888 SQ. FT.
Percent landscaped area:	52%
Driveway, Walkway & Conc. Walls Area:	544 SQ. FT.
Percent driveway and walkways:	15%

LANDSCAPE AREA BREAKDOWN:

New Landscape Area:	492 SQ. FT.
Planting Area:	200 SQ. FT. (40%)
Gravel Area:	292 SQ. FT. (60%)

PROPOSED LANDSCAPE PLAN

Scale: 1/4" = 1'-0"



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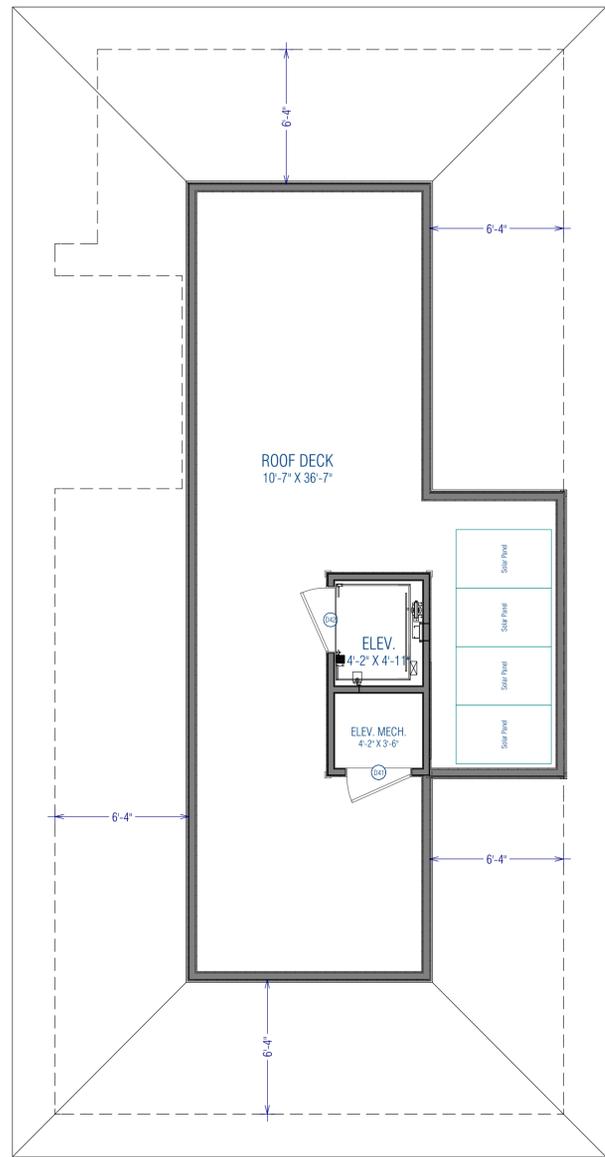
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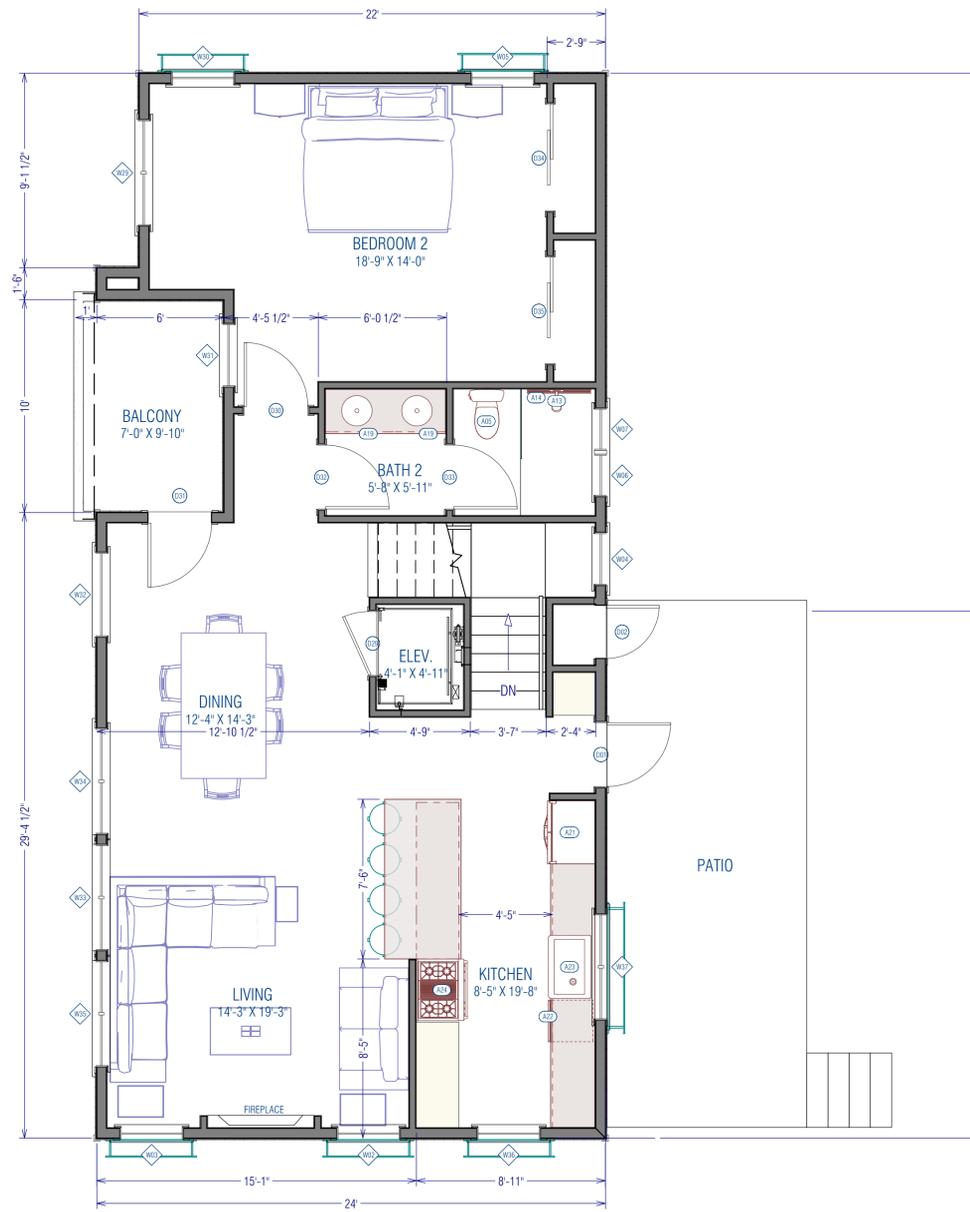
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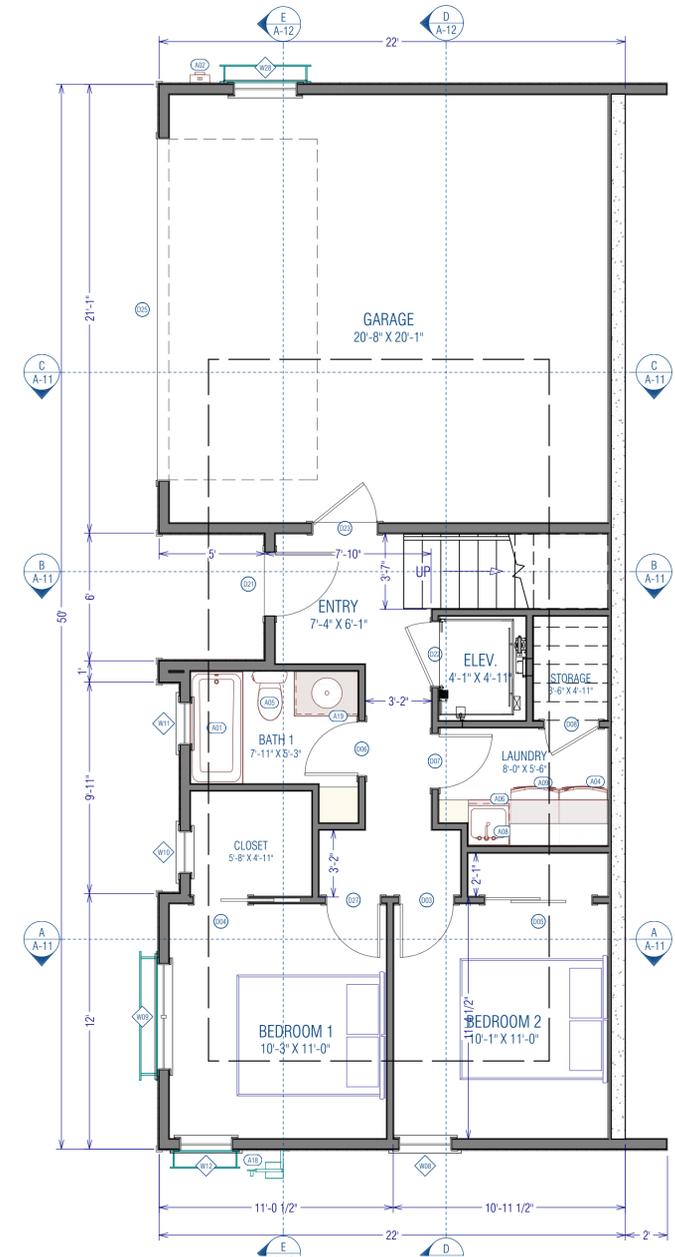
PROPOSED ROOF DECK PLAN

Scale: 1/4" = 1'-0"



PROPOSED 2nd FLOOR PLAN

Scale: 1/4" = 1'-0"



PROPOSED 1st FLOOR PLAN

Scale: 1/4" = 1'-0"



DOOR SCHEDULE							
NUMBER	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	THICKNESS	COMMENTS
D21	3068 LEX	36"	80"	38'X83"	EXT. HINGED DOOR E21	1-3/4"	
D22	3068 L IN	35 15/16"	80"	37 15/16'X82 1/2"	HINGED DOOR P04	1-3/8"	
D23	3068 LEX	36"	80"	38'X83"	EXT. HINGED DOOR E21	1-3/8"	
D24	3068 L IN	36"	80"	38'X82 1/2"	HINGED DOOR P04	1-3/8"	
D25	16070	192"	84"	194'X87"	GARAGE-GARAGE DOOR CHD05	1-3/4"	
D26	11068 L IN	120"	80"	122'X82 1/2"	SLIDER DOOR P04	1-3/8"	
D27	3068 L	36"	80"	17'X82 1/2"	POCKET DOOR P04	1-3/8"	
D28	3068 L IN	36"	80"	38'X82 1/2"	HINGED DOOR P04	1-3/8"	
D29	3068 L IN	35 15/16"	80"	37 15/16'X82 1/2"	HINGED DOOR P04	1-3/8"	
D30	3070 L IN	36"	84"	38'X86 1/2"	HINGED DOOR P04	1-3/8"	
D31	3068 L EX	36"	80"	38'X83"	EXT. HINGED DOOR E21	1-3/4"	
D32	3070 R IN	36"	84"	38'X86 1/2"	HINGED DOOR P04	1-3/8"	
D33	3070 R IN	36"	84"	38'X86 1/2"	HINGED DOOR P04	1-3/8"	
D34	5068 L IN	60"	80"	62'X82 1/2"	SLIDER DOOR P04	1-3/8"	
D35	5068 L IN	60"	80"	62'X82 1/2"	SLIDER DOOR P04	1-3/8"	
D36	8068 L IN	96"	80"	88'X82 1/2"	SLIDER DOOR P04	1-3/8"	
D37	3070 R IN	36"	84"	38'X86 1/2"	HINGED DOOR P04	1-3/8"	
D38	3070 L	36"	84"	74'X86 1/2"	POCKET DOOR P04	1-3/8"	
D39	3070 R IN	36"	84"	38'X86 1/2"	HINGED DOOR P04	1-3/8"	
D40	6070 R EX	12"	84"	77'X87"	EXT. SLIDER GLASS PANEL	1-3/4"	
D41	3068 L IN	35 15/16"	80"	37 15/16'X82 1/2"	HINGED SLAB	1-3/8"	
D42	3068 L IN	35 15/16"	80"	37 15/16'X82 1/2"	HINGED DOOR E01	1-3/8"	

WINDOW SCHEDULE							
NUMBER	SIZE	WIDTH	HEIGHT	R/O	HEADER HEIGHT	DESCRIPTION	EGRESS TEMPERED COMMENTS
W01	151144	191"	52"	192'X53"	84"	MULLED UNIT-LH/RHR	
W02	3040SH	36"	48"	37'X49"	84"	SINGLE HUNG	
W03	3040SH	36"	48"	37'X49"	84"	SINGLE HUNG	
W04	4214	50"	16"	51'X17"	88"	MULLED UNIT-LH/RHR	
W05	3040SH	36"	48"	37'X49"	84"	SINGLE HUNG	
W06	5040DC	60"	48"	61'X49"	80"	DOUBLE CASEMENT-LH/RHR	
W24	5040DC	60"	48"	61'X49"	80"	DOUBLE CASEMENT-LH/RHR	
W25	4030DC	48"	36"	49'X37"	80"	DOUBLE CASEMENT-LH/RHR	
W26	3016LS	36"	18"	37'X19"	80"	LEFT SLIDING	
W27	3010RS	36"	12"	37'X13"	88"	RIGHT SLIDING	
W28	3040SH	36"	48"	37'X49"	80"	SINGLE HUNG	
W29	5044DC	60"	52"	61'X53"	84"	DOUBLE CASEMENT-LH/RHR	
W30	3040SH	36"	48"	37'X49"	84"	SINGLE HUNG	
W31	3044SH	36"	52"	37'X53"	84"	SINGLE HUNG	
W32	4044FX	48"	52"	49'X53"	84"	FIXED GLASS	
W36	3040SH	36"	48"	37'X49"	84"	SINGLE HUNG	
W37	5036DC	60"	42"	61'X43"	84"	DOUBLE CASEMENT-LH/RHR	
W38	2616AW	30"	18"	31'X19"	84"	SINGLE AWNING	
W39	2616AW	30"	18"	31'X19"	84"	SINGLE AWNING	
W40	2616AW	30"	18"	31'X19"	84"	SINGLE AWNING	

FIXTURE SCHEDULE				
NUMBER	DESCRIPTION	WIDTH	DEPTH	HEIGHT COMMENTS
A03	EXISTING GAS FAU UNIT IN ATTIC	20"	54 1/8"	20"
A05	ELONGATED TOILET	30"	36"	29 7/8"
A13	SHOWER VALVE & HEAD	7 15/16"	12 1/2"	36"
A14	CURBLESS SHOWER PAN WITH LINEAR FLOOR DRAIN	36"	2"	1/4"
A18	GAS METER	24 1/4"	17 1/4"	21 1/2"
A19	VESSEL DROP-IN ABOVE-COUNTER	17 1/2"	17 1/2"	6"
A20	JETTED TUB 2	60"	29"	18 9/16"
A21	DIFF36 FRENCH-DOOR BOTTOM-MOUNT REFRIGERATOR	35 5/8"	28 11/16"	70 1/8"
A22	PROFESSIONAL DISHWASHER	23 1/2"	24"	30 1/2"
A23	APRON FRONT SINK (S: 120)	33 1/2"	24"	9 5/8"
A24	GF364C LP - 36" DUAL FUEL RANGE LP - 4 BURNERS AND INFRARED CHARBROILER	35"	28 7/8"	36 9/16"

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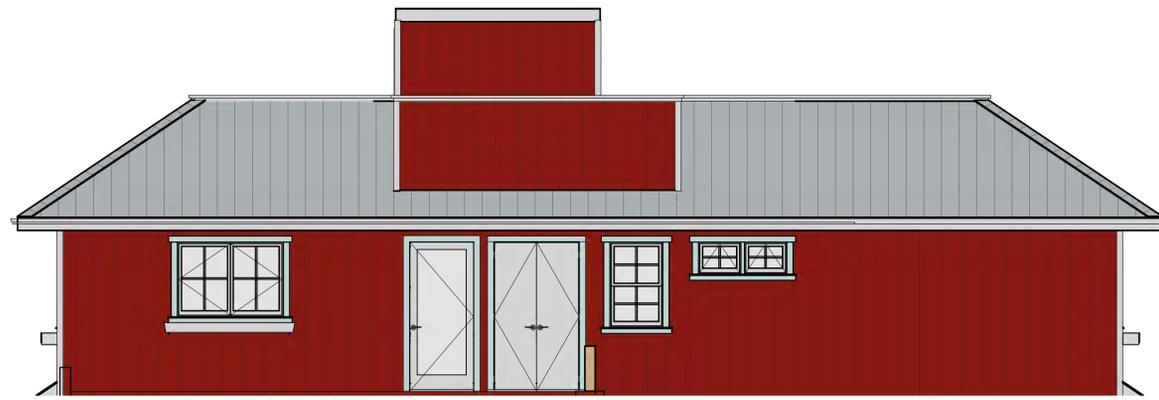
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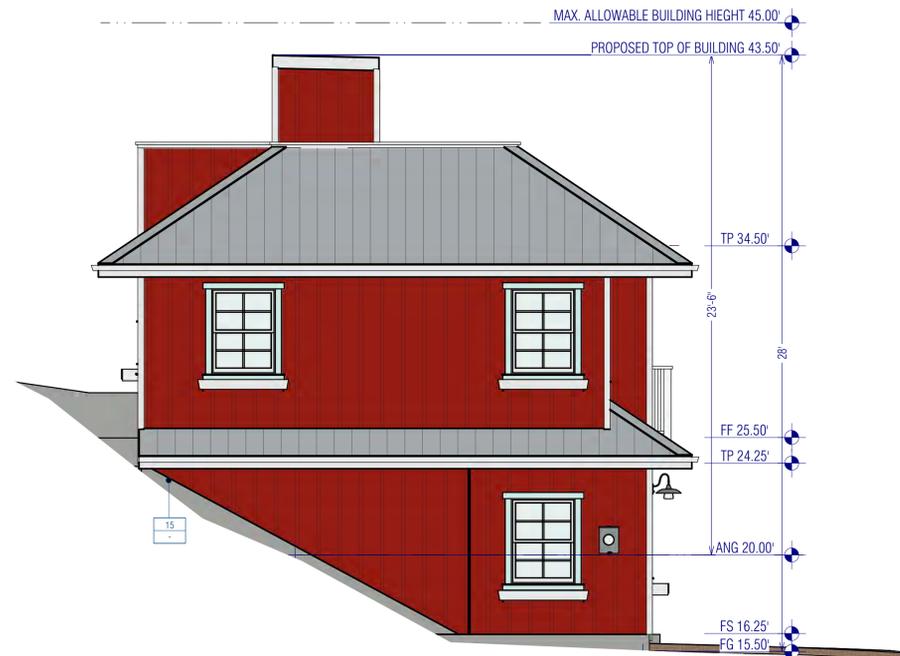
EAST ELEVATION

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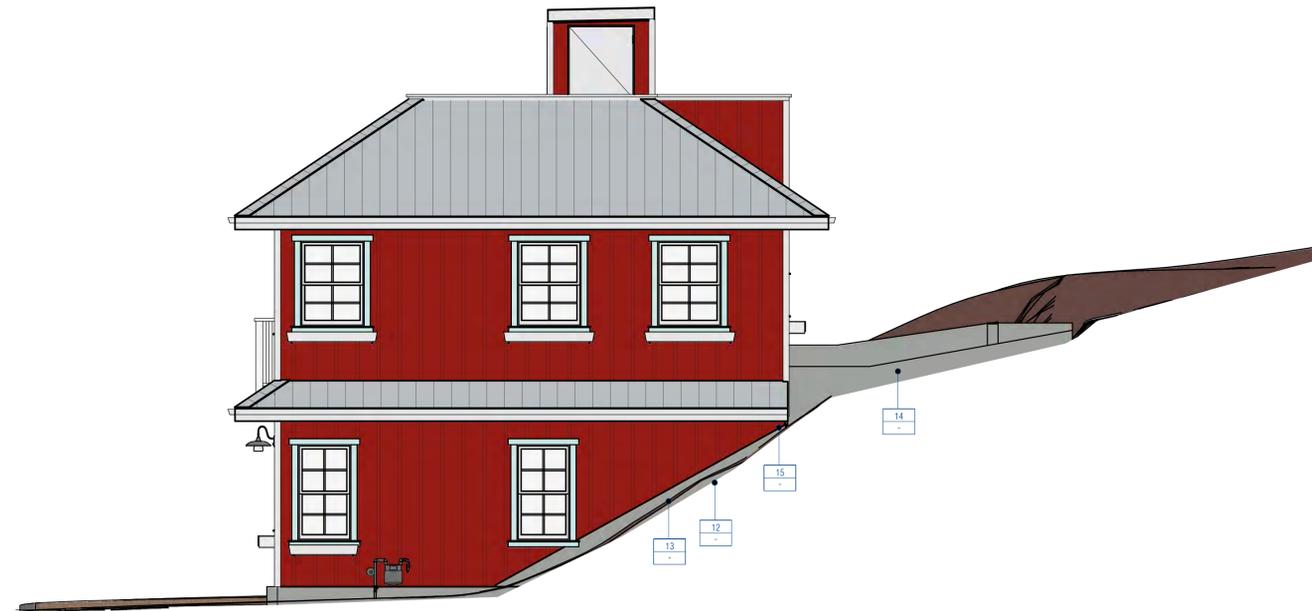
WEST ELEVATION

Scale: 1/4" = 1'-0"



NORTH ELEVATION

Scale: 1/4" = 1'-0"



SOUTH ELEVATION

Scale: 1/4" = 1'-0"

ELEVATION MATERIALS

1. "HARDIE" BOARD & BATTEN SIDING EXTERIOR FINISH WITH WATERPROOFING MEMBRANE UNDERLAYMENT
2. "HARDIE" LAPPED SIDING EXTERIOR FINISH WITH WATERPROOFING MEMBRANE UNDERLAYMENT
3. STANDING SEAM METAL ROOFING OVER 1-LAYERS OF #30 FELT TO MATCH EXISTING
4. VINYL WINDOWS & DOOR
5. 2x8 FASCIA BOARD WITH 4" METAL GUTTERS
6. 2x4 CORNER TRIM
7. 2x4 WINDOW & DOOR TRIM
8. PLANTER BOX
9. LINEAR HORIZONTAL GOOSENECK DOWNLIGHTS
10. 42" HIGH DECK RAILING
11. WOOD GARAGE DOOR
12. EXISTING NATURAL GRADE
13. FINISH GRADE
14. CONCRETE RETAINING WALL
15. NEW RETAINING WALL AT REAR OF PROPOSED HOUSE TO BE IN THE APPROXIMATE LOCATION OF EXISTING RETAINING WALL

ELEVATION COLORS

- A. Benjamin Moore "SPANISH RED"
- B. Ultra Clad Roofing "Ash Gray"
- C. Benjamin Moore "ICY MOON DROPS"
- D. Benjamin Moore "SNOW WHITE"
- E. Benjamin Moore "BISON BROWN" Wood Stain



Steel Lighting Co. "Gardena" Outdoor Light



Standing Seam Metal Roofing



"Hardie" Lapped Siding



"Hardie" Board & Batten

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A-6



WEST STREET VIEW ELEVATION

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*Aaron Gannage*

DATE	DATE

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Camera 3



Camera 1



Camera 4



Camera 2

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STREET VIEW FROM EMBARCADERO STREET 1

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 Aaron Gannage

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**A-9**



STREET VIEW FROM EMBARCADERO STREET 2

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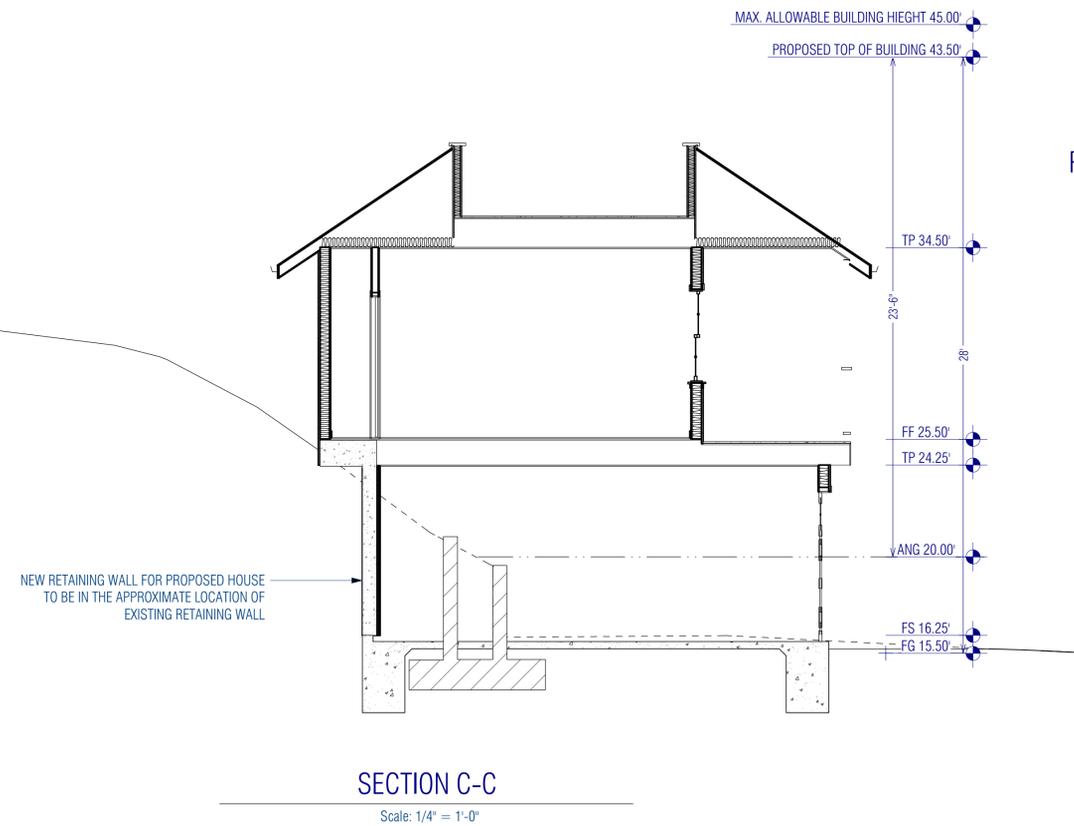
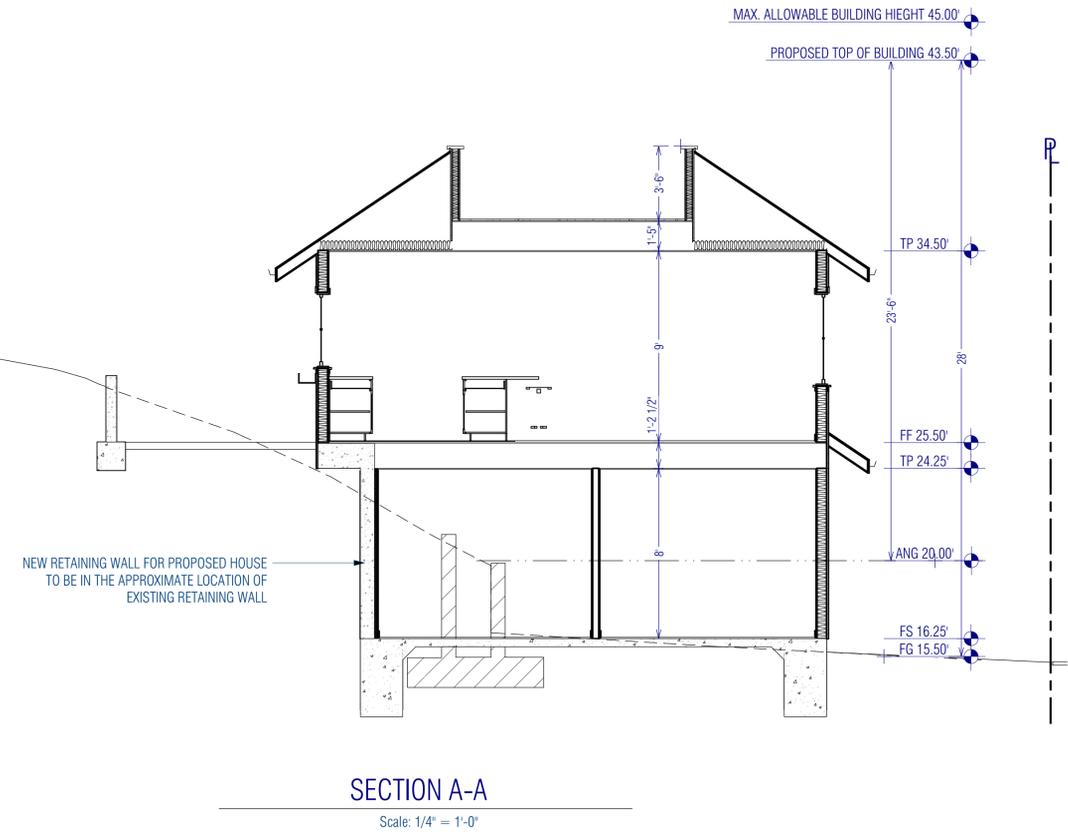
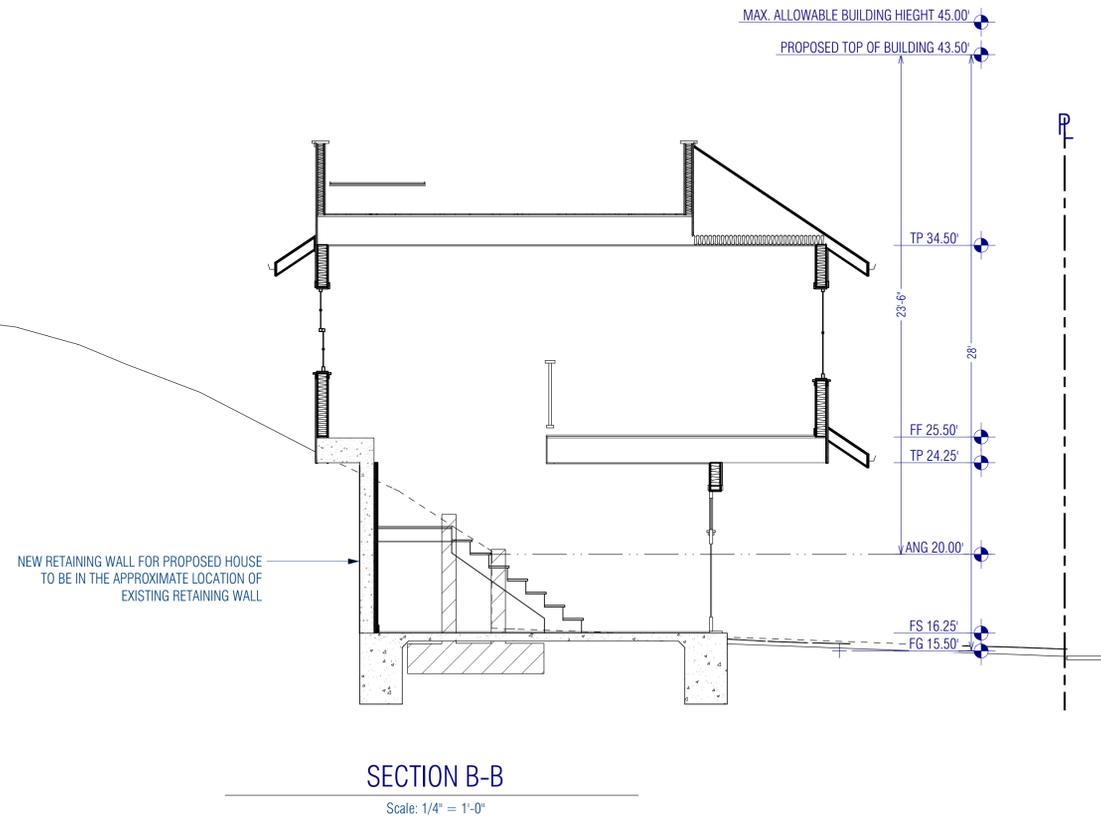
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SHEET:  
**A-10**



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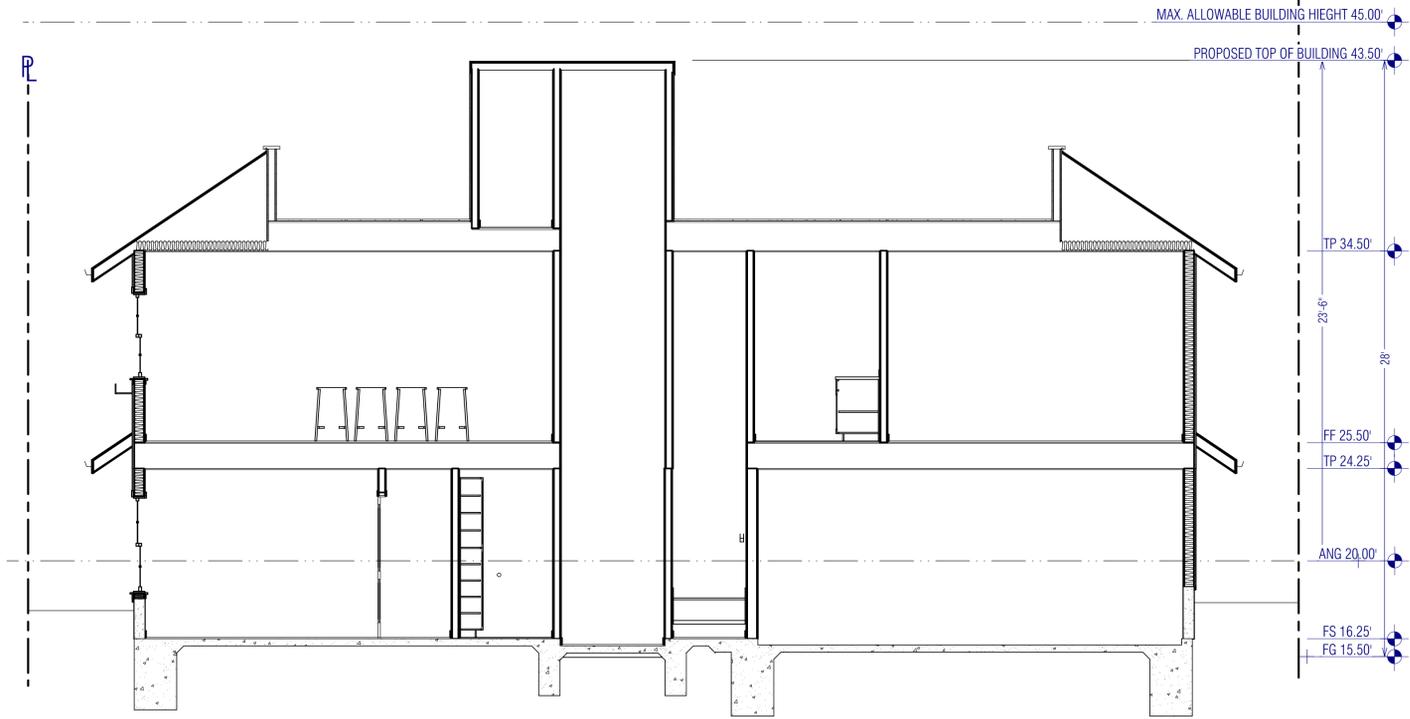
DRAWN BY:  
Aaron Gannage

DATE	REVISION

PROJECT:  
**Morgan Residence**  
101 Fig Street  
Morro Bay, CA

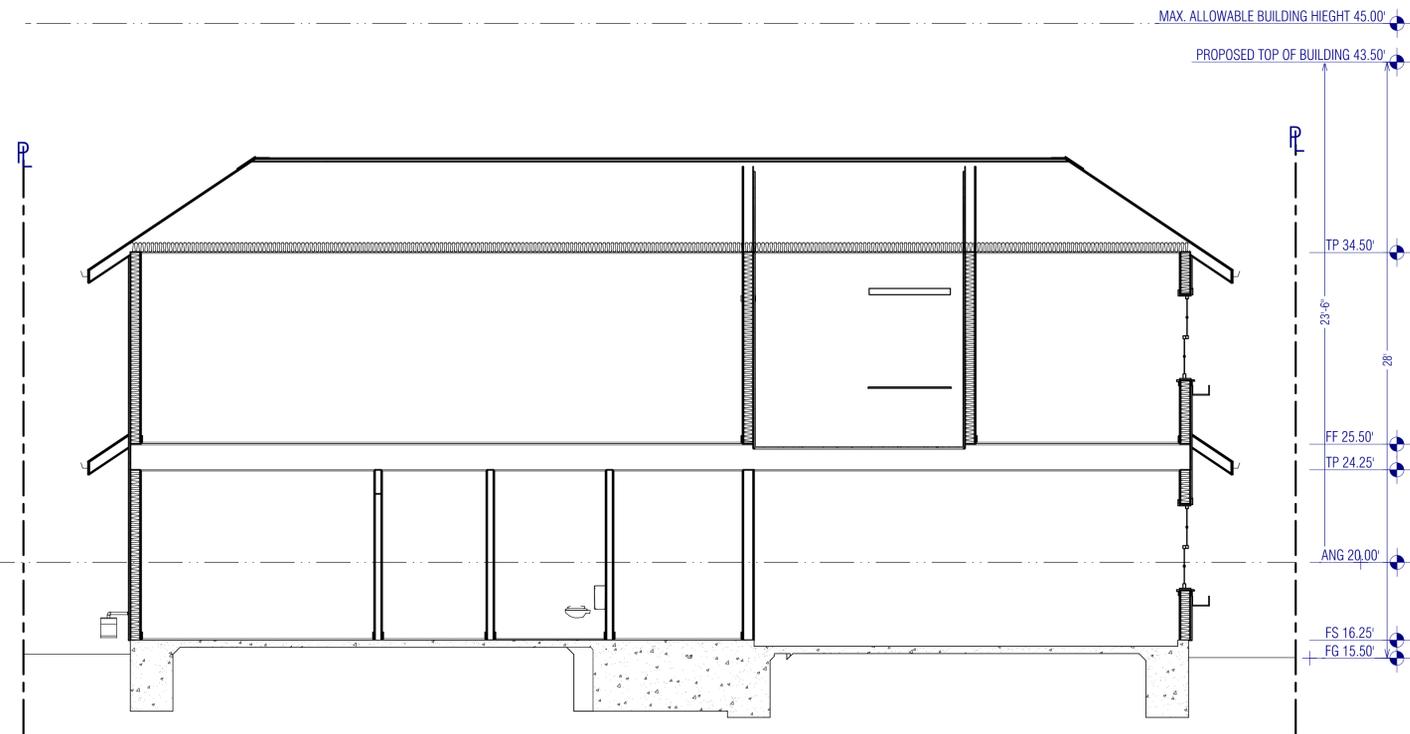
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**A-11**



SECTION D-D

Scale: 1/4" = 1'-0"



SECTION E-E

Scale: 1/4" = 1'-0"

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DATE	BY

PROJECT:  
**Morgan Residence**  
 101 Fig Street  
 Morro Bay, CA

DATE:  
 10/25/2022

SHEET:

**A-12**



## ENGINEERING GEOLOGY INVESTIGATION UPDATE

### DATE

July 27, 2022  
(Rev. 1)

### PROJECT NUMBER

SL11502-3

### CLIENT

Steve Morgan  
5375 Preserve Drive  
Greenwood Village  
Colorado, California  
80121

### PROJECT NAME

101 Fig Street  
APN: 066-211-031  
Morro Bay, California

Dear Mr. Morgan:

### 1.0 INTRODUCTION

This report presents the results of the geologic investigation for the proposed two-story single-family residence to be located at 101 Fig Street, APN: 066-211-031 in Morro Bay, California. Figure 1: Area Location Map was obtained from the computer program *TopoView* (TopoView, 2021). As requested by the City of Morro Bay, the Engineering Geology Investigation was updated to include the toe of bluff, bluff face, and top of bluff to the geologic map and cross section.

### 1.1 Site Description

101 Fig Street is located at 35.3583 degrees north latitude and 120.8400 degrees west longitude at a general elevation of 16 feet above mean sea level. The property is approximately rectangular in shape and 3,600 square feet in size. The site is located at the end of Fig Street adjacent to Embarcadero. The project property will hereafter be referred to as the "Site."

The Site is approximately level adjacent to Embarcadero with a bluff through the middle of the lot that slopes upward to the northeast. Surface drainage follows the topography to the southwest and flows toward Embarcadero. A single-family residence currently occupies the site and is to be replaced.

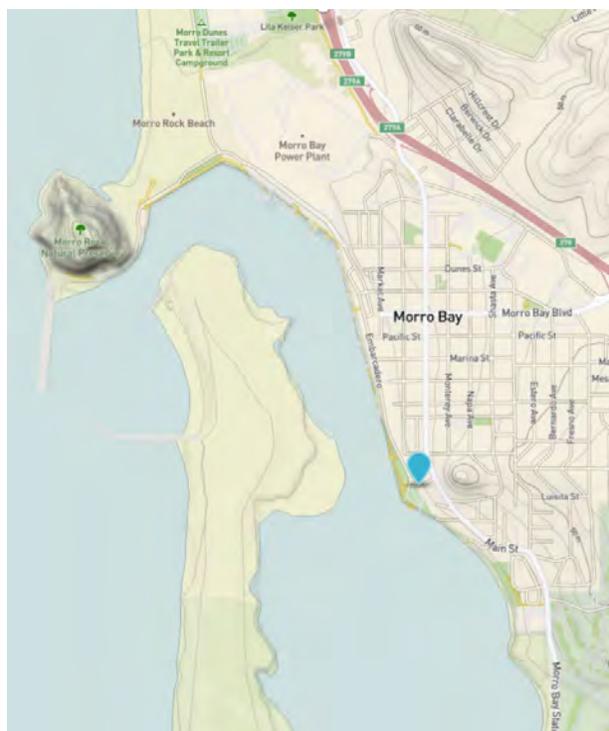


Figure 1: Area Location Map

### 1.2 Project Description

A 1,676 square foot two-story single-family residence is proposed at the Site. It is anticipated that the foundations will be excavated into over excavated engineered fill. Retaining wall are anticipated at this time.

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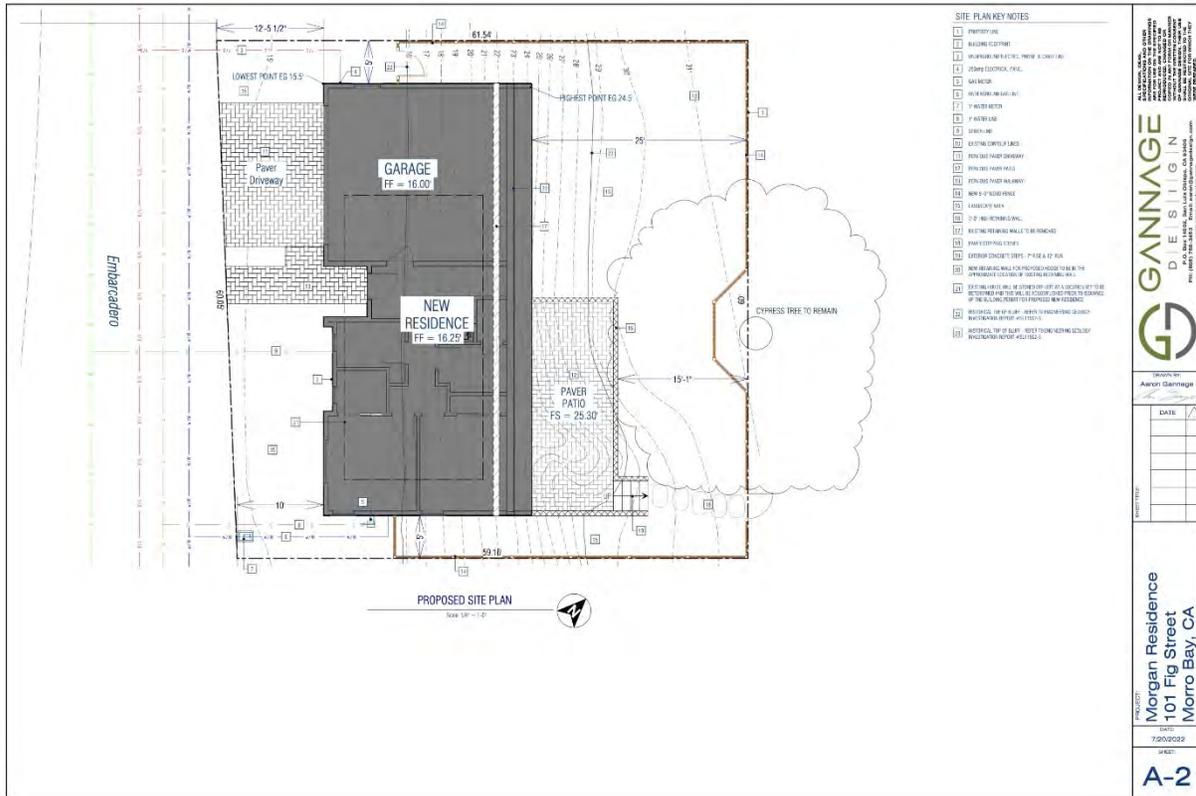


Figure 2: Site Plan (Gannage Design, dated July 20, 2022)

2.0 PURPOSE AND SCOPE

The purpose of this investigation was to evaluate engineering geologic hazards at the Site and to develop conclusions and recommendations regarding site development. This report was prepared in accordance with the City of Morro Bay’s Coastal Land Use Plan and California Coastal Commission Land Use Plan. The scope of this investigation consisted of:

1. Review of historical aerial photographs, pertinent published and unpublished geotechnical studies and literature, and geologic maps for the subject project area.
2. A field study consisting of site reconnaissance and review of previous subsurface exploration including exploratory borings for the Soils Engineering Report by this firm in order to formulate a description of the sub-surface conditions at the Site.
3. A review of regional faulting and seismicity hazards.
4. A review of landslide potential, surface and groundwater conditions, and liquefaction hazards.
5. Evaluation the stability of the coastal bluff.
6. Development of recommendations for site preparation.
7. Preparation of this report that summarizes our findings, conclusions, and recommendations regarding engineering geology aspects of the project.

### 3.0 GEOLOGIC RECOMMENDATIONS

The proposed development is geologically suitable provided that the recommendations provided herein are implemented. The following are recommended for implementation at the Site:

1. As there is no direct erosion from ocean tides or surf at the base of the slope on the westerly adjacent parcel (along Embarcadero Street), no setback regarding retreat rate from ocean erosion has been applied for the proposed single-family residence at the property.
2. Slope stability analysis of the proposed cut slopes indicates failures can occur within the slope during construction. Shoring is recommended for the proposed cut slopes. Shoring can be incorporated into the foundation design if desired.
3. It is anticipated that foundations will be founded within engineered fill. The Soils Engineering Report provides additional foundation and construction recommendations.
4. It is recommended that numerical slope stability analyses be conducted on cut and fill slopes constructed steeper than 2-to-1 (horizontal to vertical). Locally steeper slopes may be allowed depending on the results of a slope stability analysis. It is recommended that erosion control measures and revegetation of slopes be implemented immediately after the completion of grading.
5. Isolated seepage within formational units should be anticipated. Surface drainage facilities (graded swales, gutters, positive grades, etc.) are recommended at the base of cut slopes that allow surfacing water to be transferred away from the base of the slope. The project designer is recommended to offer specific design criteria for mitigation of water drainage behind walls and other areas of the site. This is especially imperative upslope of retaining walls for residences. Subsurface drainage systems should not be connected into conduit from surface drains and should not connect to downspout drainage pipes.
6. Surface drainage should be controlled to prevent concentrated water-flow discharge onto either natural or constructed slopes. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks or natural or man-made slopes. For soil areas we recommend that a minimum of two (2) percent gradient be maintained.
7. Excavation, fill, and construction activities should be in accordance with appropriate codes and ordinances of the City of Morro Bay. In addition, unusual subsurface conditions encountered during grading such as springs or fill material should be brought to the attention of the Engineering Geologist and Soils Engineer.
8. Rock rip-rap is recommended for concentrated drainage outfall locations that do not discharge onto paved or exposed rock surfaces. It is recommended that geotextile fabric (Enkamat 7010 or similar) be placed underneath the rip-rap and installed per the manufacturer's recommendations.
9. Gutters are recommended to be installed along all sloped rooflines. Gutter downspouts should not allow concentrated drainage to discharge near the residence foundations but rather should convey the water in solid piping away from the residence and toward drainage facilities.

## 4.0 ENGINEERING GEOLOGY

### 4.1 Regional Geology

The Site is located in the vicinity of the San Luis Range of the Coast Range Geomorphic Province of California. The Coast Ranges lie between the Pacific Ocean and the Sacramento-San Joaquin Valley and trend northwesterly along the California Coast for approximately 600 miles between Santa Maria and the Oregon border.

Regionally, the Site is located on the Cambrian Slab composed of a large, thick block of Cretaceous age sediments that are surrounded by Franciscan Formation rocks. The Cambrian Slab extends from the Los Osos fault south of the property and northward to San Simeon Creek.

### 4.2 Local Geology

Locally, the site is located within Old Eolian Deposits as depicted on Plate 1A, Site Engineering Geology Map. Hall, 1973, Dibblee, 2006 and Wieggers, 2009 mapped the Site as underlain by Pleistocene age Old Eolian Deposits (Qs/Qoe) units. Information derived from the previous subsurface exploration from the Soils Engineering Report by this firm and surface mapping was used to classify subsurface soil and formational units and to supplement geologic mapping.

#### 4.2.1 Old Eolian Deposits

Wieggers, 2009 maps the Site as within Old Eolian Deposits (Qoe). Wieggers, 2009 describes the Old Eolian Deposits as "Old stabilized sand dune deposits consisting of moderately consolidated, well-sorted brown windblown sand. Deposits are capped by moderately well-developed pedogenic soil." The Old Eolian Deposits were mapped throughout the site and are interpreted to be encountered within both borings. The Old Eolian Deposits at the site were observed to consist of dark yellowish brown silty sand to grayish brown poorly-graded sand in a dry to slightly and loose to medium dense to dense condition. Plate 1A depicts the Old Eolian Deposits (Qoe) throughout the property. The boring log are presented in Appendix A.

### 4.3 Surface and Ground Water Conditions

Surface drainage follows the topography southwest toward Embarcadero. Surface drainage should be directed away from proposed structures and slopes. No springs or seeps were observed at the project. Groundwater was observed within boring B-1 at 14 feet below existing grade (i.e., bay water level.)

### 4.4 Active Faulting and Coseismic Deformation

Many faults are mapped of varying types, lengths, and age. An active fault is one that shows evidence of displacement within the last 11,000 years (Recent epoch). A fault which displaces deposits of late Pleistocene age (500,000 to 11,000 years) but with no evidence of Recent movement is termed potentially active. Inactive fault is one that displace rocks of early Pleistocene or older (500,000 years or older).

Similar to the general area, the Site can be affected by moderate to major earthquakes centered on one of the known large, Holocene active faults listed in Table No. 1. Moment magnitudes are expressed, although any event on these faults could result in moderate to severe ground shaking at the subject property.

**Table 1: Distance and Moment Magnitude of Closest Faults**

Closest Active Faults to Site	Approximate Distance (miles)	Moment Magnitude (Mw)
Hosgri Fault	7.5	7.3
Los Osos Fault	8.0	6.8
San Andreas	40.5	6.9

The closest known active portion of a Holocene age fault is an active portion of the Hosgri Fault Zone that is located approximately 7.5 miles southwest of the Site (Jennings, 2010). Plate 3 is a Regional Fault Map for the area. The San Andreas fault is the most likely active fault to produce ground shaking at the Site although it is not expected to generate the highest ground accelerations because of its distance from the Site.

#### 4.4.1 Cambria Fault

The Cambria fault is in the vicinity of the Site and can be considered part of the Oceanic fault at its southern end near the City of San Luis Obispo, California. Plate 3 depicts the location of the Cambria fault (Jennings, 1994). The Cambria fault becomes indistinct north of San Simeon Creek. Splays of the Cambria fault break Pliocene (5 to 2 million years before present) strata east of the town of Cambria, but there is no known breakage of Holocene rocks by the Cambria fault. The Cambria fault is complicated by the intersection of many older shear zones from the Franciscan mélange with the fault zone.

Jennings, 2010 classifies the majority of this fault as Quaternary active, showing evidence of displacement during late Quaternary time (between 700,000 years before present to 10,000 years before present). The most northerly extent of Quaternary faulting on the Cambria fault depicted on Jennings's map is present only to the town of Cambria. North of the town of Cambria, the Cambria fault is depicted as a concealed fault without recognized Quaternary displacement.

Hart et al., 1985 describes the Cambria fault as a vertical to steeply dipping, southwest-dipping, normal fault in Cretaceous sedimentary units. Additionally, the fault is poorly defined and may offset late Pleistocene terrace deposits (more than 125,000 years old) and may be concealed locally by younger terrace deposits, Quaternary landslides, and Holocene alluvium. Jennings, 2010 mapped a splay of the Cambria fault approximately 2 miles northwest of the property (Plate 3).

#### 4.4.2 Los Osos Fault Zone

Lettis and Hall, 1994 subdivided the Los Osos fault into four segments, from the northwest to the southwest they are the Estero Bay, Irish Hills, Lopez Reservoir, and Newsom Ridge segments. The Irish Hills segment is about 10 to 12 miles long and extends from the Pacific Ocean near Los Osos eastward to San Luis Creek and includes the study area. This segment of the fault forms the boundary between the Los Osos Valley and the Irish Hills and has documented Holocene offset (PG&E, 1988). PG&E suggests that the Irish Hills segment displays the most well-expressed geomorphic features displacing late Pleistocene and Holocene deposits.

The Los Osos fault zone has had a complex history of both strike-slip and dip-slip displacement (Lettis and Hall, 1990). The fault zone is a 50 km long, 2 km wide system of discontinuous, subparallel, and en echelon fault traces extending from Estero Bay on the north to an intersection with the West Huasna fault southeast of San Luis Obispo. Along the coast, the fault zone truncates a flight of marine terraces, indicating a vertical rate of separation across the fault zone of about 0.2 mm/yr. Preliminary results from new geomorphic mapping, interpretation of reprocessed seismic-reflection data, analysis of seismicity data, and structural analysis suggest that the fault zone dips steeply to the southeast (45 to 70 degrees or possibly steeper), and may be primarily an oblique-

slip fault, with a significant component of dip slip to accommodate uplift of the range. (PG&E, January, 2011, Shoreline fault study).

A portion of the Irish Hills segment is considered active and has been included within Alquist-Priolo zoning by the State of California (1990). This active portion is located approximately 8.0 miles southeast of the Site. Jennings, 2010 maps a splay of the Los Osos Fault approximately 2 miles south of the property (Plate 3).

#### **4.5 Landslides**

Plan Morro Bay (City of Morro Bay, 2021) depicts the property within a low potential landslide hazard zone. Hall, 1973, Dibblee, 2006 and Wieggers, 2009 did not map landslides in the immediate vicinity. An airphoto analysis of current and historical photographs (1937, 1949, 1963, 1969) did not show an indication of landslides at the Site. Figure 3, 4 and 5 in Section 5.0 depict historical aerial photographs of the site and the vicinity (1937, 1949, 1963). Plate 4 depicts a current aerial photograph in the vicinity of the Site (2021). A numerical slope stability performed on the existing slope was performed and described in section 6.0. Based on the numerical slope stability, the existing slope is grossly stable. The landslide potential at the site is low.

#### **4.6 Flooding and Severe Erosion**

The site is not located within or near the 100-year or 500-year flood zone based on Federal Emergency Management Agency flood zone maps (FEMA, 2017).

The surficial and formational deposits are subject to erosion where not covered with vegetation or hardscape. The potential for severe erosion is considered low provided that vegetation and erosion control measures are implemented immediately after the completion of grading.

#### **4.7 On-site Septic Systems**

No septic system is proposed. The project will utilize a community sewer system.

#### **4.8 Hydrocollapse of Alluvial Fan Soils**

The potential for hydrocollapse of subsurface materials is considered low due to the absence of alluvial fan material at the Site.

### **5.0 BLUFF RETREAT RATES**

The site is relatively flat lying on the southwestern portion with a 15-foot high, 30 degrees natural slope in the middle of the parcel. After reviewing historical aerial photographs and state land maps, this slope was the historical bay bluff. It appears that the development of the embarcadero improvements occurred in the 1940's, including the construction of the rip-rap protected public launch ramp and parking lot that is currently located west of the Site. Figure 3 depicts a historical aerial photograph (1937) that shows the natural pre-developed bluff at the Site. Figure 4 depicts a historical aerial photograph (1949) that shows near completion of the embarcadero improvements as well as the existing residence at the Site. Figure 5 depicts a historical aerial photograph (1963) that shows the completion of the embarcadero improvements similar to current conditions. Plate 1A, Site Engineering Geology Map has been revised to include the location of the historical top of bluff, bluff face, and toe of bluff. The toe of bluff is approximated based on lack of accurate topographic data before the embarcadero improvements.



Figure 3: Historical Aerial Photograph (1937)



Figure 4: Historical Aerial Photograph (1949)



Figure 5: Historical Aerial Photograph (1963)

As human development is present to the west in the form of the public launch ramp and parking lot, bluff erosion resultant from ocean erosion is considered to be not-applicable to this parcel. It is assumed that, since a graded parking and street area is present on the western adjacent parcel, grading of the parcel and slope has occurred in the past. In lieu of a bluff retreat rate resultant from ocean erosion, a slope stability analysis was conducted on the adjacent property slope to verify stability.

## 6.0 NUMERICAL SLOPE STABILITY ANALYSIS

A slope stability analysis was performed on the vertical cut on the eastern portion of cross-section A-A' at the site. The purpose of the analysis was to determine the stability of the temporary cut slopes proposed during construction. Utilizing the results of laboratory testing performed on representative samples of soil from the proposed slope area, the numerical slope stability analysis was performed in SLOPE/W, a computer-modeling program by Geo-Slope International, Limited (Geo-Slope, 2002). SLOPE/W uses limit equilibrium theory to compute the factor of safety of earth slopes.

A factor of safety less than unity (1.0) is considered unstable. The engineering standard for permanent slopes for static and pseudo-static (seismic) conditions is a minimum factor of safety of 1.5 and 1.1, respectively. For temporary construction slopes, a static factor of safety greater than 1.2 is required to be considered stable. Given the temporary nature of the construction slopes, the pseudo-static condition (seismic parameters) is typically not considered.

### 6.1 Slope /W Discussion

SLOPE/W was utilized to determine the critical factor of safety along the cross-section A-A'. SLOPE/W performs the stability analysis by passing a slip surface through the earth mass and dividing it into

vertical slices. To compute the factor of safety, SLOPE/W utilizes the theory of limit equilibrium of forces and moments. The limit equilibrium method may be utilized to analyze circular and noncircular failure surfaces and assumes that:

1. The soil behaves as a Mohr-Coulomb material.
2. The factor of safety of the cohesive component of strength and the frictional component of strength are equal for all soils involved.
3. The factor of safety is the same for all slices.

The General Limit Equilibrium formulation and solution may be used to simulate most of the commonly used methods of slices. The characteristics of Spencer’s method are identified as an “satisfies all conditions of equilibrium; applicable to any shape of slip surface; assumes that inclinations of side forces are the same for every slice; side force inclination is calculated in the process of solution so that all conditions of equilibrium are satisfied; accurate method; 3N equations and unknowns” (Duncan, 1996).

Each potential slip surface results in a different value for factor of safety. The smaller the factor of safety (the smaller the ratio of shear strength to shear stress required for equilibrium), the greater the potential for failure to occur by movement on that surface. Movement is most likely to occur on the slip surface with the minimum factor of safety. This is referred to as the critical slip surface. However, for movement to occur the ratio must be below 1.0.

The general method of analysis involves computing the factor of safety and associated slip surface for multiple nodes within a grid-like pattern on the diagram, shown above the ground surface. By placing a set of radius lines within the soil profile, the slip surfaces are forced to reside within and tangent to the radius lines. Through computer iterations, the program derives a set of factor of safety contour lines. The minimum value within the set of contour lines is the resulting minimum factor of safety and produces the critical slip surface.

**6.2 Modeling Conditions**

The existing slope was profiled based on the topographic map provided (Gannage Design, 2021). The subsurface materials modeled along the cross-section were determined based on the subsurface conditions encountered in the previous field investigation, surface mapping, results of laboratory testing, and our understanding of the geologic conditions at the Site. Groundwater was assumed at 14 feet bgs.

The following table summarizes the material properties used in the analysis:

**Table 2: Material Properties for Slope Analysis**

Material	Unit Weight (pcf)	Friction Angle, Phi (degrees)	Cohesion, c (psf)
Older Eolian Deposits (Qoe)	126.8	31.0	100

It is also anticipated that temporary vertical cuts will be used during construction for the proposed retaining walls at the Site. Our analysis considered various temporary construction slope configurations with vertical cuts up to 10 feet in height, in order to determine the maximum allowable vertical cut slope to result in a stable condition, i.e., a factor of safety greater than 1.2.

**6.3 Results**

Our analyses considered the static and pseudo-static condition along cross-section A-A’ for the existing slope and a temporary cut slope configuration with a vertical cut slope of 10 feet. For each case considered, a range of values for factor of safety and their respective slip surfaces were determined. The lowest factor of safety value corresponds to the critical slip surface. This critical slip surface does not necessarily result in the largest slip surface.

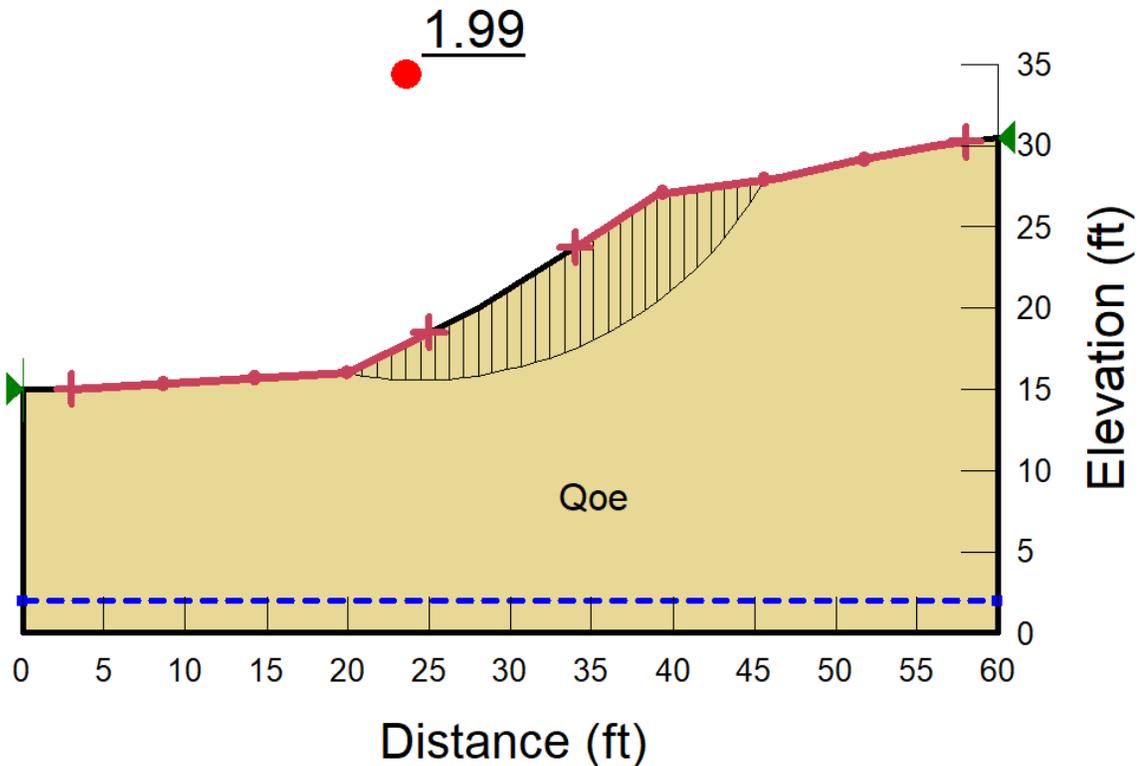
The critical factors of safety values are summarized in **Error! Reference source not found.** The potential critical slip surfaces for the existing slope are presented in Figure 6 and 7. The minimum engineering standard for factors of safety is 1.5 under static loading and 1.1 under pseudo-static loading. Figure 8 presents the potential critical slip surfaces for the temporary vertical cut. The minimum engineering standard for factors of safety is 1.2 under static loading.

**The existing slope conditions modeled in Section A-A' resulted in a critical static factor of safety value above the minimum standard, indicating grossly stable conditions for the existing slope.**

**However, the temporary slope conditions modeled resulted in a critical static factor of safety value below the minimum standard, indicating unstable conditions for the proposed temporary cut slope.** Shoring is recommended for the proposed cut slopes. Shoring can be incorporated into the foundation design if desired.

**Table 3: Factor of Safety Results**

Section	Static Factor of Safety	Pseudo-Static Factor of Safety
A-A' (natural existing slope)	1.99	1.49
A-A' (10-foot temporary vertical cut slope, uniform slope)	0.70	-



**Figure 6: Static Analysis along Section A-A'**

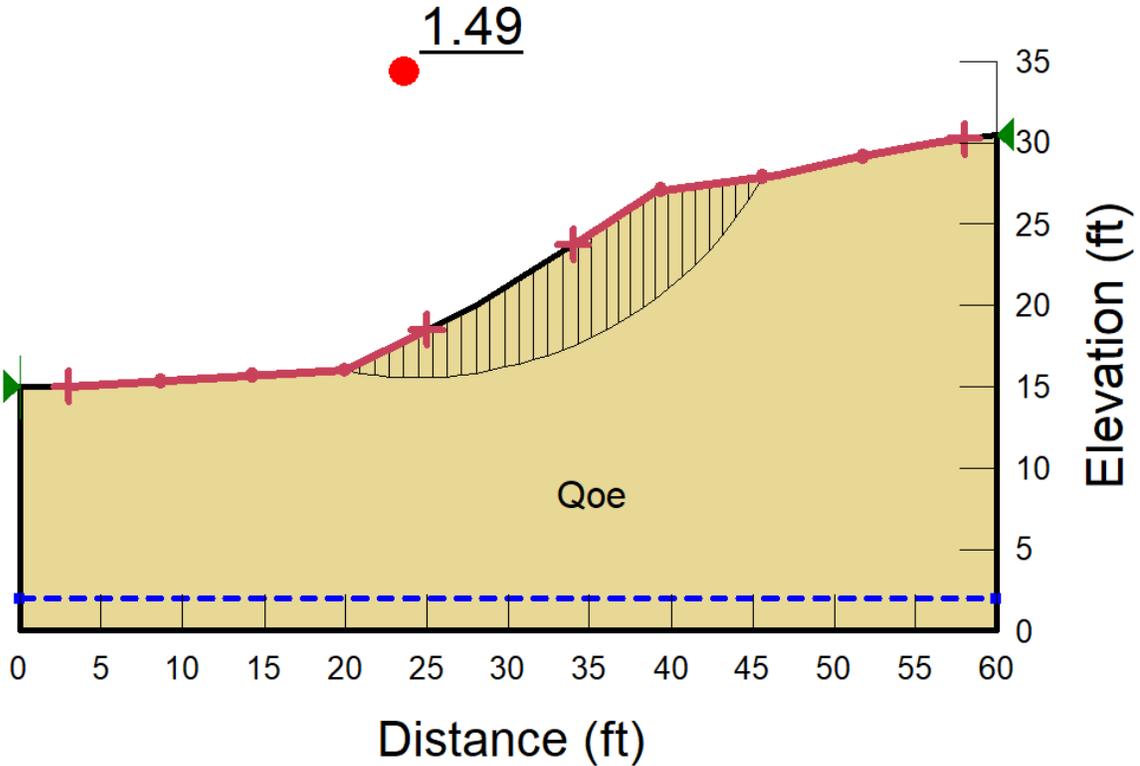


Figure 7: Pseudo-Static Analysis along Section A-A'

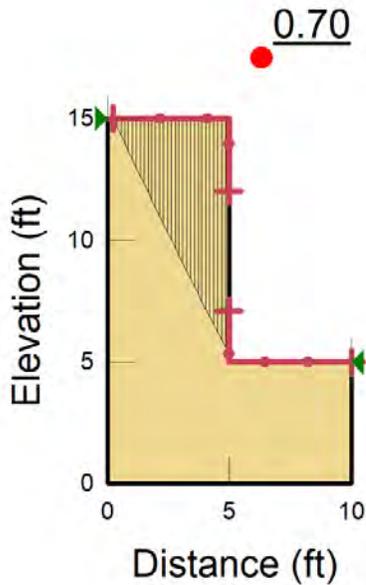


Figure 8: Temporary Slope along Section A-A' (maximum of 10 feet)

## 7.0 SISMOLOGY AND CALCULATION OF EARTHQUAKE GROUND MOTION

### 7.1 Seismic Hazard Analysis and Structural Building Design Parameters

Estimating the design ground motions at the Site depends on many factors including the distance from the Site to known active faults; the expected magnitude and rate of recurrence of seismic events produced on such faults; the source-to-site ground motion attenuation characteristics; and the Site soil

profile characteristics. According to section 1613 of the 2019 CBC (CBSC, 2019), all structures and portions of structures should be designed to resist the effects of seismic loadings caused by earthquake ground motions in accordance with the ASCE 7: Minimum Design Loads for Buildings and Other Structures, hereafter referred to as ASCE 7-16 (ASCE, 2016). The Site soil profile classification (Site Class) can be determined by the average soil properties in the upper 100 feet of the Site profile and the criteria provided in Table 20.3-1 of ASCE 7-16.

Spectral response accelerations and peak ground accelerations, provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAOC, 2019). This program utilizes the methods developed in ASCE 7-16 in conjunction with user-inputted Site location to calculate seismic design parameters and response spectra (both for period and displacement) for soil profile Site Classes A through E.

Site coordinates of 35.3582 degrees north latitude and -120.8400 degrees west longitude were used in the web-based probabilistic seismic hazard analysis (SEAOC, 2019). Based on the results from the in-situ tests performed during the field investigation, the Site was defined as **Site Class D**, “Stiff Soil” profile per ASCE7-16, Chapter 20. Relevant seismic design parameters obtained from the program area summarized in Table 4: Seismic Design Parameters.

**Table 4: Seismic Design Parameters**

<b>Site Class</b>	<b>D “Stiff Soil”</b>
<b>Seismic Design Category</b>	<b>D</b>
<b>1-Second Period Design Spectral Response Acceleration, <math>S_{D1}</math></b>	<b>(See Note 1)</b>
<b>Short-Period Design Spectral Response Acceleration, <math>S_{Ds}</math></b>	<b>0.712g</b>
<b>Site Specific MCE Peak Ground Acceleration, <math>PGA_M</math></b>	<b>0.499g</b>

**Note 1:** It is assumed that this design-period acceleration will not be required for the project.

**8.0 LIQUEFACTION**

Plan Morro Bay (City of Morro Bay, 2021) depicts the property within a moderate potential liquefaction hazard zone. Based on the consistency and relative density of the in-situ soils the potential for seismic liquefaction of soils at the Site is low. Assuming that the recommendations of the Soils Engineering Report are implemented, the potential for seismically induced settlement and differential settlement at the Site is considered to be low.

**9.0 TSUNAMIS AND SEICHES**

Tsunamis and seiches are two types of water waves that are generated by earthquake events. Tsunamis are broad-wavelength ocean waves and seiches are standing waves within confined bodies of water, typically reservoirs. Based on elevation and location, the potential for a tsunami to affect the Site is moderate to high. The lower portion adjacent to Embarcadero is located within the tsunami inundation area (see Figure 9).

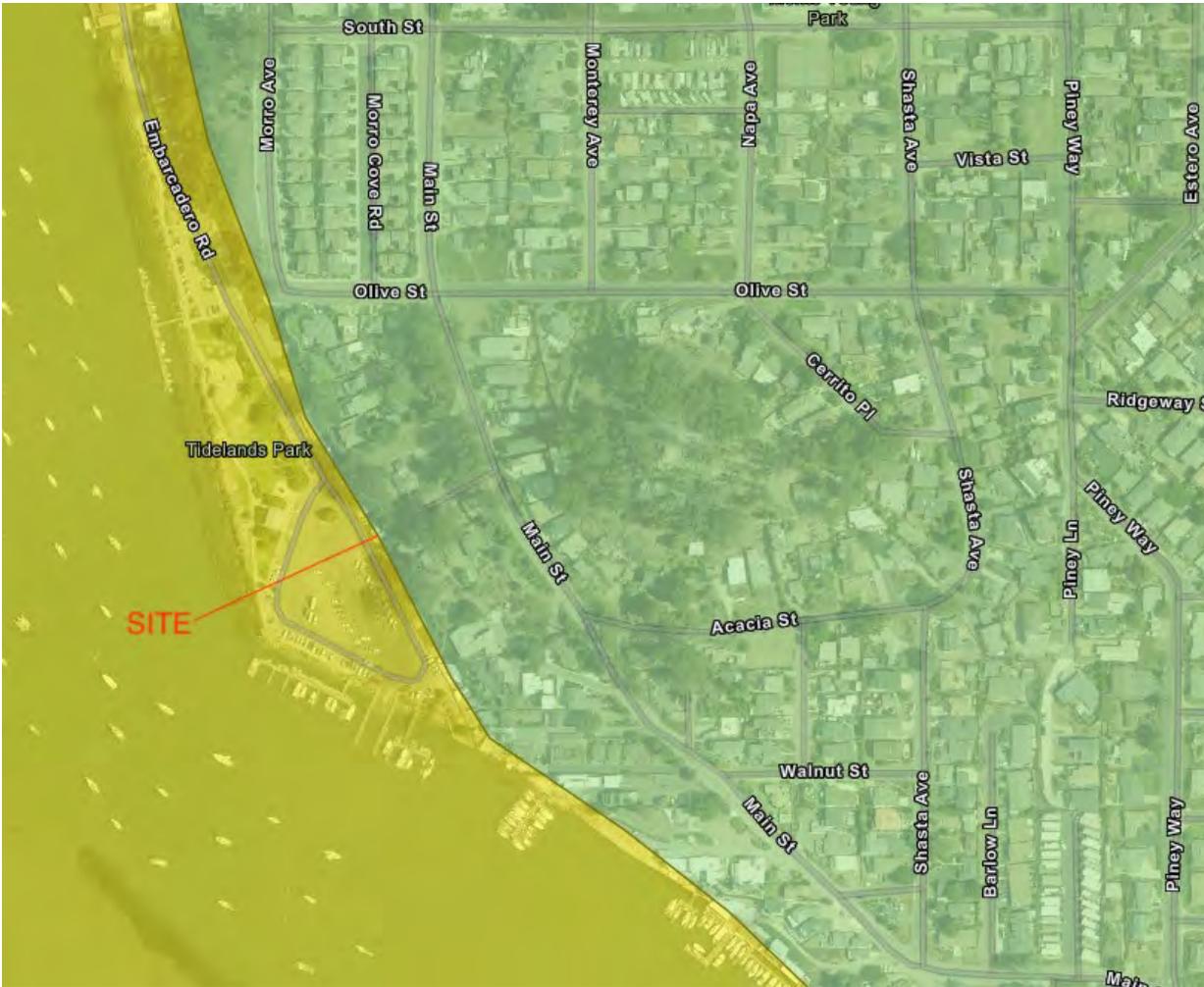


Figure 9: Tsunami Inundation Map (California Geological Survey, 2021)

Flooding associated with a seismic event (seiche) is considered low due to the absence of a body of water upslope of the property.

## 10.0 HAZARDS FROM GEOLOGIC MATERIALS

### 10.1 Expansive Soils

The potential for expansive soil at the Site is very low based on laboratory testing from the previous Soils Engineering Report by this firm.

### 10.2 Naturally Occurring Asbestos

Naturally occurring asbestos is associated with serpentinite rock units within the Franciscan Complex. There is a low potential for natural occurring asbestos to be present at the property due to the presence of Old Eolian Deposits.

### 10.3 Radon and Other Hazardous Gases

The potential for radon or other hazardous gases is low due to the absence of Monterey Formation formational units and other identified radon producing formations.

## 11.0 GRADING OPERATIONS, CUT AND FULL, SUBDRAINS

Based on the Old Eolian Deposit units encountered at the site, it is anticipated that the foundations will be excavated into engineered fill. Conventional grading equipment may be used for excavations. The Soils Engineering Report provides additional foundation and construction recommendations.

Construction inspections and testing during all grading and excavating operations should be performed by the project Soils Engineer/Engineering Geologist. Section 1705.6 of the 2019 CBC (CBSC, 2019) requires the following inspections by the Soils Engineer/Engineering Geologist as shown in Table 5: Required Verification and Inspections of Soils:

**Table 5: Required Verification and Inspections of Soils**

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

## 12.0 ADDITIONAL SERVICES

The recommendations contained in this report are based on surface mapping and previous exploratory boring and on the continuity of the sub-surface conditions encountered. It is assumed that GeoSolutions, Inc. will be retained to perform the following services:

1. Consultation during plan development.
2. A preliminary plan review regarding the locations of proposed improvements and development once grading and drainage plans are available.
3. Additionally, construction observation by the Engineering Geologist and/or Soils Engineer may be necessary to verify sub-surface conditions during excavation activities.

## 13.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the Site, GeoSolutions, Inc. should be notified immediately and GeoSolutions, Inc. will provide supplemental recommendations as dictated by the field conditions.

This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and incorporated into the project plans and specifications. The owner or his/her representative is responsible to ensure that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the

## Exhibit D

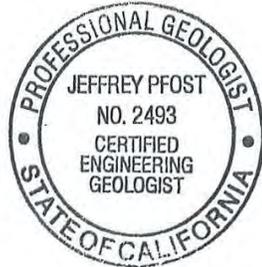
101 Fig Street  
July 27, 2022 (rev 1)

Project SL11502-3

works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of 3 years without our review nor should it be used or is it applicable for any properties other than those studied. However, many events such as floods, earthquakes, grading of the adjacent properties and building and municipal code changes could render sections of this report invalid in less than 3 years.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 543-8539.

Sincerely,  
**GeoSolutions, Inc.**



Jeffrey Pfof, CEG 2493  
Principal Engineering Geologist

\\192.168.1.100\s\SL11500-SL11999\SL11502-3 - 101 Fig St Geo Update\Geology\SL11502-3 101 Fig Street Engineering Geology Investigation Update rev1.docx

## Exhibit D

### REFERENCES

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## Exhibit D

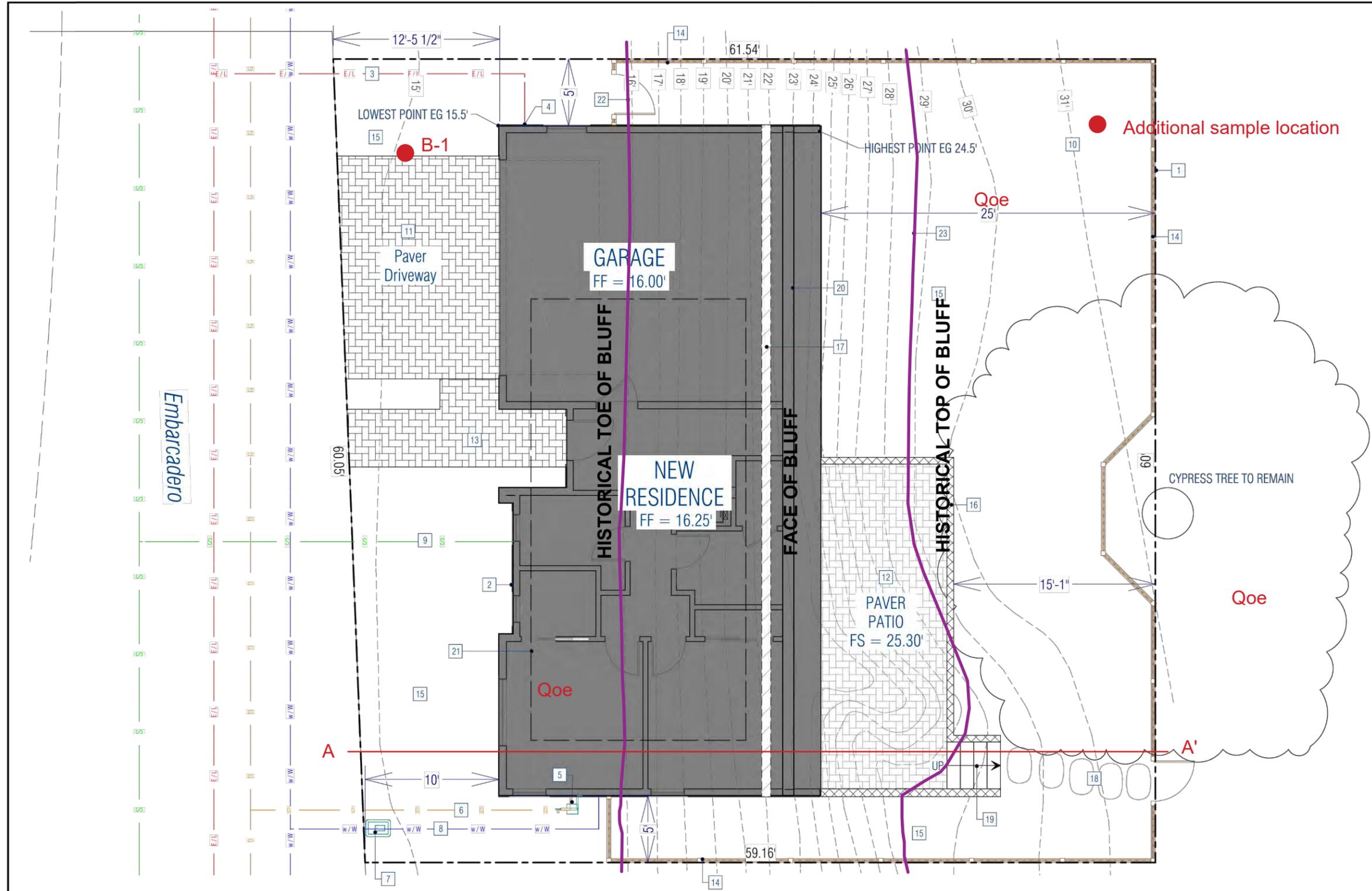
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## Exhibit D

### PLATES

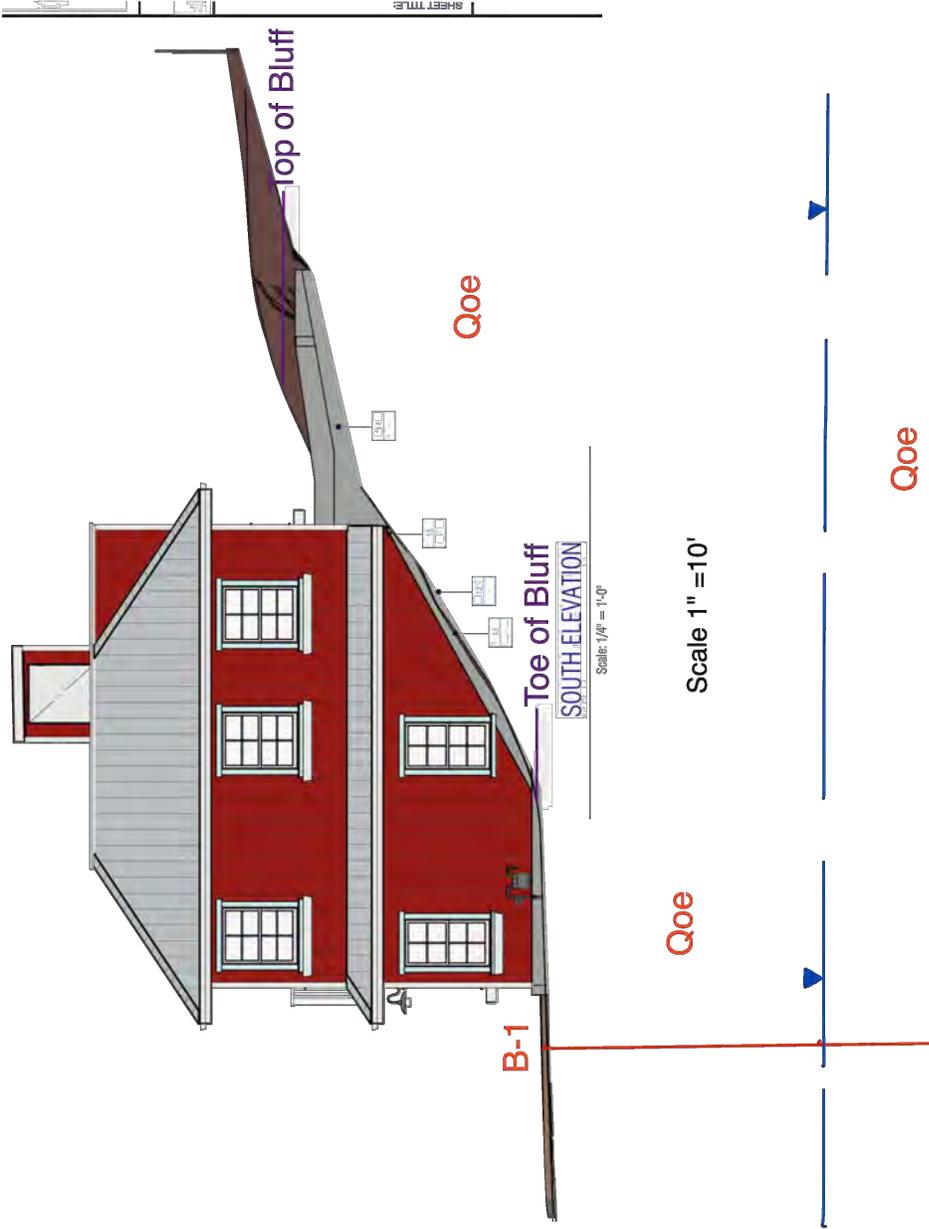
- Plate 1A, 1B - Site Engineering Geologic Map and Site Cross Section
- Plate 2A, 2B – Regional Geologic Map, Wieggers, 2009 and Explanations
- Plate 3 – Regional Fault Map, Jennings, 2010
- Plate 4 – Aerial Photograph, 2021



- LEGEND**
- Qoe - Old Eolian Deposits (Pleistocene Age)
  - - Boring Location
  - A — A' - Cross Section

PROPOSED SITE PLAN



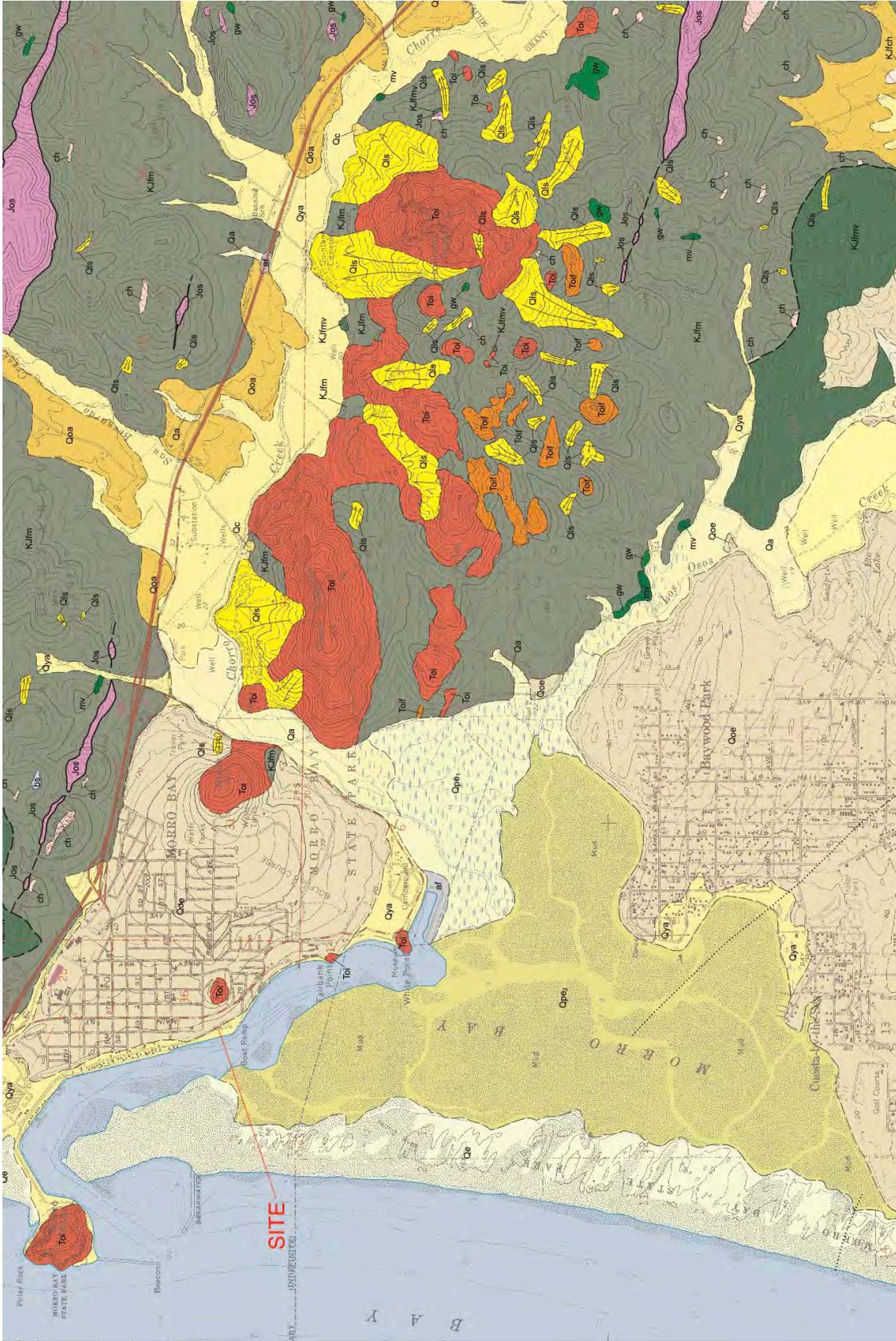


SHEET TITLE

**GeoSolutions, Inc.**  
 220 High Street  
 San Luis Obispo, CA 93401  
 (805) 543-8539

**SITE CROSS SECTION**  
 101 FIG STREET, APN: 066-211-031  
 MORRO BAY, CALIFORNIA

**PLATE**  
 1B  
**PROJECT**  
 SL11502-3



**REGIONAL GEOLOGY MAP (Wiegiers, 2009)**

**PLATE**  
2A  
**PROJECT NO:**  
SL11502-2

**GeoSolutions, Inc.**  
220 High Street  
San Luis Obispo, California 93401  
(805) 543-8539

101 FIG STREET, APN: 066-211-031  
MORRO BAY, CALIFORNIA

# Exhibit D

## DESCRIPTION OF MAP UNITS

### QUATERNARY DEPOSITS

#### Very Young Surficial Deposits

- af** Artificial fill (late Holocene) – Deposits resulting from human construction, including engineered and non-engineered fill. Not mapped in some areas.
- Qa** Alluvial flood-plain deposits (late Holocene) - Active and recently active flood-plain deposits. Consists of unconsolidated sandy, silty and clay-bearing alluvium.
- Qf** Alluvial fan deposits (late Holocene) – Small active alluvial fans at the mouths of steep mountain streams. Consists of cobbles, gravel, sand, and silt.
- Qmb** Marine beach deposits (late Holocene) – Unconsolidated beach deposits consisting mostly of fine and medium-grained sand.
- Qpe<sub>1-2</sub>** Paralic estuarine deposits (late Holocene) – Unconsolidated estuarine deposits composed of fine-grained sand and clay. Divided into:
  - Qpe<sub>1</sub>** Salt marsh deposits – Unconsolidated sand and clay underlying salt marshes at mouth of Chorro Creek and Los Osos Creek.
  - Qpe<sub>2</sub>** Tidal flat deposits – Unconsolidated sand and clay underlying tidal flats of Morro Bay.
- Qe** Eolian Deposits (Holocene) – Unconsolidated, well-sorted white to brown windblown sand. Forms active sand dunes along west side of Morro Bay.
- Qls** Landslide deposits, undivided (Holocene and Pleistocene) – Highly fragmented to largely coherent landslide deposits. Many of the landslides occur in Franciscan mélange. A large block slide in Pismo Formation siltstone is present along the axis of the Pismo syncline near the mouth of Islay Creek.

#### Young Surficial Deposits

- Qya** Young alluvial flood-plain deposits, undivided (Holocene to late Pleistocene) – Unconsolidated sand, silt, and clay-bearing alluvium deposited on flood-plains and along valley floors. Locally divided by relative age (2 = youngest, 1 = oldest):
  - Qya<sub>2</sub>** Young alluvial flood-plain deposits, Unit 2
  - Qya<sub>1</sub>** Young alluvial flood-plain deposits, Unit 1
- Qyf** Young alluvial fan deposits (Holocene to late Pleistocene) – Fine-grained alluvial fan and flood-plain sediments deposited on gently-sloping margins of Los Osos Valley. Consists primarily of clay with interbedded lenses of sand and minor gravel.
- Qyc** Young colluvial deposits (Holocene to late Pleistocene) – Poorly sorted sandy and silty slope wash deposits.

#### Old Surficial Deposits

- Qoa** Old alluvial flood-plain deposits (late to middle Pleistocene) – Fluvial sediments preserved above active flood plains and channels. These deposits are moderately consolidated, slightly dissected and capped by moderate to well-developed pedogenic soils. Consists of gravel, sand, silt, and clay-bearing alluvium.
- Qoe** Old eolian deposits (late to middle Pleistocene) – Old stabilized sand dune deposits consisting of moderately consolidated, well-sorted brown windblown sand. Deposits are capped by moderately well-developed pedogenic soil. Dissected by Los Osos Creek.
- Qop<sub>1-6</sub>** Old paralic deposits (late to middle Pleistocene) – Marine terrace deposits consisting of beach and near shore deposits covered by alluvial and colluvial deposits. These deposits rest on emergent wave-cut abrasion platforms preserved by regional uplift. Marine deposits consist of well-sorted sand and gravel locally containing fossils and shell fragments. Some deposits contain iron-rich nodular zones. Overlying non-marine cover consist of poorly-sorted gravel, sand, silt, and clay deposited by slope wash and alluvial processes. Divided by relative age (6 = youngest, 1 = oldest). Estimated ages of deposits are as follows (Hanson and others, 1994):
  - Qop<sub>6</sub>** Old paralic deposits, Unit 6 - 80 ka
  - Qop<sub>5</sub>** Old paralic deposits, Unit 5 - 120 ka
  - Qop<sub>4</sub>** Old paralic deposits, Unit 4 - 210 ka
  - Qop<sub>3</sub>** Old paralic deposits, Unit 3 - 330 ka
  - Qop<sub>2</sub>** Old paralic deposits, Unit 2 - 430 ka
  - Qop<sub>1</sub>** Old paralic deposits, Unit 1 - 480 ka

#### Very Old Surficial Deposits

- Qvop<sub>1-5</sub>** Very old paralic deposits (middle to early Pleistocene) – Marine terrace deposits consisting of beach and near shore deposits covered by alluvial and colluvial deposits. These deposits rest on emergent wave-cut platforms preserved by regional uplift. Divided by relative age (5 = youngest, 1 = oldest). All terraces older than 660 ka (Hanson and others, 1994):
  - Qvop<sub>5</sub>** Very old paralic deposits, Unit 5
  - Qvop<sub>4</sub>** Very old paralic deposits, Unit 4
  - Qvop<sub>3</sub>** Very old paralic deposits, Unit 3
  - Qvop<sub>2</sub>** Very old paralic deposits, Unit 2
  - Qvop<sub>1</sub>** Very old paralic deposits, Unit 1

### TERTIARY AND OLDER ROCKS

#### Pismo Formation (Pliocene to Miocene)

- Tmpm** Miguelito Member – Buff to light-brown siltstone, shale, porcelaneous shale, opaline shale, diatomaceous shale, minor friable sandstone. Well-bedded, relatively soft.
  - Tmpe** Edna Member, sandstone – Gray to brown friable sandstone, 80% to 90% quartz, 5% to 15% feldspar.
  - Tmpes** Edna Member, siltstone – Buff to gray sandy siltstone, locally bituminous (bit).
- #### Monterey Formation (Miocene)
- Tmc** Tmc – Resistant, hard siliceous shale and interbedded chert. Commonly white to brown, brittle with conchoidal fractures, laminated.
  - Tmts** Tmts – Tuffaceous siltstone, locally dolomitic siltstone, with some opaline chert.
  - Tmb** Tmb – Tan to white tuffaceous siltstone and fine sandstone, dolomitic claystone, siliceous siltstone with some opaline chert.

- Tot** Obispo Formation (Miocene) – Fine- to coarse-grained tuff, white to light-gray, contains subangular clasts of pumice, perlite, white to dark-gray glass shards and feldspar in a vitric, ash matrix. Contains dark-black, silicified resistant tuff and lenses of perlite glass and breccia.
- Tor** Rincon Shale (Oligocene) – Dark-brown to orange-brown siltstone and silty claystone, poorly to well-bedded, weathers to light-brown. Contains calcareous concentrations.
- Tov** Vaqueros Sandstone (Oligocene) – Gray-brown, medium to coarse sandstone, poorly to well-indurated, with silty, calcareous matrix. Clasts are well-rounded to subrounded with a typical composition of 40% to 60% quartz, 5% to 15% feldspar, 30% to 50% rock fragments. Contains fossiliferous zones with broken mollusk shells and large oysters.
- Toi/Toif** Morro Rock – Islay Hill volcanic intrusive complex (Oligocene) – Toi - Porphyritic dacite. Approximately 50% of rock consists of phenocrysts with a typical composition of 65% andesine; 15% biotite and clay; 10% hornblende; 5% quartz; and 5% magnetite, apatite and zircon. Groundmass consists of altered plagioclase, biotite, glass, quartz and hornblende (Hall, 1973). These rocks are exposed in a series of volcanic plugs and lava domes that form distinctive peaks between Morro Bay and San Luis Obispo. Flow banding is common. Radiometric ages range from 27 to 23 Ma (Stanley and others, 2000). Toif – Fine-grained dacite flow facies. Phenocrysts are absent or rare. Flow banding common.

#### Franciscan Complex (Cretaceous to Jurassic)

- KJfm** Mélange – Chaotic mixture of fragmented rock masses embedded in a penetratively sheared matrix of argillite and crushed metasandstone. Individual rock masses contained in the matrix range from less than a meter to kilometers in scale. Blocks large enough to be shown on the map include high grade blueschist (bs), greenstone (mv), graywacke (gw) and chert (ch). Penetrative deformation of matrix. postdates metamorphism of enclosed rock masses.
- KJfss** Sandstone and shale – Fine- to medium-grained, massive- to thin-bedded graywacke sandstone interbedded with shale and siltstone. Composed of 60% to 70% quartz, 20% to 30% feldspar, 5% biotite and 10% shale fragments embedded in a muddy matrix. Rocks are generally moderately to intensely sheared, often obscuring original stratification. This unit lacks exotic blocks characteristic of mélange.
- KJfch** Chert – Red and green radiolarian chert associated with greenstone. Commonly veined and recrystallized, locally bleached to yellow or white. Deposited in deep oceanic setting on greenstone prior to influx of sandstone and shale. Locally interbedded with thin layers of argillite.
- KJfmv** Metavolcanic rocks – Primarily greenstone, metamorphosed from basalt. Includes massive to pillowed basalt flows, breccia, tuff, and diabase. Commonly deeply weathered.

#### Coast Range Ophiolite (Jurassic)

- Jos** Serpentinized ultramafic rocks – Peridotite, dunite, and harzburgite, pervasively sheared and metamorphosed to serpentinite. Occur as lenticular fault-bounded bodies in Franciscan mélange. Considered to be dismembered bodies of the Coast Range Ophiolite tectonically interleaved with mélange during subduction. Locally, hydrothermally altered to silica-carbonate rock.

**GeoSolutions, Inc.**  
220 High Street  
San Luis Obispo, CA 93401  
(805) 543-8539

## REGIONAL GEOLOGY LEGEND (Wieggers, 2009)

101 FIG STREET, APN: 066-211-031  
MORRO BAY, CALIFORNIA

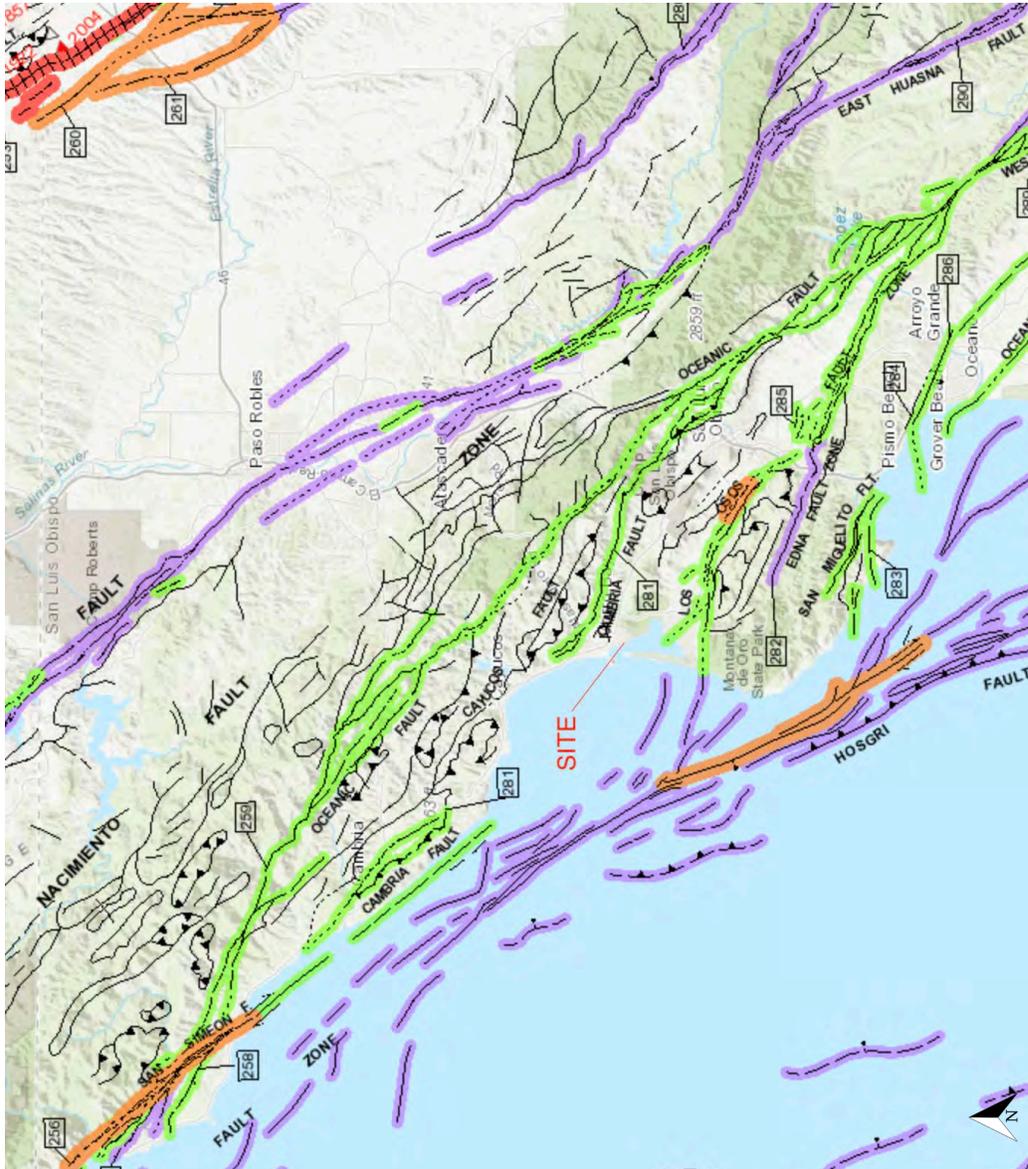
PC. 2022-11-15 Page 100 of 125

**PLATE**  
2B

**PROJECT NO.:**  
SL11502-2

**FAULT CLASSIFICATION COLOR CODE**  
(Indicating Recency of Movement)

-  Fault along which historic (last 200 years) displacement has occurred.
-  A triangle to the right or left of the date indicates termination point of observed surface displacement. Solid red triangle indicates known location of rupture termination point. Open black triangle indicates uncertain or estimated location of rupture termination point.
-  Date bracketed by triangles indicates local fault break.
-  No triangle by date indicates an intermediate point along faultbreak.
-  Fault that exhibits fault creep slippage. Hachures indicate linear extent of fault creep. Annotation (creep with leader) indicates representative locations where fault creep has been observed and recorded.
-  Square on fault indicates where fault creep slippage has occurred that has been triggered by an earthquake on some other fault. Date of causative earthquake indicated. Squares to right and left of date indicate terminal points between which triggered creep slippage has occurred (creep either continuous or intermittent between these end points).
-  Holocene fault displacement (during past 11,700 years) without historic record.
-  Late Quaternary fault displacement (during past 700,000 years).
-  Quaternary fault (age undifferentiated).
-  Pre-Quaternary fault (older than 16 million years) or fault without recognized Quaternary displacement.



**REGIONAL FAULT MAP (Jennings, 2010)**

**GeoSolutions, Inc.**  
220 High Street  
San Luis Obispo, California 93401  
(805) 543-8539

**PLATE**  
3  
**PROJECT NO:**  
SL11502-2

101 FIG STREET, APN: 066-211-031  
MORRO BAY, CALIFORNIA



**AERIAL PHOTOGRAPH (Google, 2021)**

101 FIG STREET, APN: 066-211-031  
MORRO BAY, CALIFORNIA

**GeoSolutions, Inc.**

220 High Street  
San Luis Obispo, California 93401  
(805) 543-8539

**PLATE**  
4

**PROJECT NO:**  
SL11502-2

## Exhibit D

### APPENDIX A

Boring Log  
Laboratory Testing



220 High Street, Suite 100, San Luis Obispo, CA 93401  
 Phone: 805-543-8539  
 1021 Tama Lane, Ste 105, Santa Maria, CA 93455  
 Phone: 805-614-6333  
 201 S. Milpas St, Ste 103, Santa Barbara, CA 93103  
 Phone: 805-966-2200

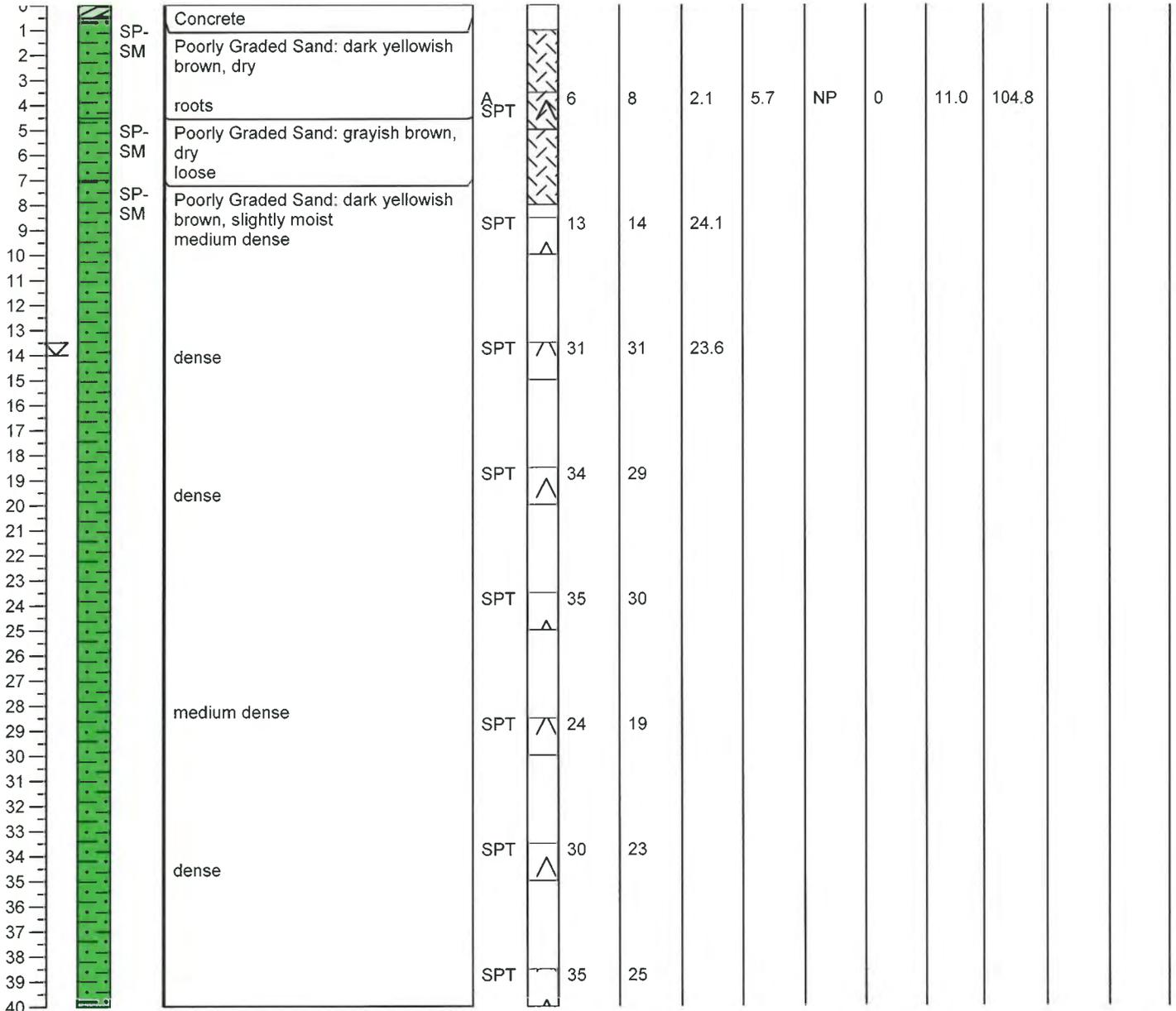
# BORING LOG

**BORING NO. B-1**  
**JOB NO. SL11502-1**

PROJECT INFORMATION				DRILLING INFORMATION			
PROJECT:	101 Fig Street			DRILL RIG:	CME 55		
DRILLING LOCATION:	See Figure 2, Site Plan			HOLE DIAMETER:	8 inches		
DATE DRILLED:	1/23/2020			SAMPLING METHOD:	SPT		
LOGGED BY:	GTV			APPROX. ELEVATION:	Not Recorded		

Depth of Groundwater: **14 Feet**      Boring Terminated: **40 Feet**      Page 1 of 1

DEPTH	LITHOLOGY	USCS	SOIL DESCRIPTION	SAMPLE ID	SAMPLERS TYPE	BLOWS/12 IN	N 1/60	MOISTURE CONTENT (%)	FINES CONTENT (%)	PLASTICITY INDEX (PI)	EXPANSION INDEX (EI)	OPTIMUM WATER CONTENT (%)	MAXIMUM DRY DENSITY (pcf)	COHESION, C (psf)	FRICTION ANGLE, (degrees)
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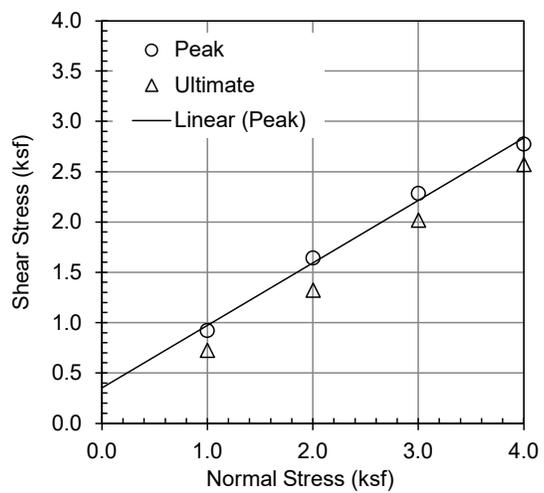
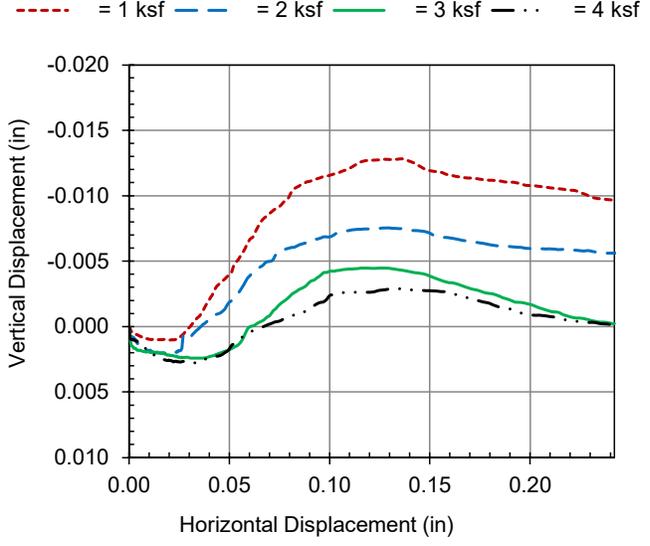
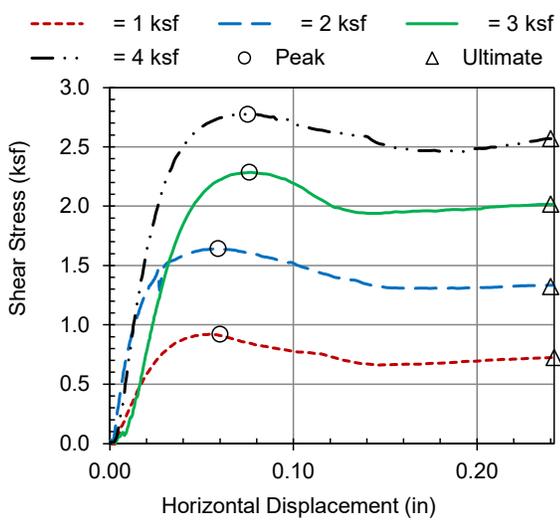
# Exhibit D

<b>GeoSolutions, Inc.</b>	<b>DIRECT SHEAR TEST SUMMARY REPORT (ASTM D3080)</b>	<b>(805) 543-8539</b>
---------------------------	--	-----------------------

Project: 101 Embarcadero / Fig Street	Project #: SL11502-2
Client: Steve Morgan	Date Tested: 12/7/2021
Sample: A                      Depth:	Lab #: 11524
Location:	Checked By: AE

MATERIAL DESCRIPTION	LL	PL	PI	% passing No. 200	Gs *	Sample Type
Brown Silty SAND	nm	nm	nm	nm	2.7	remolded

\* Gs = assumed; nm = not measured



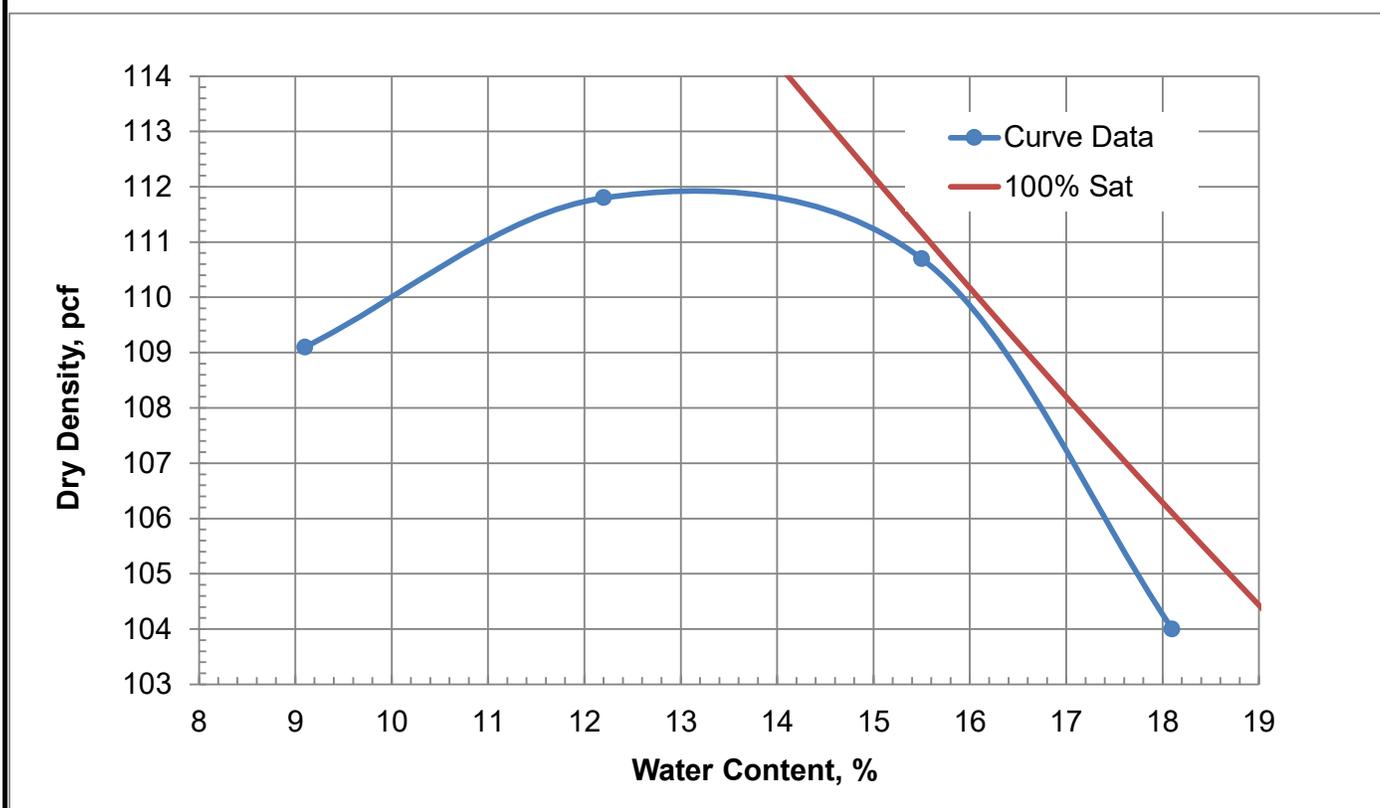
Initial Conditions	Specimen No.			
	1	2	3	4
Dry Density	100.8	100.8	100.8	100.8
Water Content (%)	15.2	15.2	15.2	15.2
Diameter (in)	2.42	2.42	2.42	2.42
Sample Height (in)	1.00	1.00	1.00	1.00

Test Data	Specimen No.			
	1	2	3	4
Normal Stress (ksf)	1.00	2.00	3.00	4.00
Peak Shear Stress (ksf)	0.921	1.642	2.285	2.776
Horiz. Displacement at Peak Shear (in)	0.060	0.059	0.076	0.075
Ultimate Shear Stress (ksf)	0.727	1.325	2.018	2.572
Horiz. Displ. at Ult. Shear (in)	0.242	0.240	0.240	0.240
Rate of Deformation (in/min)	0.024	0.024	0.024	0.024

	Peak	Ultimate
Angle of Internal Friction, $\phi_{peak}$ (degrees):	<b>31.8</b>	<b>31.9</b>
Cohesion, $C_{peak}$ (psf)	<b>350</b>	<b>100</b>

Remarks:

<b>GeoSolutions, Inc.</b>		<b>LAB COMPACTION REPORT</b>		<b>(805) 543-8539</b>	
<b>ASTM D1557</b>					
Project: 101 Embarcadero / Fig Street		Date Tested: December 6, 2021			
Client: Steve Morgan		Project #: SL11502-2			
Sample: A	Depth:	Lab #: 11524			
Source:		Sample Date: December 6, 2021			
Material: Brown Silty SAND		Sampled By: JP			



ASTM Test Designation:  D 698     D 1557  
 Method (sieve size):  A (#4)     B (3/8")     C (3/4")  
 % Passing, Pf: \_\_\_\_\_ % Retained, Pc: \_\_\_\_\_     Estimated     Measured  
 Type of Rammer: \_\_\_\_\_     Mechanical     Manual  
 Preparation Method  Moist     Dry  
 100% Saturation Curve-Estimated Gs: **2.45**

Laboratory Test Results				
Trial #	1	2	3	4
Water Content, %	9.1	12.2	15.5	18.1
Dry Density, pcf	109.1	111.8	110.7	104.0
<b>MAXIMUM DRY DENSITY, pcf:</b>	<b>112.0</b>	<b>OPTIMUM MOISTURE, %:</b>	<b>13.2</b>	

Report By: Aaron Eichman



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

**101 FIG STREET**

**COASTAL DEVELOPMENT PERMIT  
CDP21-035, CONDITIONAL USE PERMIT  
CUP21-12, & VARIANCE VAR21-003**

**RELOCATION OF LITTLE RED HOUSE,  
AND NEW CONSTRUCTION OF 1676 SF  
SINGLE FAMILY HOME WITH 465SF  
GARAGE AND REQUEST FOR VARIANCE  
REDUCTION TO FRONT SETBACK FROM  
20 FEET TO 10 FEET**

**PROPERTY OWNER: STEVE MORGAN**

**AGENT: CHUCK STEVENSON**

**NOVEMBER 15, 2022**



**MORRO BAY**  
PUT LIFE ON COAST

Exhibit E



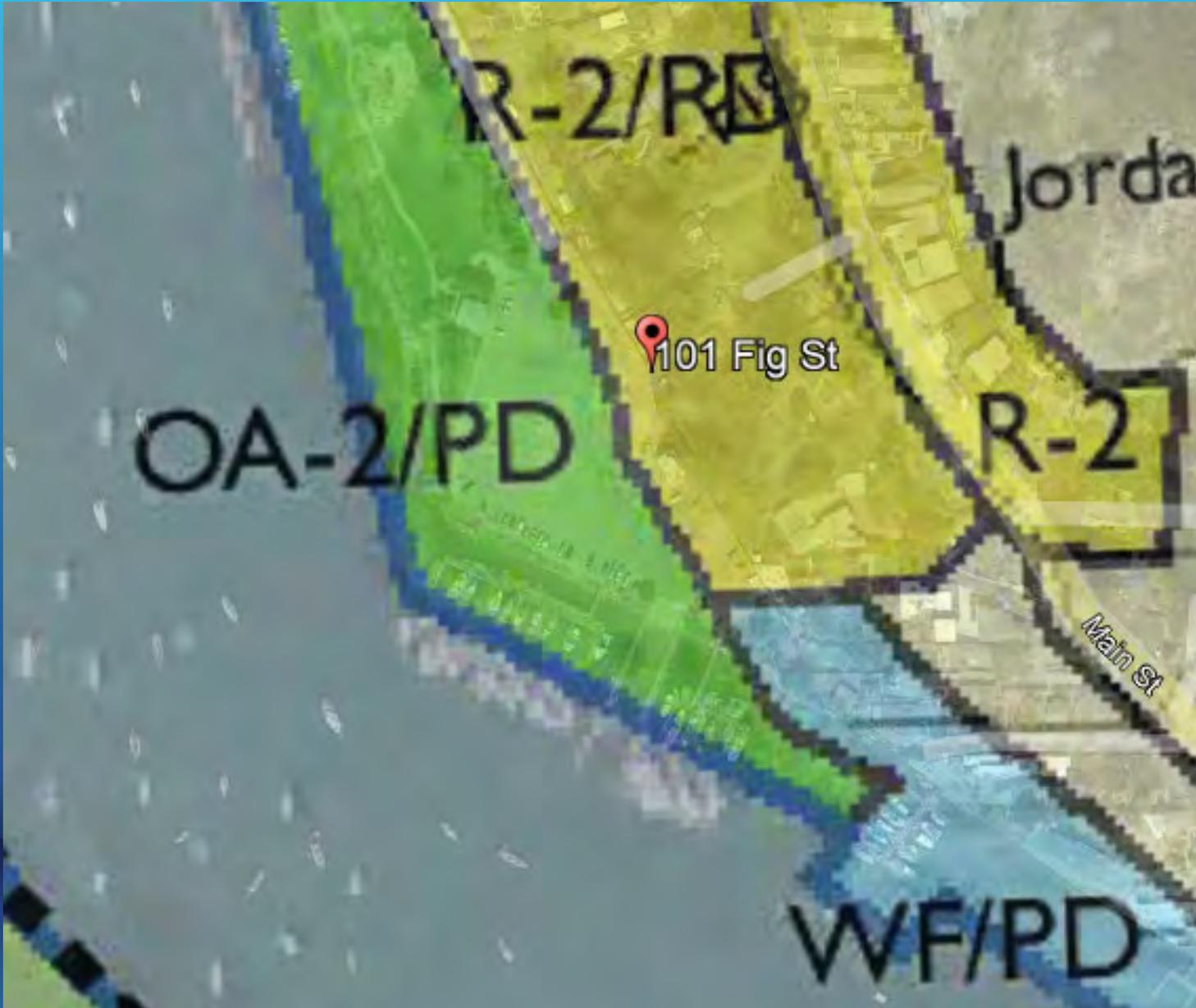
View from Tidelands Parking Lot  
looking northeast

101 Fig St / tree above house  
is approx. property line  
boundary – tree proposed to  
remain, not part of property

# Site Location



**MORRO BAY**  
PUT LIFE ON COAST



▶ **101 FIG STREET**

▶ **Zoning District: R-2/PD  
(Planned Development  
overlay)**

▶ **GP/LCP Land Use: Medium  
Density Residential**



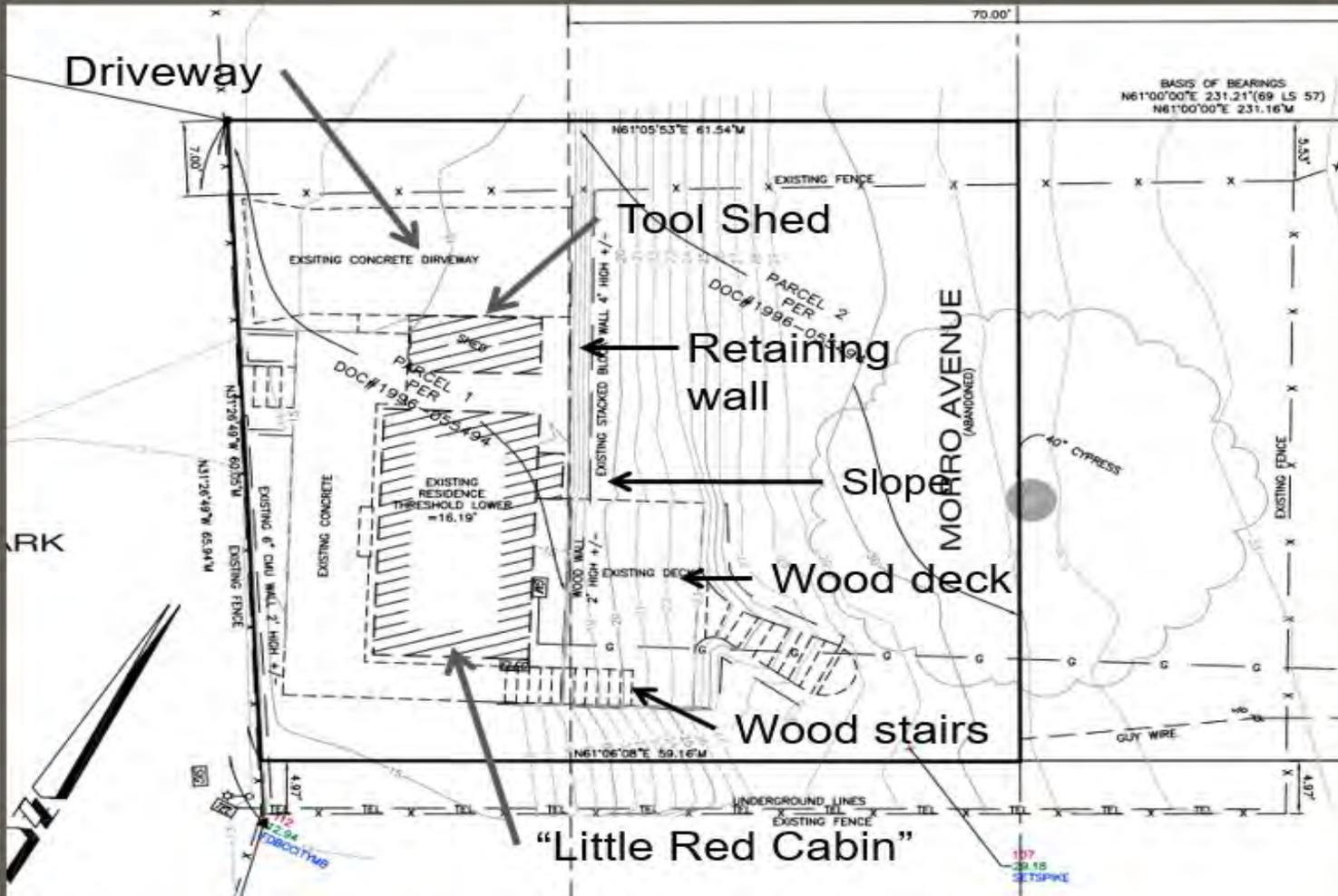
# ▶ Proposed Development

Exhibit E

- ▶ Remove and relocate existing “Little Red House” to be repurposed by the Historical Society of Morro Bay as a future visitor center. HSMB is fundraising to move structure to the City-owned triangle lot near the Maritime Museum at 1210 Embarcadero. Existing development includes the home, tool shed, a rear wood deck, stairs, and an existing 4 foot high retaining wall.
- ▶ New construction of 1,676sf single family home with 465sf two-car garage, 70sf second floor front balcony, 420sf rooftop deck, and 233sf rear paver patio area on a 3,621sf lot located in the R-2 zoning district with a planned development overlay. The retaining wall for the proposed home would be built in the same location as the existing home.
- ▶ Variance request is to reduce the required 20 foot front setback to 10 feet (including reduced garage setback) in order to minimize alteration of natural landforms due to the property’s site constraints and bluff location.



# Existing Development



▶ 101 FIG STREET

▶ Existing Little Red House and Development



**MORRO BAY**  
PUT LIFE ON COAST

# Development Standards

Exhibit E

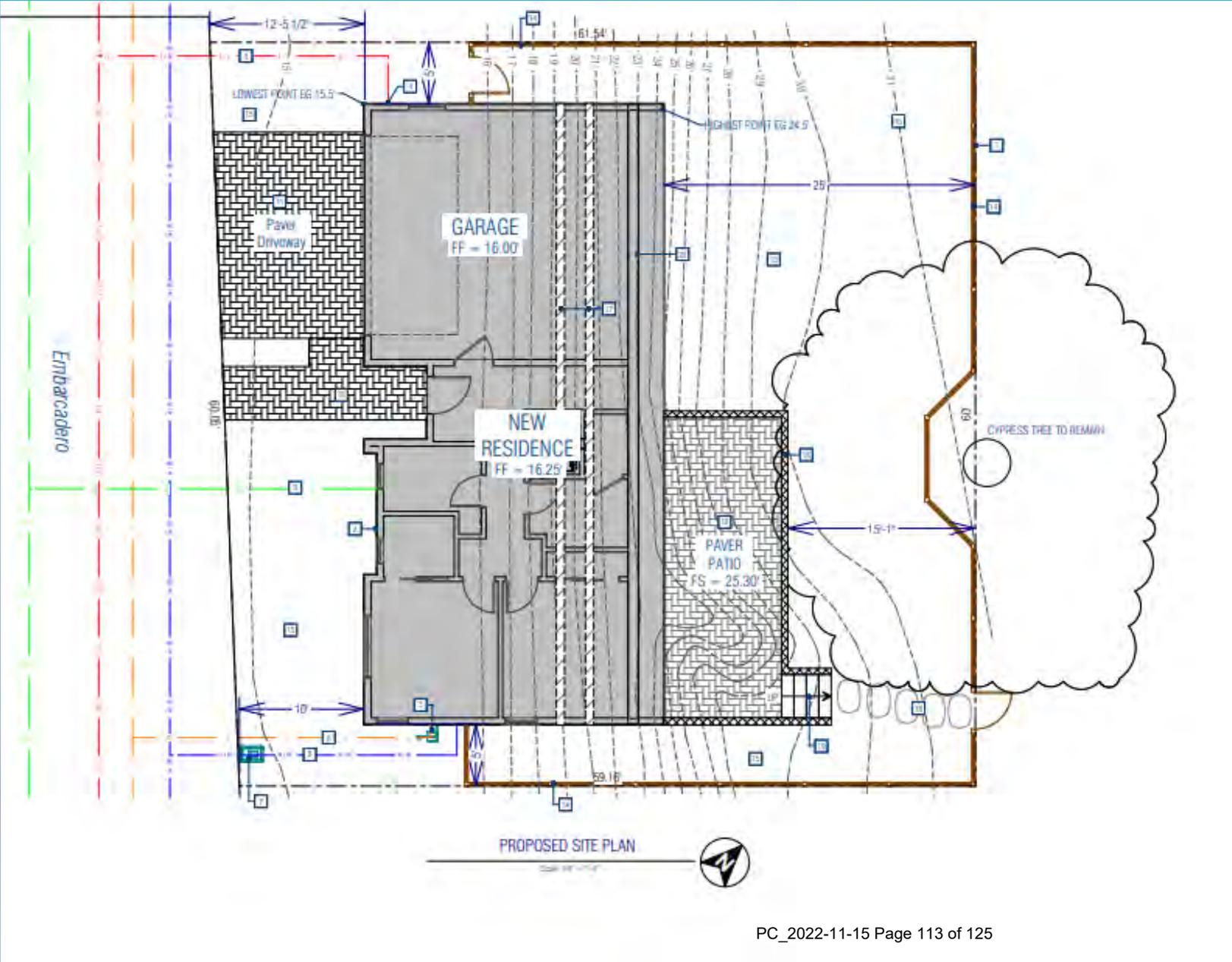
## Geologic standards

- Consultation with Coastal Commission staff determined bluff development standards do not apply. Geologic & Seismic Hazards standards would apply for sloped properties.
- GeoSolutions submitted Geologic Report dated July 2022 which evaluated slope stability, geologic and seismic hazards and included historic bluff locations concluding property not subject to coastal erosion based on location east of Tidelands parking lot.

<u>Zoning Ordinance Standards</u>		
	Standards	Proposed
Front-Yard Setback	20 feet	10 feet - 12' 5 1/2" (see variance discussion)
Side-Yard Setback	5 feet	5 feet
Rear-Yard Setback	5 feet	25 feet
Garage Setback	20 feet	12' 5 1/2" feet
Lot Coverage	50% allowed	32%
Maximum Height	25 feet	Existing House - unknown Proposed House - 23'6" feet
Parking	2 covered and enclosed spaces	2 covered and enclosed spaces

**Variance is to request reduction in front setback from 20 feet to 10 feet.**



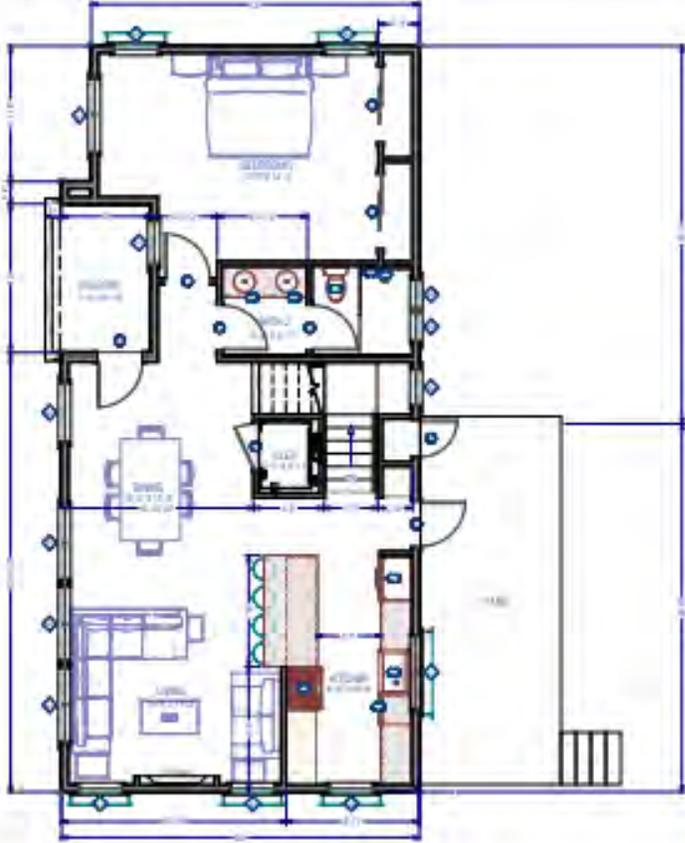


# Site Plan





PROPOSED ROOF DECK PLAN



PROPOSED 2nd FLOOR PLAN



PROPOSED 1st FLOOR PLAN



# Floor Plan





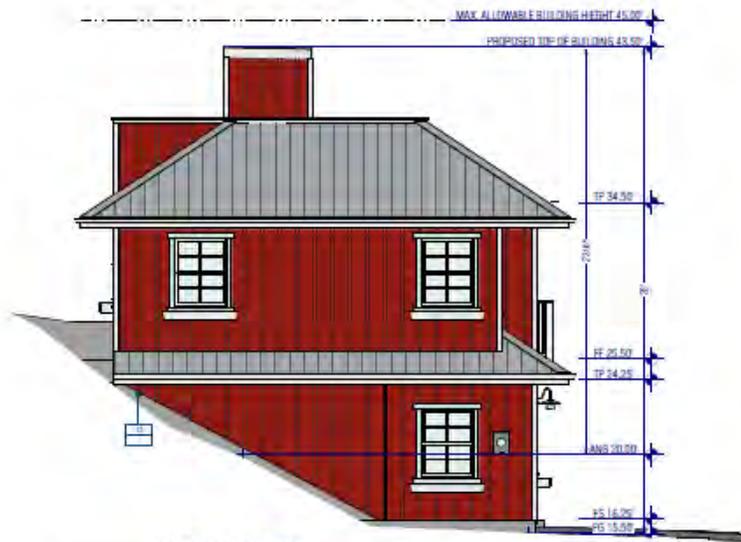
EAST ELEVATION

Scale: 1/4" = 1'-0"



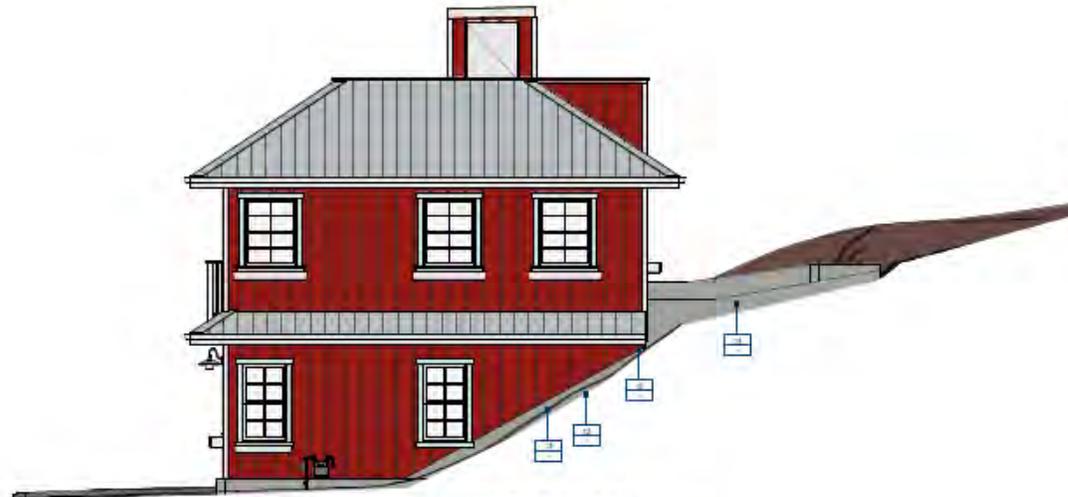
WEST ELEVATION

Scale: 1/4" = 1'-0"



NORTH ELEVATION

Scale: 1/4" = 1'-0"



SOUTH ELEVATION

Scale: 1/4" = 1'-0"

# Building Elevations



# Exterior Elevations

Exhibit E

## Residential Design Guidelines

West (Front) Elev.



- Project is consistent with guidelines for compatible materials, visually compatible, street-facing entryways, and appropriate scale, mass, and design.
- Project has been designed to be consistent with the original home.

East (Rear) Elev.



Board and Batt siding, window trim and color, light grey metal roofing and dark brown garage and recessed features closely resemble the existing building



# Visual Simulation

Exhibit E



Exhibit E

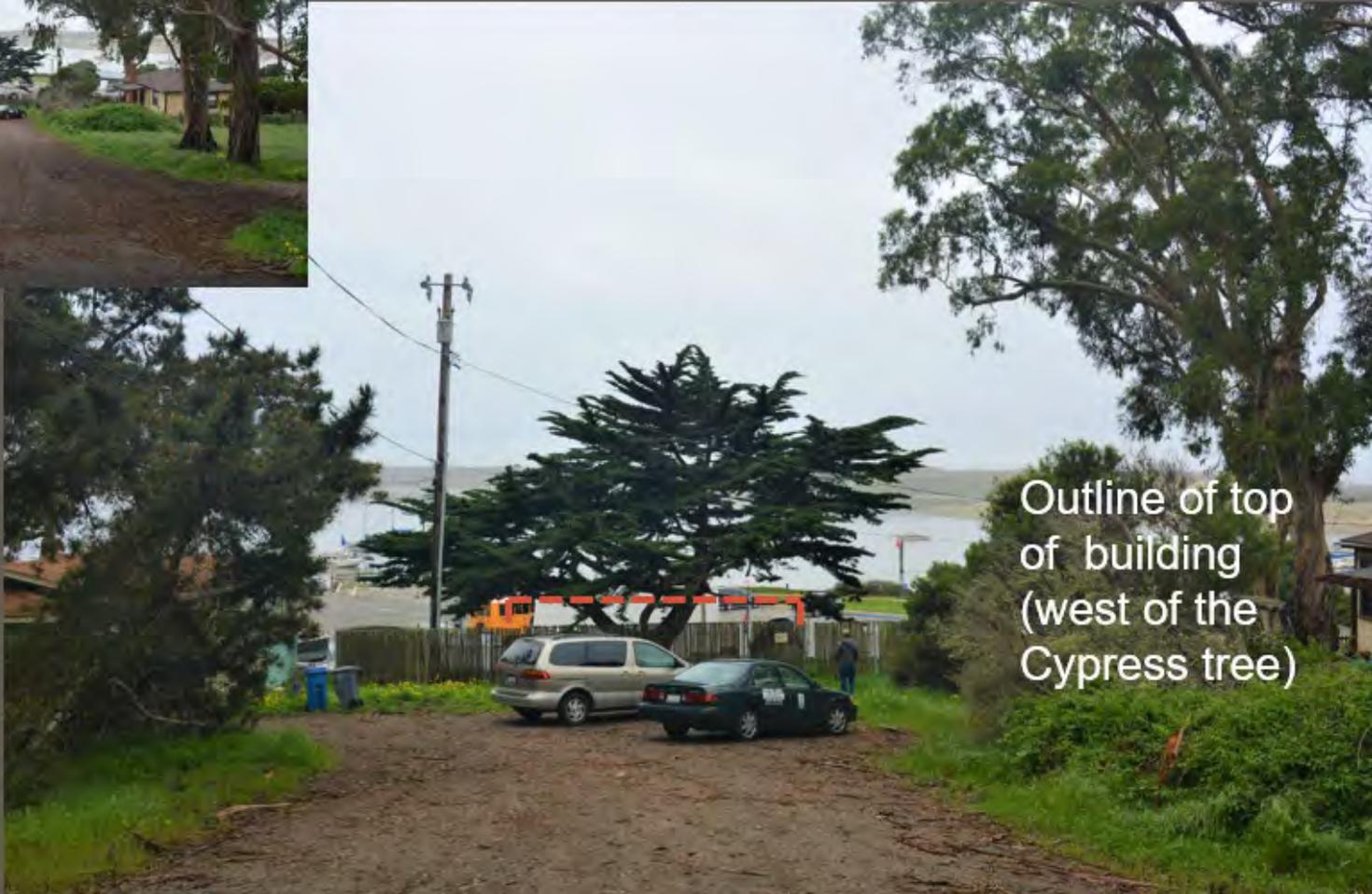
# Visual Simulation



**MORRO BAY**  
PUT LIFE ON COAST

Exhibit E

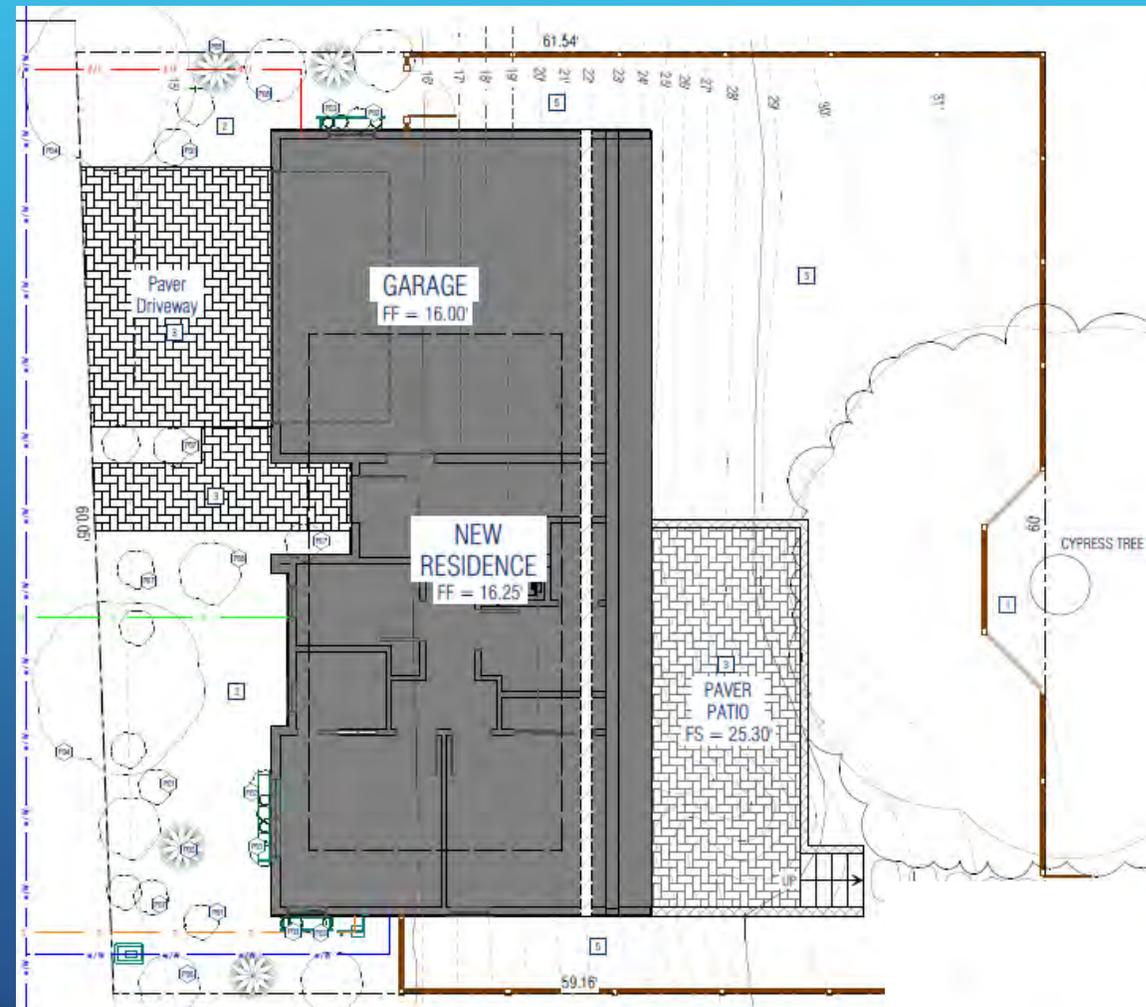
# View from Main Street



Outline of top  
of building  
(west of the  
Cypress tree)



# Proposed Landscape Plan & Colors and Material Board



PROPOSED LANDSCAPE PLAN

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



## LANDSCAPE PLAN KEY NOTES

- 1 GRAVEL GROUND COVER OVER FILTER FABRIC
- 2 BARK GROUND COVER BETWEEN PLANTS OVER FILTER FABRIC
- 3 PERVIOUS PAVERS
- 4 PAVER STEPPING STONES
- 5 EXISTING NATIVE LANDSCAPE TO REMAIN, ICE PLANT

## Plant Schedule

Number	Qty	Common Names	Scientific Name
P01	6	Century Plant, Agave	Agave americana
P02	4	Marigold	Tagetes
P03	10	Fansy	Viola x wittrockiana
P04	2	Pink Melaleuca	Pink Melaleuca
P05	4	Rocky Mountain Juniper, Skyrocket Juniper	Juniperus scopulorum
P06	6	SAGE BUSH	Euonymus alatus, Celastrus alatus
P07	6	Spanish Broom	Spartium junceum



Steel Lighting Co. "Gardena" Outdoor Light



Stanley Fram Metal Roofing



"Hardie" Lapped Siding



"Hardie" Board & Batten

## ELEVATION MATERIALS

1. "HARDIE" BOARD & BATTEN SIDING EXTERIOR FINISH WITH WATERPROOFING MEMBRANE UNDERLAYMENT
2. "HARDIE" LAPPED SIDING EXTERIOR FINISH WITH WATERPROOFING MEMBRANE UNDERLAYMENT
3. STANDING SEAM METAL ROOFING OVER 1-LAYERS OF #30 FELT TO MATCH EXISTING
4. VINYL WINDOWS & DOOR
5. 2x6 FASCIA BOARD WITH 4" METAL GUTTERS
6. 2x4 CORNER TRIM
7. 2x4 WINDOW & DOOR TRIM
8. PLANTER BOX
9. LINEAR HORIZONTAL GOOSENECK DOWNLIGHTS
10. 4" HIGH DECK RAILING
11. WOOD GARAGE DOOR
12. EXISTING NATURAL GRADE
13. FINISH GRADE
14. CONCRETE RETAINING WALL
15. NEW RETAINING WALL AT REAR OF PROPOSED HOUSE TO BE IN THE APPROXIMATE LOCATION OF EXISTING RETAINING WALL

## ELEVATION COLORS

- A. Benjamin Moore "SPANISH RED"
- B. Ultra Cool Rending "Hot Gray"
- C. Benjamin Moore "ICY MOON DROPS"
- D. Benjamin Moore "SIVON WHITE"
- E. Benjamin Moore "BISON BROWN" Wood Stain

- CRMS prepared an archaeological and historical evaluation of the home in 2017. The archaeological report found no evidence of artifacts with no recommendations for further study.
- The CRMS report concluded that the existing home, known locally as the “Little Red House” was an intact example of Morro Bay history and the local art community. The home was hand-built by Nadine Richards, a local artist, in the 1940’s, which was used as both her residence and studio until the property was sold in the mid-1990’s to the current owner. The Historical Society of Morro Bay is in the process of fundraising to move the Little Red House to the City-owned triangle lot near the Maritime Museum at 1210 Embarcadero for use as a future visitor center.



# General Plan/ LCP Consistency Exhibit E

- Project designated as Medium –density residential Land Use for which a single family home is a principally permitted allowed use in the R-2 zone and conditionally permitted in the Planned Development overlay. The Planned Development overlay designation requires permits to be approved by the Planning Commission.
- The purpose of the bluff development standards is to protect public views and maintain the character of the bluff setting and geographic features and ensure development is subordinate to the character of the bluff. The project minimizes alterations to the natural landform with the variance request to reduce the front setback and protects public views through the design of the home at the lowest portion of the parcel.
- The geologic report submitted by GeoSolutions documented historic bluff and geotechnical studies, evaluated stability of the bluff with a slope stability analysis, and concluded that retreat rate from ocean erosion does not apply. The report evaluated geologic and seismic hazards pursuant to LUP Public Safety policy PS2.13 and a condition of approval has been added to require that the geotechnical recommendations are incorporated into the building permit.

- Applicant is requesting approval of a variance to reduce front setback from 20 feet to 10 feet (12.5 feet for driveway/garage setback). Staff supports request because it is consistent with bluff development standards policies in Chapter 17.45 of the Zoning Code to minimize alteration of the bluff and natural landforms, and ensure development is subordinate to the character of the bluff; whereas to otherwise comply with the full 20-foot front setback would require greater excavation into the slope. In addition, the retaining wall for the proposed new home is proposed in the same location as the existing 4' high retaining wall also to minimize alteration of the slope.
- It is also consistent with LUP Public Safety policy PS2.2 regarding new development in high-risk area which states that development shall ensure stability and not contribute significantly to erosion nor substantially alter natural landforms.

- Planning Commission can grant a Variance when all of the following circumstances are met:
  - Not a Special Privilege – ***Setback variance provides for slope stability of the bluff by minimizing alteration of natural landforms. Applicant otherwise complies with development standards.***
  - Special Circumstances with Property – ***Special circumstances exist including the site constraints related to overall slope and topography and the small size of the lot which would require greater excavation otherwise. Variance provides an adequate building footprint.***
  - Consistent with General Plan and Local Coastal Plan (LCP) – ***Reduction of setback (including for garage) accommodates development of the lot with a single family home which is a current residential use and meets the parking requirement.***



- Conditionally approve the project by adopting PC resolution 09-22 which includes the Findings and Conditions of approval for the project as shown on site development plans dated 10-25-2022.

