



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, February 21, 2023
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson – William Roschen

Vice-Chairperson Mike Rodriguez
Commissioner Asia King

Commissioner Joseph Ingraffia
Commissioner Eric Meyer

Public Participation:

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 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=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>

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*

- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at planningcommission@morrobayca.gov prior to the meeting. Agenda correspondence received at planningcommission@morrobayca.gov by 10 a.m. on the meeting day will be posted on the City website.*

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE/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 December 20, 2022.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of January 3, 2023.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

C. NEW BUSINESS

C-1 Information session on Historic Preservation

This item does not include a staff report.

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

C-2 Update of City Council's Adopted 2021-2022 Goals and Action Items and Planning Commission Recommendation of Goals/Action Items to City Council for FY 23/24

Staff Recommendation: receive staff presentation and provide recommendation to City Council Goals and Action items.

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

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 March 7, 2023, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

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

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

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

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

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

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

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

APPEALS

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

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

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



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

Agenda No: A-1
 Meeting Date 2-21-2023

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:											
1	Messer	550	Kern	8/11/2022	CDP22-027	CDP for new construction of a two story 2,411sf SFR with a 565sf garage and 1,000sf attached ADU.	Under Review. Incomplete letter sent 8/31, Resubmittal on 11/16, Under review, second Incomplete letter sent 12/13/22, resubmittal on 1/09/23, minor edits request on 1/27/23, resubmittal 1/31/23, under review, minor edits request on 1/20 resubmittal on 1/31/23. Deemed complete letter sent on 2/13. Staff preparing noticing.				gc
2	Van Beurden	701-715	Embarcadero	12/22/2022	MAJ22-002	Major modification to CUP to reflect Coastal Commission approved changes at the Dutchman Harborwalk	Under review. Deemed incomplete and comment letter sent 1-18-23. Resubmittal received 2/14/23. Anticipated PC hearing date to be 3/7/23.				cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:											
3	Nance	595	Morro Bay	2/7/2023	CDP23-003	Installation of one solar carport located in the existing Chase Bank parking lot.	Under review				gc
4	Salbi	450	Marina	12/19/2022	CDP22-043	Admin CDP for two story single family home with garage and Accessory Dwelling Unit	Incomplete letter sent January 13th, resub on 2/7, under review.				gc
5	Bradley	2285	Emerald Circle	12/5/2022	CDP22-041 / CUP22-12	CDP and CUP for new construction of a 2,368sf one story single family home and 2 car garage on a vacant lot in the Cloisters subdivision.	Incomplete letter sent 1-5-2023				gc
6	Smartlink/ AT&T	590	Morro Ave	12/5/2022	M AJ22-001	Permit amendment for proposed modifications to existing AT&T rooftop cell site	Under review. Incomplete letter sent 12/15/22. Resubmitted 1/31				cj
7	Patel	1050	Morro Ave	11/17/2022	CUP22-10/ CDP22-039	Remodel existing hotel and add second floor with kitchen and hotel dining area, plus other guest amenities. Increase from 16 rooms to 27 rooms.	Under Review. Comments provided Dec 12, 2022, requires a resubmittal. Applicant is addressing parking issued included in the PW comment letter. Project resubmitted on February 8, 2023, and is under review.				nh
8	Agular	351	Panay	11/2/2022	CDP22-036	Demo existing one story 849sf SFR to build a two story 1,926sf SFR with a 226sf garage and a 280sf roof deck.	Under Review, Incomplete letter sent on 12/15/22.				gc
9	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	Planning disapproved and comments sent on November 25, 2022. Required redesign and resubmittal. Meeting week of 12/12/22 with planning consultant to review comments. Applicant to revise plans and resubmit. Project deemed complete. Need a site study prior to public notice and admin decision on the permit.				nh
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. Planning disapproved and incomplete letter sent on 11/22.				gc/st
11	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. Correction letter sent 11/21/22.				cj
12	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
13	MSA Architects	2417	Greenwood Ave.	8/24/2022	CDP22-030	Admin CDP to develop a new 562 detached ADU	Incomplete letter sent on 9/12/22, resubmittal on 10/26, under review, minor edits request on 11/17				gc
14	Shepler	2181	Sumset Ave	8/24/2022	CDP22-029	CDP Application for a new third dwelling and one ADU on a property with two existing homes	Comment letter sent on 9-5-22. Resubmittal received 10/24/22, planning requires minor changes and sent letter November 10, 2022. Requires resubmittal.				nh
15	Kersten	1358	Prescott	7/27/2022	CDP22-024	Admin CDP for partial conversion of an existing (522sf) attached garage into a single story 276sf ADU.	Incomplete letter sent on 08/09/22				gc
16	California Coastal Investments, LLC	801	Embarcadero	6/28/2022	CUP22-09	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	Under review. Incomplete letter sent 7/27/22. Resubmitted 1/27.				cj
17	McDonald	471	Panay	6/1/2022	CDP22-019	Admin CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14				gc
18	Birchell	2030	Main	5/4/2022	MIN22-005	The Applicant requested a withdrawal.	Applicant changed scope of work and withdrew permit application.				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
19	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Admin CDP for shed conversion into 468 sf ADU	Correction Letter sent 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
20	Hartman	320	Orcas St	4/14/22	CUP22-07/ CDP22-010	New SFR with attached garage to replace home destroyed in fire	Correction letter sent 5/1/22.				nh
21	Jasso	2515	Greenwood	2/22/22	CDP22-006	Admin CDP for new SFR with 2 car garage and detached ADU	Comment Letter Sent 3/17/22				nh
22	Luhr	1140	Allesandro Ave	1/20/22	CUP22-06 / CDP22-004/ TTM22-04	Live/work mixed use, new construction of 5 residential units and 2 commercial units	Comment letter provided 2/13/22. Project deemed complete - processing will continue once Vesting Tentative Map submittal is complete. Vesting map submittal received May 12, 2022. Planning sent comment letter on 5/28/22, requires resubmittal. Resubmittal received with tentative tract map submittal on August 9, 2022, under review. PW disapproved the VTM, comment sent to applicant on 9-17-22, requires a resubmittal of the VTM. Applicant working with Public Works on some design issues in the public right of way. Once resolved, resubmittal required with any changes.				nh
23	Morro 94 LLC	3300	Panorama	1/18/22	CUP 22-05/CDP22-003/TTM22-02	Submittal of combined concept and precise plan review for 61 unit subdivision.	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm. City 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. Environmental review is under contract and work has commenced. Anticipate process to take 6-9 months to complete. Under review for new zoning code requirements - applicant plans to resubmit for review.				nh
24	Romero	563	Zanzibar	12/6/21	CDP21-048	Admin CDP for new 1978sf 2 story SFR with 533 sf garage and 2nd level 128sf deck	Incomplete letter sent 12/22/2021, Resubmittal 7/28, under review, resub on 12/21/22, request edits on 1/19/23.				gc
25	Morro Bay LLC (Keller)	1108	Front Steet	11/8/21	MAJ21-007	Major Modification permit for Expansion and extensive remodel of second floor short term rental unit.	Planning comments sent 11/23/21, requires resubmittal. Applicant may put this application on hold until the adoption of the new zoning code (i.e. includes street setbacks closer to the actual placement of the building).				nh
26	T-Mobile/ Siegel	545	Shasta	10/12/21	CUP21-13/ CDP21-039	T-Mobile modification to existing facility approved under UP0-162/CP0-229. T-Mobile proposes to remove/replace and relocate existing wireless facility screened within existing church steeple and request height exception to construct new 29'0" faux bell tower for relocated wireless facility.	Under review. Project deemed incomplete 11-8-21. Resubmitted 8/25/22. Under review. Deemed incomplete and response letter sent 9/22/22. Resubmittal received 1/11/23. Incomplete letter sent 1/26.				cj
27	Guesno	220	Atascadero Rd	10/4/21	MIN21-012	Minor Amendment - Change temporary outdoor dining area to permanent outdoor dining	Application will apply for a TUP for outdoor dining. This application is on hold until 2022.				nh
28	Eisemann	541	Atascadero Road (at Hill St.)	7/9/21	CUP21-09/ CDP21-029	Four unit apartment complex with attached garages	Review comments provided on July 31, 2021. Project requires resubmittal and environmental analysis. Provided applicant estimate for environmental report on September 24, 2021. January 2022 - project is for sale. Applicant inactivity letter sent 7/22/25, no response from applicant yet. Applicant wants to keep project file open.				nh
29	Green	1175	Scott Street	6/28/21	CDP21-025 CUP21-07	New construction of 3 hotel units including one ADA unit and a residential security unit	Review comments provided on July 21, 2021. Requires a resubmittal for review. Discussed project with applicant, expected to have resubmittal ready in November 2021. Applicant is reviewing alternative designs for the project, staff provided input on 2/14/22. Resubmittal received October 25, 2022 - reviewing under both zoning codes. The project was redesigned to include only one hotel unit and one residential unit. Planning disapproved and letter was sent to applicant on November 18, 2022, requires a resubmittal. Meeting with applicant to review planning comments on Dec. 13, 2022. Applicant to revise plans and resubmit. Resubmittal received 12/19/22. Project deemed complete on 12/27/22. Applicant is required to submit an additional study prior to scheduling planning commission hearing.				nh
30	SR Development	545	Atascadero	Initial partial submittal on 3/31/2021. Submittal complete on 4/26/21	CDP21-013 / CUP21-04	New construction of 15 unit townhomes project	Comment letter sent 5/14/21, requires resubmittal with responses. Applicant inactivity letter sent 7/22/22, applicant responded that they would like to keep the application active.				nh
31	Tullis	404	Estero	3/17/21	CDP21-011	CDP to demo existing improvements & construct new SFR and site improvements.	Under review. Deemed incomplete, comment letter sent to applicant April 2, 2021				nh
32	Vistra	1290	Embarcadero	12/28/20	CDP20-026 & CUP20-14	Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress. 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

Projects Appealed to Planning Commission or PC Continued projects - none

Projects Appealed or Forwarded to City Council

#	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
36	Steiner	301-390	Seashell Cove	4/19/21	MAJ21-02	General Plan / LCP Land Use & Zoning Map Amendment application to change land use and zoning from R-A to R-4 designation / low density to high density	Under review. Response letter/ incomplete letter sent 5-6-21. Resubmittal received. Environmental review in process. MND document complete and routed to State Clearinghouse - public comment period closes May 4th. 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
Environmental Review - none											
Final Map Under Review Projects:											
37	Huber	2783	Coral Ave	8/30/22	TTM22-03	5 unit residential subdivision	Planning approved, forwarded to PW.				nh
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing: - none											
Grants											
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. Zoning Code/Implementation Plan adopted by Council on 11/22/22 as part of LCP update. LCP amendment submitted to Coastal Commission on 12/12/2022.	No review performed.	N/A		sg/cj
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
Projects in Building Plan Check:											
41	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
42	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
43	Conway	305	Arbutus	1/4/2023	B22-0269	DIGEPLAN - 390 sf addition, expanding lower level family room and 2nd level primary bedroom & bath, the remodel includes kitchen and relocating two bathrooms to accommodate the installation of new elevator. The addition creates a 2nd level 378 sf rear deck.		Bldg. - Disapproved 1/25/23			
44	Nabors	240	Bali	12/5/2022	B22-0259	Attaching ADU approx 477 SF living space onto west elevation side yard.		BLDG - Disapproved 2/7/23			
45	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
46	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
47	Perry	3202	Beachcomber Dr	2/9/23	B22-0264	Demo existing, new construction of 2567 sf home with a 2424 sf subterranean garage on lower level and 963 sf roof deck. Home to be located on newly configured parcel (requires final TM)	Under review				nh

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48	Perry	3230	Beachcomber Dr	2/9/23	B22-0265	New SFR on new parcel. Home is 1816 sf with a 471 sf garage and a roof deck.	Under review				nh
49	Gray	429	Bernardo Ave	10/12/22	B22-0231	Build new 2 bedroom, 1 bath detached 742 sf ADU to rear of lot.		Ready to issue	under review		gc
50	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			am
51	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
50	Berner	2750	Dogwood Ave.	12/6/22	B22-0260	Add 235 sq of conditioned space, including a new bathroom, additions to bedroom and utility room, 297 sf, roof deck, spiral stair, ground floor deck (136 sf), less than 30" above existing adjacent grade.	Under Review	Bldg. - Disapproved 1/4/23			st
51	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			cj
52	Ciano	115	Easter St	1/11/23	B22-0283	DIGEPLAN: Interior remodel of existing ADU, relocate bedroom and kitchen/dinning and living area (reverse locations). Replace windows, doors, add skylights, wall mounted radiator, tankless water heater and other MEP.		Bldg. Plancheck			
53	Gambrill	571	Embarcadero	2/22/22	B22-0035		Disapproved 3-8-21. Disapproved resubmittal 6-2-22. new resubmittal received 9/1/22 under review. Disapproved 10/3/22	Ready to issue			cj
54	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			cj
55	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			cj
56	City of Morro Bay	1185	Embarcadero	1/23/23	B23-0017	Emergency Piling Repair - Encase up to 14 existing deteriorated wooden pilings with reinforced steel and pour in place epoxy or concrete.		Ready to issue			
57	Guldenbrein	481	Estero Ave	1/5/23	B23-0003	New fencing & retaining walls, exterior electrical grading & catch basin installation w/pump in front yard. (see plans)		Bldg. - Disapproved 1/18/23			
58	Beale	2230	Greenwood Ave.	9/29/22	B22-0215	Conversion of 451sf of existing conditioned space into an accessory dwelling unit.		Bldg. - Approved 12/21/22			
59	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	Ready to issue			gc
60	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. Approved 12/1/22.	Ready to issue			cj
61	Godfrey	396	Hill St.	12/7/22	B22-0261	Addendum #2 to B21-0045 Relocate hold down along grid 1 at basement		Ready to issue			
62	Wilkie	476-A	Hill St.	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Correction letter sent 4/30/20.	Bldg. - Approved 4/8/22			nh

#	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
63	DeWitt	1955	Ironwood Ave Unit E, F, G and H	1/23/23	B22-0284	DIGEPLAN - Remedial foundation leveling, push pier installation is voluntary to prevent further subsidence of the structure. Installations are subgrade and do not affect the exterior appearance of the structure.		Bldg - Approved 2/2/23			
64	Lent	194	Island St	1/10/23	B23-0006	Remodel existing bonus room and portion of garage to ADU, construct new rooftop deck over portion of remodel/converted ADU.		Bldg.- Plancheck			
65	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			sg
66	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 approx. 906 sf to SFR.		Ready to issue			
67	Tarver	671	Kern Ave	12/22/22	B22-0271	DIGEPLAN: New 255 SF attached Accessroy Dwelling Unit (ADU)		Bldg - Disapproved 1/5/23			
68	Melen	2540	Koa Ave.	8/18/22	B22-0179	Repair of existing outdoor stairway	Planning- Disapproved on 8/31/22	Ready to issue			gc
69	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
70	Daniels	964	Las Tunas St.	8/3/21	B21-0133	Remodel the laundry room & add a bedroom, bathroom & hallway to the back of existing home in phase I. Phase 2, build a detached garage	Planning approved 5-12-22	Bldg. - Approved 5/16/21			sg
71	Castro	979	Las Tunas St.	1/19/23	B23-0013	Conversion of existing detached garage & work shop to ADU - 642 sf, no addition.		Bldg. - Plancheck			
72	Drenick	2530	Laurel Ave.	9/22/21	B21-0174	Reconstruction of 560 sf two-car garage, garage foundation and 560 sf rooftop deck over garage. See permit B21-0141 for separate demolition permit for these structures.	Disapproved and Correction Letter sent 10/5/21. Planning approved 7/27/22	Bldg. - Approved 8/4/22			am
73	Kevorkian	2615	Laurel Ave.	1/10/23	B23-0005	Addendum #1 to B22-0183, Change the deck configuration to reduce square foot to below existing square foot.	Planning disapproved and sent incomplete comment letter on 1/27/23.	Bldg. - Approved 1/17/23			gc
74	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
75	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
76	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 expires 4/18/2023.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB Permit extended to 4/18/23	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	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
77	CenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	The scope of work has changed. Applicant is now proposing to convert an existing space into an office space, and staff is awaiting the withdrawal of MIN22-005 to proceed with the Building Permit review process.		Bldg. - Disapproved 11/15/22			
78	Timothy and Allyson Cleath Family Trust	2790	Main St	11/8/22	B22-0248	Addendum to B22-0106, Modification to drain collection for parking lot. Sheets C-3 and C-4 revised. No change in flow to the bioswale per attached statement from civil engineer.	Approved 11-10-22. nh	Bldg - Approved 11/8/22			
79	Biaggini	1156 - A	Market Ave	2/3/23	B23-0027	Addendum to B21-0122 - Replace DWH with heat pump water heater and replace gravity wall furnace with mini-split heat pump. Sewer line and water tie-in have been rerouted, as built per new plans.		Bldg - Approved 2/7/23			
80	Hauser	311	Mindoro St	1/3/23	B23-0001	Remove existing second floor cantilevered deck (615 sf), replace with (187 sf) deck.		Bldg. - Disapproved 1/4/23			
81	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
82	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
83	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. - Approved 1/17/23			nh
84	Mollaghaffari & Hawes	427-A	Oahu St.	5/5/22	B22-0088	Attached ADU - 702 sf Accessory Dwelling Unit.	Planning disapproved 5-12-22/ Planning approved 1/20/23	Bldg. - Approved 1/17/23			nh
85	Currey	154	Orcas St.	3/23/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22	Bldg. - Approved 12/1/22			gc
86	Currey	154-A	Orcas St	3/23/22	B22-0063	171 sf addition as an ADU	Disapproved 4-11-22	Bldg. - Approved 12/1/22			sg

#	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
87	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
88	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
89	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.		Ready to issue			
90	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring.	Approved 9/26/19.	Ready to issue			cj
91	Macias/Mudge	153	Rennell	11/9/22	B22-0249	Construct new 1-story SF residence with 1,478 sf living area and 441 sf attached 2-car garage. There will be a 225 sf covered porch and 295 sf roof deck.		Bldg - Disapproved 12/1/22			
92	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
93	Hanton	425	Shasta Ave	1/17/23	B23-0004	DIGEPLAN - Enclose the current breezeway to create a new 90 sf entry, a 350 sf addition creating a primary suite and bathroom, also create a valuted space in the existing garage by removing roof and replace with new composition roof.		Plancheck			
94	Parker	580	Shasta Ave	8/31/20	B20-0159	Add new detached garage	Planning under review. Planning disapproved 9/8/20. Need resubmittal	Bldg. - Disapproved 9/14/20			nh
95	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			
96	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 applcation expired	Bldg. - Approved 3/27/19			wu
97	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	Ready to issue			gc
98	Morro Bay Ventures	201	Verdon Ct.	1/4/23	B22-0273	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.		Bldg. - Disapproved 2/3/23			
99	Morro Bay Ventures	202	Verdon Ct.	1/4/23	B22-0277	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.		Bldg. - Disapproved 2/3/23			
100	Morro Bay Ventures	205	Verdon Ct.	1/4/23	B22-0274	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0279 for attached ADU.		Bldg. - Disapproved 2/3/23			
101	Morro Bay Ventures	205-A	Verdon Ct.	1/4/23	B22-0279	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU). See permit B22-0274 for new SFR.		Bldg. - Disapproved 2/3/23			

#	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
102	Morro Bay Ventures	206	Verdon Ct.	1/4/23	B22-0276	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage.		Bldg. - Disapproved 2/3/23			
103	Morro Bay Ventures	210	Verdon Ct.	1/4/23	B22-0275	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0280 for attached ADU.		Bldg. - Disapproved 2/3/23			
104	Morro Bay Ventures	210-A	Verdon Ct.	1/4/23	B22-0280	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU) - See permit B22-0275 for new SFR.		Bldg. - Disapproved 2/3/23			
105	Tibbs	6	Zanzibar St.	12/15/22	B22-0266	100 sf interior remodel of small bathroom and conversion of a laundry room to a powder/utility room.		Bldg. - Approved 12/19/22			
106	Gill	9	Zanzibar St.	12/15/22	B22-0267	316 sf interior remodel which includes a full kitchen remodel, two bathroom remodels and a conversion of a laundry room to a powder/utility room.		Bldg. - Approved 12/19/22			
Planning Projects & Permits with Final Action:											
107	Morgan	101	Fig St	8/9/21	CDP21-035/CUP21-12/ VAR21-003	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.	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. PC approved, and project appealed to City Council on 11-25-22. Appeal hearing set for 1-24-23. Council denied appeal and upheld PC approval.				cj
108	City of Morro Bay		Citywide		-	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	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. Public draft of combined General Plan/ LCP released May 2018 for review. Worked with Coastal staff on CCC input received during 2019. Adoption Draft to be reviewed by Planning Commission at 10/20/20 hearing. Admin Draft of EIR received and to be circulated. Reviewed by PC at the 11/4/2020 & 11/17/20, 12/1/20, & 12/15/20 PC meetings. 3-16-2021 meeting is for review of the EIR and make recommendations to City Council for adoption. Council review of adoption draft held on 4/27/21. Hearing continued to the 5/11 and then 5/25/21 Council meetings. Plan adopted by Council on 5/25/21. LCP Amendment application submitted to Coastal Commission for certification. Coastal Commission LCP certified Coastal Land Use Plan (LUP) on August 12, 2021. Zoning Code Update in progress, reviewed by PC in 12/2021 and Adoption Hearing Draft reviewed on 8/16/22, 9/6/22, and 9/20/22. 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.. LCP amendment application submitted to Coastal Commission on 12/12/2022.				
109	Bean	197	Main Street (formerly known as 199 Sandpiper)	12/19/19	CUP19-20, CDP19-04, VAR20-001	CUP/CDP for new home on triangular small parcel on the bluff. Proposed home is 526 sf 2-stories with access easement to Main Street	Project deemed incomplete, comment letter sent January 7, 2020. Resubmittal received 10/26/20 adding a variance request, under review. Incomplete, need resubmittal. Resubmittal received September 14, 2021, under review. Incomplete letter sent on Oct 4, 2021. Resubmittal received 10/29/21. Planning comment letter sent November 10, 2021, requires resubmittal. Project deemed complete and scheduled for planning commission on May 17, 2022. Planning Commission denied the project, and the owner has appealed. Scheduled for City Council, August 23, 2022 at the request of the applicant. City council upheld the appeal and approved the project. Project appealed to California Coastal Commission, pending review.				nh
110	Murphy	2440	Laurel Ave	8/1/22	CDP22-025	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.	Incomplete letter sent on 8/23/22. Project resubmittal received on 10/24/22 and comment letter sent on 11/2/22 with minor corrections required. Project deemed complete, public notice period from November 22, 2022 to December 5, 2022. Administrative decision on permit on December 6, 2022. Permit issued Dec 10, 2022. Project was appealed to Planning Commission - hearing on February 7, 2023. PC denied the appeal, and approved the project with added conditions.				nh
111	Orgill	3009	Beachcomber	7/19/22	CDP22-023	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 Maul residence.	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. PC continued hearing to January 17, 2023. Project approved by PC on January 17, 2023, permit issued. Project appealed on January 25, 2023, but appears to be a concern around an issue unrelated to the subject property. Appeal determined to be unrelated to the project and was rejected. Project is approved with valid permit.				nh
112	Kleckner	515	Main	12/7/2022	CDP22-042	After the fact Admin CDP for the demo of a partial construction of residential unit	Deemed complete on 1/24/23, Public Noticing from 1/27/23 to 2/07/23, CDP approved with 10-day appeals period until 2/21/23.				gc
113	Naghsh	466	Bonita St	11/29/2022	CDP22-040	Admin CDP for 240sf garage conversion to ADU.	Incomplete letter sent 12/15/22. Resubmitted 1/11/23. Project deemed complete 1/24/23. Public Notice period from 1/26 to 2/6. Approved 2/7/23				st
114	Torres	381	Nevis	12/12/2022	PKG22-06	Parking exception request to allow 1 uncovered space in driveway as part of a proposed 18sf addition to an existing 646sf single family home	Incomplete letter sent 12-15-22. Resubmitted 1/12/23. Deemed Complete 1/19. Public Noticing Period from 1/27 to 2/7. Approved 2/7/23				st

#	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
115	Public Works Dept	734	Harbor St.	1/23/2023	CDP23-001	Admin CDP to remove and replace 2 trees in City Park as part of the Transit Hub Improvement Project. Tree removal needed to facilitate compliance with federal ADA requirements and replacement trees (on a 2-to-1 basis) to be four 24-inch box size trees.	Project reviewed, and noticed on administrative approval. Permit issued 2/7/2023.				cj
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: 2/21/2023

ACTION:

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – DECEMBER 20, 2022
VETERENS MEMORIAL BUILDING – 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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/FMuWPpkoDFE?t=65>

Commissioner Rodriguez commented that he could not make the party hosted by the City of Morro Bay, gave his thanks to the City and it is his pleasure to serve the City.

Chairperson Stewart mentioned that the Solstice is Wednesday, December 21st and the Salinan Tribe will be having their event at Morro Rock at 1 pm.

PUBLIC COMMENT PERIOD

<https://youtu.be/FMuWPpkoDFE?t=153>

Betty Winholtz, Morro Bay, spoke about the agenda item and that she is disappointed that the house was let to deteriorate pass the point of it being saved. Winholtz commented how it is a loss to the community.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/FMuWPpkoDFE?t=273>

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 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/FMuWPpkoDFE?t=275>

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

Received and filed by the Commission.

B. PUBLIC HEARING

<https://youtu.be/FMuWPpkoDFE?t=292>

B-1 **Case No.:** CDP 22-023

Site Location: 3009 Beachcomber Drive, Morro Bay, CA

Proposal: Application for a Coastal Development Permit (CDP22-023) for the proposed demo of the existing home and new construction repositioned on the parcel for a 3,335-sf home with a 715-sf garage. The home is single story with a central courtyard/entryway on an 8,100 square foot parcel adjacent to the sand dunes and ocean beyond. The existing home on the site is the Jim Maul designed home that was previously determined to have local historical significance. A structural review of the property has resulted in findings of severe structural damage in the existing home, which renders the home unsuitable for repair and restoration. The CEQA Historic Evaluation report has been updated to take into account the poor condition of the home. The report concurs with the conclusion to demo the existing home and requests photo documentation of the existing home prior to tear-down. The project zoning is R-1/S2.A and is located within the coastal appeals jurisdiction. The Coastal Land Use and proposed new zoning designation is Moderate Density Residential (RS-B).

CEQA Determination: Exempt under Section 15301, Class 1j(1) for demo of a single family home and Section 15303, Class 3a for a new single family home on a residentially zoned parcel.

Staff Recommendation: Conditionally Approve

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211

Hubbard presented the staff report.

The Commissioner's presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/FMuWPpkoDFE?t=1141>

Bill Isemann, Architect, representing the Applicant, answered the Commissioner's questions about the project. Isemann also provided information about the structure.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/FMuWPpkoDFE?t=1597>

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/FMuWPpkoDFE?t=1632>

The Commissioner's presented their questions and comments to Bill Isemann, Architect.

MOTION: Vice-Chairperson Roschen moved to continue the project on January 17th to have the Structural Engineer be present to provide additional structural details for the PC review and to have two Commissioner's tour the home to see the condition firsthand. Commissioner Rodriguez seconded, and the motion passes 3-2, with Ingraffia, Rodriguez, and Roschen voting yes, and Stewart and King voting no.

<https://youtu.be/FMuWPpkoDFE?t=5217>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

<https://youtu.be/FMuWPpkoDFE?t=5291>

Commissioner Ingraffia gave update regarding Public Benefits.

Commissioner Rodriguez also had comments regarding Public Benefits and the need to place on the agenda.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/FMuWPpkoDFE?t=5514>

Commissioner Ingraffia commented that it should be discussed as a Commission on how to present items to the new City Council and the significance and need to have a Historical Preservation Ordinance.

Commissioner Rodriguez mentioned he attended APA, American Planning Association National Conference last week and approved national zoning guidelines for the country.

Chairperson Stewart commented on the Historic Preservation draft that was emailed and expressed that it is worth reading.

Commissioner Rodriguez commented about the reason he wanted to join SOL is because he feels the need to push for affordable housing on a regional level. Feels if he can be on the Executive Board, he can push for affordable housing.

Vice-Chair Roschen commented how it has been an exciting year and thanked Graham for all his efforts, for his support and helpfulness towards the Commission. Thanked all the Commissioner's.

Chairperson Stewart gave kudos to staff for getting the General Plan and Zoning Code done. Also commented that she loves the Wayfinding signs.

Commissioner Ingraffia thanked Graham for tolerating his fumbling through comments.

Commissioner King commented how she has learned a lot from all the Commissioner's.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/FMuWPpkoDFE?t=6210>

Graham commented that there are two open seats on the Planning Commission. Application process is open until December 30th. City Council will conduct interviews on January 10th and will choose new officers on January 17th.

Received an appeal for the 101 Fig Street project. It will be going to City Council.

Graham thanked the Planning Commission for all the work they have done especially related to the General Plan and Zoning Code.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 3, 2023 at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: A-3

DATE: 2/21/2023

ACTION:

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 3, 2023
VETERENS MEMORIAL BUILDING – 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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

<https://youtu.be/fSxPWzkBMg?t=109>

Betty Winholtz, Morro Bay, commented on the orange cones that are lining South Main Street for the last two weeks and doesn't know why they are there. Ms. Winholtz would like to know why they are out there and why for so long. Also mentioned 2996 Alder, and that it was approved to be apartments and is now a vacation rental, would like to know how residents can get it back to long term housing. Ms. Winholtz commented about low-income housing on Hwy 41 and has friend who has been trying to find out how to apply. Ms. Winholtz asked what the process looks like and how will it work.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/fSxPWzkBMg?t=294>

Staff responded to Ms. Winholtz's questions.

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 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

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 November 15, 2022.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Ingraffia moved to approve minutes and receive and file current and advanced planning processing list. Vice Chairperson Roschen seconded, and the motion passes 5-0, with King, Roschen, Rodriguez, Ingraffia, and Stewart voting yes.

B. PUBLIC HEARING

- B-1** **Case No.:** CDP 21-014/VAR21-001/PAR22-02
Site Location: 3202 Beachcomber Drive, Morro Bay, CA
Proposal: Application for a Coastal Development Permit, Variance Request and Parcel Map for property located at 3202 Beachcomber Drive. The project consists of a reallocation of the three existing non-conforming parcels into two conforming sized parcels. This project is located on the southernmost parcel. The land action requires the demo of the existing single-family home since it crosses over the proposed property line. Following the land action and demo, the project proposes new construction of a 2567 sf home with a 963-sf roof deck and a 2412 sf subterranean garage. The applicant has requested a variance to allow a 12-inch windscreen on top of the required deck railing that exceeds the height

limit of 14 feet. The zoning is R-1/S.2A (RS-B new zoning designation) and the site is in the Coastal Appeals Jurisdiction.

CEQA Determination: Exempt under Section 15301, Class 1j(1) for demo of a single family home and Section 15303, Class 3a for a new single family home on a residentially zoned parcel.

Staff Recommendation: Deny the Variance Request and Conditionally Approve the CDP allowing the home without the variance and provide a positive recommendation to City Council related to approval of the PAR

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211, nhubbard@morrobayca.gov

Hubbard presented the staff report.

Commissioners presented their questions and comments to staff.

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/fSxPWzkBMg?t=1075>

Steve Perry, Project Manager, explained the project and how they will be second homes.

Jim Duffey, Architect with Taylor Studios, commented that he is there as a resource and asked to consider the request of the wind screen.

Betty Winholtz, Morro Bay, commented about the landscaping right up to the street and into the right of way. She is concerned about planting in the right of way. Commented about the variance and is not in favor of it.

Chairperson Stewart commented that an email was received from Tim Galley, who was concerned with the variance request and urged the commission to deny the request.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/fSxPWzkBMg?t=1374>

Commissioners presented their questions and comments and questions to staff and Project Manager.

Jim Duffey, Architect, answered questions from Commissioners.

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

B-2 Case No.: CDP21-024 / VAR21-002

Site Location: 3230 Beachcomber Drive, Morro Bay, CA

Proposal: Application for a Coastal Development Permit and Variance Request for new construction of a 1684 sf home with an attached 403 sf garage and an 801-sf roof deck. The home has been assigned the address 3230 Beachcomber Drive and will be on a newly created 5118 sf parcel on the corner of Panay St and Beachcomber Drive. This project is contingent on the approval of PAR22-02 for the land action and CDP21-014 for the demo of the existing home, both of which are being processed with the 3202 Beachcomber Drive project. The applicant is also requesting a variance for roof deck height to allow deck railing 6 ½ inches

above the 14-foot height requirement (VAR21-002). The zoning is R-2/S.2A and the site is in the Coastal Appeals Jurisdiction.

CEQA Determination: Exempt under Section 15303, Class 3a for a new single-family home on a residentially zoned parcel.

Staff Recommendation: Deny the Variance Request and Conditionally Approve the CDP approving the home without the variance.

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211, nhubbard@morrobayca.gov

Hubbard presented the staff report.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/fSxPWzkBMg?t=2333>

Steve Perry, Project Manager, commented how the height of the trees at the Morro Strand State Park block about 40% of the ocean. Expressed that this is why they are putting whale watching decks on frontage property because most of their view is blocked.

Betty Winholtz, Morro Bay, commented that they have a full 14 feet, and they can't get it to 6 inches under is surprising.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/fSxPWzkBMg?t=2505>

Hubbard clarified the variance.

Commissioners presented their questions and comments to staff and Project Manager.

MOTION: Vice- Chairperson Roschen moved to approve staff recommendation.

Commissioner Ingraffia seconded, and the motion passes 5-0, with Ingraffia, Rodriguez, Roschen, King, and Stewart voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/fSxPWzkBMg?t=2752>

Vice Chairperson Roschen thanked the City Council Liaison for attending the meeting. Commented about the past two months that there has been some urgency with historic preservation. There is a need to move forward with a Historic Preservation Ordinance. Roschen asked the Commission to consider recommending that staff takes it to Council to see if it can be raised.

Chairperson Stewart commented that this might be her last Planning Commission meeting on the podium. It was corrected that she will have one last meeting on January

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 3, 2023

17th. The new Commissioners will begin in February. Expressed her gratitude for being on the Planning Commission the last 8 years.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/fSxPWzkBMg?t=3414>

Graham commented that City Council is interviewing Planning Commission candidates at their next meeting, January 10th, 2023.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 17, 2023, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: C-2

MEETING DATE: February 21, 2023

Staff Report

TO: Planning Commission **DATE:** February 15, 2023

FROM: Scot Graham, Community Development Director

SUBJECT: Update on City Council's Adopted 2021-2022 Goals and Action Items and Planning Commission Recommendation of Goals/Action Items to Council for FY 23/24

RECOMMENDATION

Staff recommends the Planning Commission (PC) receive the staff update on the City Council Goals and Action Items progress and provide input on a Goals recommendation to City Council.

BACKGROUND

In 2018, City Council revised the Strategic Framework Policy, which sets out the process for how the City adopts its strategic goals and objectives. According to the Policy, every two years, following a general election, City Council is to review (and amend if appropriate) its high-level City goals. The goals are intended to set the direction for the City for the next several years.

In order to ensure City goals relate back to the community's needs and desires, the Policy further dictates the City conduct outreach to the public to seek input in a variety of methods. Those methods include online survey(s), emails to City Council, community forums and City advisory boards/commissions. In previous years, the City has used an online engagement tool (Polco) whereby members of the community can complete simple surveys about how they feel the City is doing and what it should focus on in the upcoming years. In addition, the City hosted community forums to collect public input.

Following the Community Forum, City Council typically works with staff to create a focused set of goals for the next two years and select action items for the City to pursue during that period and inform budget decisions.

In November 2021 City Council both adopted five major goal areas and goal statements for each of the goals, and further approved 35 short-term action items to help achieve those goals and re-emphasized the City's Purpose Statement (see below). Additionally, Council requested that staff provide quarterly updates to Council and the community on progress toward completing the short-term action items. Lastly, at the June 28, 2022 Regular City Council meeting, Council added a short-term action item related to the City's water resources.

City Purpose and Related Citywide Efforts

As a reminder, the City's Purpose Statement (or mission) is as follows:

The City of Morro Bay provides essential public service and infrastructure to maintain a safe,

Prepared By: SG

Dept Review: SG

City Manager Review: _____

City Attorney Review: _____

clean and healthy place for residents and visitors to live, work and play.

The entire City organization, from Police, Fire, and Harbor to Public Works, Community Development, and Recreation, from the City Attorney and City Manager's Office to Finance, Information Technology, and Human Resources is dedicated to that purpose in all things we do. The City Council goals that are discussed below are also aimed at achieving the City's purpose, but are more narrowly and strategically focused. It is common for cities to develop goals that are future oriented as is the case for Morro Bay. The City is able to focus on the future because it has been able to provide those core services to the community consistently, and the community has supported these services through fees and increases in City taxes.

It should be noted that many of the City's core services do not fall under the proposed Council goals, and staff continues to work to develop clearer ways to communicate key elements of broader City work plans and associated objectives that go beyond the five Council goals. The intent is to capture and communicate all of the important day-to-day City functions that our community depends upon. Further, staff continues to analyze our capacity to deliver core services and brought forward recommendations to Council as part of the (FY) 2022-23 Budget process and will do so again if needed through the mid-year budget process.

City Council Goals (2021-2022)

City Council developed consensus at the September 29, 2021 Workshop to pursue the following goals for the next 2+ years:

- 1) Improve Public Infrastructure
- 2) Achieve Fiscal Sustainability and Economic Vitality
- 3) Address Housing Needs
- 4) Climate Action
- 5) Improve Community Health

City Goals' Statements (2021-2022)

The approved goal statements help define the goals and focus City actions and initiatives. Below are the statements for each of the goals:

Improve Public Infrastructure

- 1) Address cleanliness (while maintaining sensitivity to wildlife) and safety issues in heavy tourism areas and business corridors
- 2) Conduct a capital needs assessment
- 3) Address traffic circulation in Embarcadero

Achieve Fiscal Sustainability and Economic Vitality

- 4) Create a plan to address the City's unfunded liabilities while striving to achieve competitive compensation
- 5) Determine potential paths to secure funding for capital needs (Harbor and other needs)
- 6) Support expedient catalyst site development

Address Housing Needs

- 7) Educate the Council on new and existing State legislation related to housing
- 8) Identify the opportunities for additional housing options and/or explore partnerships to support these efforts
- 9) Continue the Community Development Department's efforts to expedite the development review process

Climate Action

- 10) Participate with other cities in SLO County to support climate action planning efforts
- 11) Educate Council on the technical terms around climate action to support policy advocacy and the identification of critical next steps for Morro Bay
- 12) Consider opportunities to reduce reliance on carbon producing energy sources

Improve Community Health

- 13) Create a plan to address immediate need for increasing COVID vaccination rates with an emphasis towards target populations with inequitable access or education
- 14) Educate Council and staff about Diversity, Equity, and Inclusion (DEI) and engage in a community conversation

Progress on Short-Term Action Items (2021-2022)

Staff has begun work on many of the 35 short-term action items approved by Council (which was brought to a total of 36 items following Council action to add water resource planning as an action item at the June 28, 2022 Council meeting). Staff has pursued all of the short-term action items over the course of 2022 and into early 2023 to make progress on the City goals. The full list of approved action items can be found in the attachment to this report (the attachment has not yet been updated to include the water action item). Below is a review of progress that has been achieved to date on specific action items, categorized by the five goal areas. There is no progress to report at this time on the action items that are not listed below.

Improve Public Infrastructure

- *“Conduct a traffic speed survey.”* Council approved funding to conduct a traffic speed survey during FY 2022-23.
- *“Initiate a capital assessment effort.”* Council approved funding to conduct a capital assessment of the Harbor and other areas of the City during FY 2022-23.
- *“Review options and develop optimal staffing for City maintenance efforts.”* Council approved staffing enhancements at the FY 2021-22 mid-year Budget review in February 2022.
- *“Initiate work on paid parking pilot program and continue work on long-term plan.”* Walker Consultants is under contract for the next phase of the pilot program, which includes seeking further input from the parking stakeholder group. It is expected that Advisory Boards and Council will review results of this next phase on the pilot in the next couple months.
- *“Pursue grant opportunities for the Coleman Beach area.”* The City received a \$600,000 California State Prop 68 grants for improvements at the Coleman Beach park area. Staff will begin the planning process soon.

Achieve Fiscal Sustainability and Economic Vitality

- *“Seek state lobbyist contract to assist in obtaining state funding for City projects.”* City Council approved a contract with Townsend Public Affairs to represent the City on important state matters and pursue funding for City projects. Council extended their contract, as well as the contract for the City’s federal lobbyist (The Ferguson Group) through FY 2022-23.
- *“Assess viability for business improvement districts (BID) for Downtown and Embarcadero.”* The City and Chamber are partnered to review this opportunity. A survey of businesses was conducted in those areas to assess needs and potential support for creation of a BID in mid-2022. There appears to be interest in forming a BID, but no further action has been taken.
- *“Review development opportunities for the Market Plaza property.”* The City completed its Notice of Availability timeframe with regard to the State’s Surplus Land Act (AB 1486), and can now pursue redevelopment opportunities on that site.
- *“Complete fee study (development impact fees).”* City staff will need to do an RFP for a new

- development impact fee study.
- *“Continue review of Vistra proposed battery project (BESS).”* Vistra has submitted a project application for the BESS project and removal of the decommissioned power plant and smoke stacks, an Environmental Impact Report is being prepared and a master plan process is underway for the property. There has been one master plan workshop, stakeholder outreach is underway and the City has released a survey in support of the master plan process.
- *“Assess cyber security needs.”* City staff conducted an assessment recently and implemented several additional security measures. Assessments of needs will be on-going.
- *“Prepare and review policy options on liabilities (pension and health care).”* City Council approved the City moving forward with the creation of a 115 Trust Fund for pension liabilities and other post-retirement benefits. Council approved creation of a 115 Trust Fund.

Address Housing Needs

- *“Complete zoning code update.”* City Council approved the zoning code update in fall 2022. A majority of the zoning is now in effect, but there are portions of the zoning code that are pending before the California Coastal Commission, with certification anticipated in spring 2023.
- *“Develop stock Accessory Dwelling Unit (ADU) templates to provide to public for free.”* ADU plans are complete and City is in the process of having them updated to the 2022 Building Code. Staff anticipates this work to complete soon, and relevant documents will be placed on the City website.
- *“Provide update to Council on new state housing legislation (such as SB 9) and general education on housing.”* Council received an update on housing legislation and a general overview of City efforts to address housing needs in Morro Bay.
- *“Implement Housing Element.”* The City updated zoning code was approved by City Council in November of 2022 and includes new inclusionary housing and density bonus policies. The objective design standards are undergoing final City review and will be complete in February/March of 2023.
- *“Seashell Estate land use amendment regarding density.”* City Council moved forward the process to upzone these properties, and that work is on-going. Based upon concerns of the Planning Commission and Chamber, The City Manager formed an ad hoc group of Councilmembers, Planning Commissioners, City staff and Chamber representatives on this item. Information from this group will be presented to Council in 2023. The owner of the Seashell Estate property will be submitting an application for a multifamily housing project in February/March 2023.
- *“Complete Cityworks online plan check application.”* Cityworks online is fully functioning, and City is now accepting electronic Building and Planning applications. Community Development has also incorporated an online plan check application, Digeplan, into Cityworks which allows for plan check to be completed electronically, eliminating the need for paper plans.
- *“Initiate work with the Planning Commission ad hoc committee for the review of the planning process.”* The Community Development Director will be discussing this item with the Planning Commission as part of the goals discussion in February.

Climate Action

- *“Pursue funding to complete the Climate Action Plan Update.”* City is actively reviewing grant opportunities to update the Climate Action Plan.
- *“Pursue electric vehicle charging station funding.”* The City has received grant funding for several chargers on the waterfront and staff is working through implementation efforts.
- *“Initiate implementation of SB 1383 (organic waste for residents and businesses).”* Staff is

coordinating roles and responsibilities for organic waste management with the Integrated Waste Management Authority of SLO County and Morro Bay Garbage, the City's franchise waste hauler. These roles include food recovery program management, business waiver program, implementation of paper and organic procurement requirements, contamination monitoring, education and outreach, and changes in the collection system that ensure residents and business can comply with SB 1383. These local changes will support the State's efforts to realize a 75% reduction in organic waste going to the landfill. This, in turn, will support reduction of greenhouse gases being emitted from decomposing organic material. Trash rate increases were approved following a Proposition 218 process in June 2022, to support this effort.

- *"Promote Central Coast Community Energy (3CE) new construction electrification program."* City staff published a climate action webpage where this information resides.
- *"Create city webpage with links to energy efficient websites."* City staff published a climate action webpage where this information resides.
- *"Elevate 'Climate Crisis' to 'Climate Emergency' by way of resolution and seek funding to move forward in this area."* City Council approved a resolution to that effect in February 2022.
- *"Implement 3CE Reach Code Incentive Program for new residential development."* City developed a draft electrification code and sent out a survey to gather input from the public on the draft ordinance. Once the input was reviewed, it was clear that additional education was necessary before the electrification code could be brought back for City adoption. The City is working with 3C-REN on an educational campaign for the electrification code.

Improve Community Health

- *"Provide education to City Council and Staff about Diversity, Equity and Inclusion issues."* Council has discussed these issues throughout 2022, and adopted different policies to support inclusion and belonging in the Morro Bay community and within the City.
- *"Support SLO County Public Health communication efforts to vaccinate members of the Morro Bay community, particularly underrepresented communities."* The City continues to supplement County communications to the public regarding COVID-19 and vaccines/boosters through the City website, social media, local media, and at City Council meetings.
- *"Inform the County process to update the 10-year plan on homelessness."* The City Manager is represented Morro Bay on the countywide group charged with updating the long-term plan to reduce homelessness. The new plan was adopted by the SLO County Board of Supervisors in August 2022, and implementation is underway.
- *"Explore opportunities to support countywide efforts to address homeless issues on the North Coast."* The City applied for state funding to create a warming center, but was not funded. Work continues to bring mental health resources to our homeless population, joining efforts that have been in place for years through the Estero Bay Alliance of Care and Los Osos Cares and Community Connections. The City continues to evaluate opportunities to lend its support to this important issue.
- *"Support Filipino-American group (FANHS) rededication event of their historic monument at Coleman Beach."* City hosted the rededication event with FANHS in October 2022 (at Coleman Beach) and coordination efforts are underway to help improve the monument area.
- *"Review opportunity for Boy and Girls Club to offer teen services."* The City Council approved a 5-year agreement with the Central Coast Boys and Girls Club to provide teen services to Morro Bay residents out the Morro Bay Teen Center. They will open their doors in coordination with the beginning of the next school year.

Organizational Capacity

Staff will continue to monitor staffing and other needs to achieve the action items (and additional action items added through the goal process) and carry out the remainder of staff duties. As members of Council acknowledged in the 2021/2022 Goals Workshop, the City has limited staffing and very ambitious goals and workplans. Adjustments may need to be made to staffing, training and equipment moving forward to ensure these goals can be achieved and workplans completed, and of course meeting those needs will be dependent upon available resources.

DISCUSSION

The City is currently in the process of collecting community input, including asking each of the advisory boards and commissions for their thoughts and priorities. That input will be shared with City Council during a community forum, likely in late March 2023. Below is a summary of current City Goals and Action Items having bearing on the Community Development Department and PC (for progress updates on the Action Items, please see above).

Current City Goals and Action Items Most Relevant to the Community Development and Planning Commission

Goals

- Improve Public Infrastructure
- Achieve Fiscal Sustainability and Economic Vitality
- Housing
- Climate Action

Action Items

Items in **blue** are underway or ongoing, items in **Red** are complete and items in **black** have not been started

- *(Infrastructure Goal) Initiate work on paid parking pilot program and continue work on long-term plan*
- *(Fiscal Goal) Assess viability for business improvement districts (BID) for Downtown and Embarcadero*
- *(Fiscal Goal) Review development opportunities for the Market Plaza property*
- *(Fiscal Goal) Continue review of Vistra proposed battery project (BESS)*
- *(Housing) Complete Zoning Code*
- *(Housing) Develop accessory dwelling unit stock plans*
- *(Housing) Provide update to Council on new state housing legislation and general education on housing*
- *(Housing) Implement Housing Element, including reviewing housing by right, objective design guidelines, ADU ordinance update with incentives, update density bonus and inclusionary housing requirements*
- *(Housing) Bring land use amendment forward for Seashell estates property to increase density to 7 – 15 units per acre for future multifamily housing project*
- *(Housing) Complete Cityworks online submittal and plan check application*
- *Initiate work with the Planning Commission ad hoc committee for review of the planning process*
- *(Climate) Pursue funding to complete Climate Action plan update*
- *(Climate) Continue review of Vistra proposed battery project*
- *(Climate) Pursue electric vehicle charging station funding*
- *(Climate) Initiate implementation of SB 1383 (organic waste for residents and businesses)*
- *(Climate) Promote Central Coast Community Energy (3CE) new construction electrification program and include planning materials on webpage*

- *(Climate) Designate 1 week a year to conduct a renewable energy outreach campaign targeting a specific group*
- *(Climate) Create a webpage with links to energy efficient website resources*
- *(Climate) Elevate Climate Crisis to a climate emergency by way of resolution and seek funding to move forward in this area*
- *(Climate) Implement 3CE Reach Code incentive program for electrification of new residential construction with the adoption of the 2022 building code in January 2023*
- *(Climate Goal) Offshore Wind*

Other Potential Goal Items

1. The Planning Commission has previously voted to recommend to City Council development of a historic preservation ordinance be added to the Council goals
2. At the February 14, 2023 Council meeting, the City Council voted to form an ad hoc committee to consider development of a downtown design district to address the height increase in the downtown.

Note: the above 2 action items could be housed under a Goal Title of “City Policy Update”

Next Steps and Questions for PC to Consider

Staff recommends that PC members review the information above and ask questions of staff for any clarifications. Staff also recommends that PC members consider the questions below as a starting point for development of a goals recommendation to City Council. That summary will serve as the basis for the PC to deliberate and provide formal input to City Council to inform Council’s efforts to update the City Goals and Action Items.

Questions

- 1) If you had to pick one major priority item for Community Development Department and Planning Commission to work on, what would it be?
- 2) Do you believe the current five city goals reflect the priorities of the Community Development Department and Planning Commission? Yes/No
- 3) What action items should the City pursue related to the Community Development Department and Planning Commission areas of interest/authority?
- 4) Please provide any other input you think would be helpful with regard to City Goals and Action Items.

Attachment

1. City of Morro Bay 2022 Goals and Short Term Actions document

CITY OF MORRO BAY 2022

GOALS AND SHORT TERM ACTIONS



CITY PURPOSE

In order to preserve the high quality of life in Morro Bay, the City's purpose is to provide essential public service and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play. To achieve that purpose, the City invests the vast majority of its resources in services such as public safety, public utilities, recreation services, city planning, infrastructure maintenance and improvement, and the internal financial, human resources, and technology to support these public services.

CITY GOALS, GOAL STATEMENTS, AND SHORT-TERM ACTION ITEMS

The City is able to successfully provide these core services thanks to community support and

volunteerism that resource and supplement the City's talented professional staff. As a result of this success, the City is also able to dedicate some resources to address emerging challenges and future-facing opportunities. In late 2021, the City Council adopted five (5) City goals and thirty-five (35) corresponding short-term action items to meet emerging needs and opportunities. The City goals each have goal statements that outline what the City aims to achieve. The short-term action items are the areas of focus related to the goals that the City will work on in 2022 and into early 2023 (all listed below).

Combining the City's work on core services with future oriented goals will help ensure our community remains a great place to live, work and play for current and future generations.



PUBLIC INFRASTRUCTURE

GOAL STATEMENT: Address (1) cleanliness (while maintaining sensitivity to wildlife) and safety issues in heavy tourism areas, (2) conduct a capital needs assessment, and (3) traffic circulation in Embarcadero.

SHORT-TERM ACTIONS

- Conduct a traffic speed survey
- Initiate a capital assessment effort (Harbor, facilities, stormwater, etc.)
- Review options and develop optimal staffing for City maintenance efforts
- Continue work to implement paid parking program and continue work on long-term plan
- Pursue grant opportunities for the Coleman Beach area improvements



FISCAL SUSTAINABILITY & ECONOMIC VITALITY

GOAL STATEMENT: (1) Create plan to address the City's unfunded liabilities while striving to achieve competitive compensation, (2) determine potential paths to secure funding for capital needs (Harbor and other needs), and (3) support expedient catalyst site development.

SHORT-TERM ACTIONS

- Seek state lobbyist contract to assist in obtaining state funding for City projects
- Assess viability for business improvement districts for Downtown and Embarcadero
- Review development opportunities for the Market Plaza property
- Complete fee study (development impact fees)
- Continue review of Vistra proposed battery project
- Assess cyber security needs
- Prepare and review policy options on liabilities (pension and health care)



HOUSING

GOAL STATEMENT: (1) Educate the Council on new and existing State legislation related to housing, (2) identify the opportunities for additional housing options and/or explore partnerships to support these efforts, and (3) continue the Community Development Department's efforts to expedite the development review process.

SHORT-TERM ACTIONS

- Complete Zoning Code update
- Development of stock Accessory Dwelling Units (ADU) to provide to public for free
- Provide update to Council on new state housing legislation (such as SB 9) and general education on housing
- Implement Housing element, including reviewing housing by right, objective design guidelines, ADU ordinance update with incentives, update Density Bonus and inclusionary housing requirements
- Bring land use amendment forward for the Seashell estates property to increase density to 7 – 15 units per acre for a future multifamily housing project
- Complete Cityworks online plan check application
- Initiate work with the Planning Commission ad hoc committee for the review of the planning process



CLIMATE ACTION

GOAL STATEMENT: (1) Participate with other cities in SLO County to support climate action planning efforts, (2) educate Council on the technical terms around climate action to support policy advocacy and the identification of critical next steps for Morro Bay, and (3) consider opportunities to reduce reliance on carbon producing energy sources.

SHORT-TERM ACTIONS

- Pursue funding to complete Climate Action Plan update
- Continue review of Vistra proposed battery project
- Pursue electric vehicle charging station funding
- Initiate implementation of SB 1383 (organic waste for residents and businesses)
- Promote Central Coast

- Community Energy (3CE) New Construction Electrification Program and include in planning materials and on website
- Designate 1 week a year to conduct a renewable energy outreach campaign targeting a specific group
- Create city webpage with links to energy efficient websites

- Elevate “Climate Crisis” to “Climate Emergency” by way of resolution and seek funding to move forward in this area
- Implement 3CE Reach Code Incentive Program electrification of new residential construction with the adoption of 2022 Building Code in Jan 2023



COMMUNITY HEALTH

GOAL STATEMENT: (1) Create plan to address immediate need for increasing COVID vaccination rates with an emphasis towards target populations with inequitable access or education. (2) Educate Council and staff about Diversity, Equity, and Inclusion (DEI) and engage in a community conversation.

SHORT-TERM ACTIONS

- Provide education to City Council and staff about DEI issues
- Support SLO County Public Health communication efforts to vaccinate members of the Morro Bay community, particularly underrepresented communities
- Inform the County process to update the 10-year plan on homelessness
- Explore opportunities to

- support County efforts to address homeless issues on the North Coast
- Support Filipino-American group (FANHSA) rededication event of their historic monument at Coleman Beach
- Review opportunity for Boys and Girls Club to offer enrichment activities for teens in the Estero Bay region

- Provide community information and resources regarding access to mental health resources to address behavioral health or mental health crises: substance abuse issues, depressive illnesses and exacerbation of previously controlled mental health issues