



# 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, April 4, 2023  
Morro Bay Community Center Multi-Purpose Room – 6:00 P.M.  
1001 Kennedy Way, Morro Bay, CA**

**NOTE: ONE-TIME MEETING LOCATION CHANGE**

Vice-Chairperson Mike Rodriguez  
Commissioner Asia King

Chairperson William Roschen

Commissioner Joseph Ingraffia  
Commissioner Eric Meyer

## **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*
- *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=aWZpTzdwTHlRTk9xaTlmWVNWRWFUQT09>

*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 February 21, 2023.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of March 7, 2023.  
**Staff Recommendation:** Approve minutes as submitted.

### B. PUBLIC HEARINGS - None

### C. NEW BUSINESS

- C-1 Case No.: CUP23-05 - Sea Shell Estates Concept Review**  
**Site Location:** 301-390 Seashell Cove, Morro Bay, CA  
**Proposal:** Conceptual Review of a potential future multi-family project with plans showing 37 three-bedroom rental units arranged as a cluster of buildings on 10 vacant lots (4.7 acres) at 301-390 Seashell Cove. Concept Review request is to receive Planning Commission feedback and input on development as a multi-family project with goal to develop potentially up to 70 units subject to future tract amendments or approvals. Future project development would also require a land use and zone change in order to accommodate multi-family residential. Project's land use designation is low density residential, and zoning is R-A/PPD. A portion of the sites, lots 1-3 are located within the Coastal Commission appeal jurisdiction.  
**CEQA Determination:** No determination is required for conceptual review.  
**Staff Recommendation:** Hear a presentation on the project and provide comments. This is a Business Item for information gathering and discussion purposes only and **NO ACTION** will be taken at this time.  
**Staff Contact:** Cindy Jacinth, Senior Planner, (805) 772-6577

### 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 April 18, 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](http://www.morrobayca.gov/planningcommission) or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to [www.morrobayca.gov/notifyme](http://www.morrobayca.gov/notifyme) and follow the instructions.

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

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

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

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

## **APPEALS**

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

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

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



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

Agenda No: A-1  
 Meeting Date 4-4-2023

#	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
<b>Hearing or Action Ready Projects:</b>											
1	Crizer	420	Sicity 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. Resubmittal on 2/14. Deemed Complete Letter sent 2/21. Noticing period 2/24-3/6. Admin decision on or about 3/7.				gc/st
2	Steiner	301-390	Seashell Cove	4/19/21	CUP23-05 (MAJ21-02 previously)	Concept Review of potential 37 units multi-family development on 10 vacant properties (4.7 acres) at Seashell Cove and Theresa Road.	Conceptual Review of plans showing a future multi-family development as part of future request for land use and zoning change needed to accommodate multi-family housing				ej
3	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. Project deemed complete and tentatively scheduled for PC hearing on 5/2/23.				ej
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>											
4	Palmer	515	Bernardo	3/9/2023	CDP23-004	Remodel and addition to existing 2,172 sf SFR and an interior studio ADU	Incomplete letter sent March 28, 2023				gc
5	Gillen	495	Embarcadero	3/7/2023	CUP23-04	Conceptual Review (no application) of potential redevelopment of city lease site at 495 Embarcadero as a mixed use development of hotel, restaurant, and retail uses.					ej
6	Patel	646	Sequoia Court	2/21/2023	MIN23-001 (requires CUP)	Proposed new home with 4803 sf of living space and a 1493 sf garage/shop area. The site is 24,723 sf and is just outside of the coastal zone.	Planning comments provided March 9, 2023. Requires resubmittal.				nh
7	Nance	595	Morro Bay	2/7/2023	CDP23-003	Admin CDP for installation of one solar carport located in the existing Chase Bank parking lot.	Under review, incomplete letter sent 2/28/23				gc
8	McDonald	300	Sicity St	1/31/2023	CDP23-002	New 2155 s.f. SFR w/ attached 284 s.f. garage and 409 s.f. decking on a vacant lot .	Incomplete letter sent 3/13/2023				gc
9	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 2/7/23, under review, incomplete letter sent 3/2/23				gc
10	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, resubmit 3/30/23, under review				gc
11	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 issues included in the PVW comment letter. Project resubmitted on February 8, 2023, Planning ready to deem complete, needs resubmittal to address storm water requirements, comment letter sent 3/8/23. Project will be on hold waiting for CCC certification of the new zoning code.				nh
12	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, resubmittal 2/16/23, under review, incomplete letter sent 3/2/23				gc
13	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
14	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.				ej
15	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
16	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
17	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 1/09/22, minor edits request on 1/27/23, resubmittal 1/31/23, under review, minor edits request on 1/20 resubmittal on 1/31/23. Request that plans be revised to meet parking requirements 3/7/23.				gc

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18	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
19	California Coastal Inves	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. Corrections letter sent 3/17/23				cj
20	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
21	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Admin CDP for shed conversion into 468 sf ADU	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
22	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. Resubmittal expected before end of March 2023.				nh
23	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. Project resubmittal received 3/15/23, under review.				nh
24	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
25	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. Project revised to 48 total housing units.	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 reimbursemet agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on Novem ber 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. Expect resubmittal in a few weeks and will schedule for Conceptual Review at Planning Commission.				nh
26	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
27	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) (needs the IP sections to be final via CCC approval)				nh
28	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. Resubmittal received 3/20/23.				cj
29	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 certification of new zoning code				nh
30	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. Additional study received, project needs to resubmit to address PW comments prior to moving forward to hearings. Resubmittal received 3/23/23, under review.				nh
31	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
<b>Projects Appealed to Planning Commission or PC Continued projects - none</b>											
<b>Projects Appealed or Forwarded to City Council</b>											

#	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
33	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. Project appealed by Metzger and the applicant, scheduled for City Council April 11, 2023.				nh
<b>Environmental Review - none</b>											
<b>Final Map Under Review Projects:</b>											
34	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>											
35	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
36	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 2023 Program Year released fall 2022. Council draft recommendations considered 12/22 and final funding recommendations to be on 3-28-2023 to forward to County Board of Supervisors for inclusion in their Annual Action Plan 4/18/23. cj	No review performed.	N/R		cj
37	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>											
39	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
40	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
41	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			
42		990	Balboa	2/17/2023	B23-0028	DIGEPLAN - Kitchen and Bathroom remodel and new FAU installation in an existing 1329 sf SFR		Bldg. - Disapproved 3/9/23			
43	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
44	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
45	Perry	3202	Beachcomber Dr	2/9/23	B22-0264	Demo existing, new construction of 2567 sf home iwth 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	Bldg. - Disapproved 3/6/23			nh
46	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	Bldg. - Disapproved 3/6/23			nh
47	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			am

#	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
48	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
49	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. - Approved 3/2/23			st
50	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
51		209	Dunes	2/21/23	B23-0040	DIGEPLAN - Interior Remodel, kitchen, fireplace, flooring.		Bldg. - Disapproved 3/21/23			
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. Disapproved 2/10/23			
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		1231	Embarcadero	2/7/23	B23-0029	Repair and maintenance of existing wharf, bulkhead and pilings.		Bldg. - Approved 3/13/23			
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	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			
59	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
60	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			
61		2990	Ironwood Ave	3/2/23	B22-0285	DIGEPLAN - New three story SFR - 3799 sf living, 926 sf attached garage, with 2nd and 3rd floor decks totaling 210 sf, 562 sf covered patios and 535 sf under floor storage area.		BLDG. - Plancheck			
62	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. - Disapproved 2/9/23			
63	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
64	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.		Ready to issue			
65	Tarver	671	Kern Ave	12/22/22	B22-0271	DIGEPLAN: New 255 SF attached Accessroy Dwelling Unit (ADU)		Bldg - Disapproved 1/5/23			
66	Melen	2540	Koa Ave.	8/18/22	B22-0179	Repair of existing outdoor stairway	Planning- Disapproved on 8/31/22	Ready to issue			gc
67	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

#	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
68	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
69	Castro	979	Las Tunas St.	1/19/23	B23-0013	Conversion of existing detached garage & work shop to ADU - 642 sf, no addition.		Bldg. - Disapprove 2/10/23			
70	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
71	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
72	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
73		273	Main	2/23/23	B23-0038	DIGEPLAN - 73 sf stairway addition to existing home to create interior connection between the upper and lower floors.		BLDG. - Disapproved 3/2/23			
74		515	Main	2/21/23	B23-0036	DIGEPLAN - Demolish residential structure that was started without building permit, slab to remain.		Bldg. - Approved 2/21/23			
75	Peter	890	Main	3/7/23	B23-0043	DIGEPLAN -Remodel 990 sf one story commercial building, includes new floor and wall finishes, new furred wall, ADA improvements to restroom, one doorway, and new light fixtures. New ADA parking isle and space.		BLDG. - Plancheck			
76	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
77	Sonic	1840	Main St.	10/17/17	B-	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 7-22-18))	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
78	CenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	The scope of work has changed. Applicant is now proposing to convert an existng 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			
79	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			
80	Hauser	311	Mindoro St	1/3/23	B23-0001	Remove existing second floor cantilevered deck (615 sf), replace with (187 sf) deck.		Bldg. - Ready to issue			
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	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	Ready to issue			nh
83	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	Ready to issue			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
84	Dowty	580	Olive	3/7/23	B23-0049	Removal of an existing 461 sf detached garage and construction of a new 1051 sf ADU.		Plancheck			
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
87		965	Pelican	2/27/23	B23-0044	Addition to existing bathroom for a shower, 42 sf. Also reconfiguring existing bathroom.		BLDG. - Approved 3/2/23			
88	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
89	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
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 - Approved 2/23/23			
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.		Bldg. Disapproved 2/14/23			
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		242	Surf St	2/23/23	B22-0282	DIGEPLAN - Demo existing 340 sf detached non-conforming garage and construct new 232 sf conforming garage with new 380 sf Accessory Dwelling Unit (ADU) atop and along side of new garage.		Plancheck			
96	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			
97	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
98	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

#	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
99	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			
100	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			
101	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			
102	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			
103	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			
104	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			
105	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			

**Planning Projects & Permits with Final Action:**

106	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
107	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 Maul 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. 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. Project appealed to Coastal Commission, pending CCC review and determination.				nh

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:     4/4/2023    

ACTION:                     

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 21, 2023  
VETERENS MEMORIAL BUILDING – 6:00 PM**

PRESENT:	Bill Roschen	Chairperson
	Mike Rodriguez	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Asia King	Commissioner
	Eric Meyer	Commissioner

STAFF:	Scot Graham	Community Development Director
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**ESTABLISH QUORUM AND CALL TO ORDER**

**MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE**

<https://youtu.be/JFQOXdQvB8A?t=75>

Glenn Silloway, Morro Bay, President of the Historical Society of Morro Bay, spoke in memory of Linda Estes, former President of the Historical Society, who passed away on February 20, 2023.

**PLANNING COMMISSIONER ANNOUNCEMENTS**

<https://youtu.be/JFQOXdQvB8A?t=195>

Chairperson Roschen spoke about how the Planning Commission spent six hours on Friday at a training for Planning Commissioners.

Commissioner Ingraffia thought the training gave him some insight and was an all-around good idea.

Commissioner King thought that the training was useful.

Vice – Chairperson Rodriguez stated that he planned on attending the training but was planning a 50<sup>th</sup> Anniversary.

**PUBLIC COMMENT PERIOD**

<https://youtu.be/JFQOXdQvB8A?t=363>

Betty Winholtz, Morro Bay, commented that she observed painting and striping on Harbor Street and would like to know if the paving is complete. Also commented about the tours at the sewer plant are happening on Thursday and that there is going to be a pre tour party for City officials only, she is offended that the public is not invited. Ms. Winholtz also talked about the low-income housing project at Atascadero Road, 41 and Main. Presented photos of the project and stated her concerns.

Terry Simons, Morro Bay, commented that he agrees with Ms. Winholtz regarding the public not being invited to the sewer plant tours. Also commented on the photos that Ms. Winholtz presented and stated his concerns and encouraged a Design Review Committee be established.

Graham commented on the low-income housing project.

Commissioner Ingraffia also commented on the project.

**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=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>  
Password: 135692

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

## PRESENTATIONS

A. CONSENT CALENDAR  
<https://youtu.be/JFQOXdQvB8A?t=852>

- 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.

**MOTION:** Vice-Chairperson Rodriguez moved to approve minutes and receive and file current and advanced planning processing list. Commissioner Ingraffia seconded, and

the motion passes 4-0-1, with King, Roschen, Rodriguez, Ingraffia, voting yes and Meyer abstaining.

B. PUBLIC HEARING

C. NEW BUSINESS

<https://youtu.be/JFQOXdQvB8A?t=888>

**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](mailto:sgraham@morrobayca.gov)

Panelists include Roger Castle, Joe Dunlop, Dorothy Cutter, and Bill Martony

Commissioner Meyer gave a short presentation of the history of Morro Bay.

Roger Castle introduced himself and the connections he has to Morro Bay.

Joe Dunlop introduced himself and spoke about his ties to Morro Bay.

Dorothy Cutter introduced herself and her involvement with the City of Morro Bay.

Bill Martony introduced himself and gave his history of being in Morro Bay.

Commissioners asked questions of the panelists.

Terry Simons, Morro Bay, spoke about his history of Morro Bay and asked a question of the panelists.

Christy Van Cleve., Morro Bay, asked how the panelists feel about having a "Photo Day".

**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

Graham presented the staff report.

Commissioners presented their questions to Graham.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/JFQOXdQvB8A?t=7317>

Jeff Heller, Morro Bay, congratulated the Planning Commission on all their efforts. Commented about how the Planning Commission should think about hosting informational meetings for the public to ask questions.

Terry Simons, Morro Bay, submitted a correspondence breaking down the goals that he feels are important.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/JFQOXdQvB8A?t=7639>

Commissioners presented their comments and questions to Graham.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/JFQOXdQvB8A?t=9005>

Jeff Heller, Morro Bay, wanted clarification about the goals. He understood that these goals were the prior Councils, and the new goals will be the new Councils, so why not wait until the new goals are established.

Commissioners discussed their top goals and action items.

Terry Simons, Morro Bay, spoke about the goals and gave his recommendations.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/JFQOXdQvB8A?t=11481>

Future agenda item - 37 ft height limitation

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

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Bill Roschen, Chairperson

ATTEST:

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Scot Graham, Secretary

AGENDA ITEM:     A-3    

DATE:     4/4/2023    

ACTION:                     

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – MARCH 7, 2023  
VETERENS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/YdZL0wDOYLA?t=120>

Bill Martony, Morro Bay, commented about the closed City Council meeting and the proposed purchase of the old Breakers restaurant, he would like to know if the information is available and what exactly is being proposed. Also spoke about the battery storage project and is unclear on the square footage of the three buildings that are being proposed.

**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

<https://youtu.be/YdZL0wDOYLA?t=303>

- **Chamber and Economic Development Update;** Erica Crawford, President/CEO, Morro Bay Chamber of Commerce

### A. CONSENT CALENDAR

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

Received and filed by the Commission.

- A-2** Approval of minutes from the Planning Commission meeting of January 17, 2023.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Ingraffia moved to approve staff recommendation. Commissioner King seconded, and the motion passes 3-0-1, with Ingraffia, King, Roschen voting yes and Meyer abstaining.

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

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

### B. PUBLIC HEARING

<https://youtu.be/YdZL0wDOYLA?t=1830>

- B-1** **Case No.:** MAJ22-002  
**Site Location:** 701-715 Embarcadero, Morro Bay, CA (Lease sites 78-79/78W-79W & 80-81/80W-81W)  
**Proposal:** Conditional Use Permit Major Modification (MAJ22-002) permit of #MAJ20-004 previously approved 11/9/2021 for modification of existing commercial development and proposed public access improvements at 701 and

715 Embarcadero. Specifically, the project proposes amendments for public access enhancements and modifications to the approved new Harborwalk public access which includes additional 20sf of Harborwalk area, reconfigure existing commercial fishing wharf with 3-foot-wide wharf cantilever, replace fish-offloading crane, new piling to support new Harborwalk section, and maintain existing commercial fishing use located at 715 Embarcadero. The project is located in the waterfront (WF/PD/S4) zoning district and is located within the original jurisdiction of the Coastal Commission.

**CEQA Determination:** Categorically Exempt under Section 15301

**Staff Recommendation:** Conditionally approve

**Staff Contact:** Cindy Jacinth, Senior Planner, (805) 772-6577

Jacinth presented the staff report.

Cathy Novak, Agent, spoke about the proposed project.

Commissioners presented their questions and comments.

Terry Simons, Morro Bay, commented about the conditions of the project and how it can become confusing.

Betty Winholtz, Morro Bay, expressed her opinions about the project.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/YdZL0wDOYLA?t=3512>

Discussion between the Commissioners and staff.

**MOTION:** Commissioner Meyer moved to approve project by adopting Resolution 05-23 with addition of condition 13 and modification of project condition 16 to retain existing roll up door and delete the glazing requirements unless commercial fishing use changes to retail use. Commissioner Ingraffia seconded, and the motion passes 4-0 with Ingraffia, Meyer, Roschen, and King voting yes.

13. All planning conditions approved with MAJ20-004 shall remain in full force and effect except as amended with approval of MAJ22-002.
14. Planning condition 16 approved with MAJ20-004 is amended as follows: If commercial fishing use is changed to retail use as shown on plans approved November 9, 2021, then final building elevations submitted for building permit approval shall include added glazing in the form of window/door area that equals a minimum of 20% of the square footage of the west facing retail unit's wall area including the new retail unit's door and glass panel at northwest corner of the building.

## C. NEW BUSINESS

<https://youtu.be/YdZL0wDOYLA?t=4456>

### C-1 Information Session on Historic Preservation

This item involves multiple speakers and a question-and-answer session conducted by the Planning Commission. This Item does not include a staff report

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

Panelists include Gail Queen and Michael Woody.

Commissioner King gave a short introduction.

Gail Queen, Morro Bay, spoke about her history in Morro Bay.

Michael Woody, Salinan Indian Tribal Member, gave an introduction and spoke about his history.

Commissioners asked questions of the panelists.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/YdZL0wDOYLA?t=7628>

Bill Martony, Morro Bay, told a story about Skinner also spoke about the power plant.

Terry Simons, Morro Bay, spoke about the fisheries and his idea of what should be done with the power plant.

Eric Crawford, Morro Bay, commented how history is really important to her.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS – NONE

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 March 21, 2023, at 6:00 p.m.

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Bill Roschen, Chairperson

ATTEST:

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Scot Graham, Secretary



AGENDA NO: C-1

MEETING DATE: April 4, 2023

## Staff Report

**TO:** Planning Commissioners      **DATE:** March 29, 2023  
**FROM:** Cindy Jacinth, Senior Planner  
**SUBJECT:** MAJ21-002/ 301-390 Sea Shell Cove: Concept Review

**RECOMMENDATION:**

*Review Conceptual Plans and staff report project information and provide feedback to Property Owner for use in bringing forward a future development application with tract map amendment and land use and zoning change request.*

**APPLICANT/OWNER:** Steiner Development LLC  
**ADDRESS/APN:** 301-390 Sea Shell Cove  
(068-401-001 through 068-412-010)

**CONCEPT REVIEW:**

The Applicant, Steiner Development, Inc. has submitted conceptual plans for a Concept Review. No action is being requested with this staff report. The purpose of the application is to seek Planning Commission feedback and input as

it relates to a future application for multi-family development on vacant properties located at 301-390 Sea Shell Cove. Upon Planning Commission's Conceptual Review, the next steps would be to proceed with consideration on a future application for discretionary permits.



To develop the property as multi-family would also require a General Plan/ Local Coastal Program (LCP) Coastal Land Use map change from Low Density

Residential to Moderate or High Density Residential along with a corresponding Zone change. The project site includes ten existing parcels at 301-390 Sea Shell Cove (Assessor Parcel Numbers 068-412-001 through 068-412-010) ranging in size from 0.32 acres to 0.61 acres for a total project site size of 4.7 acres (gross). The current land use designation allows for a maximum density of up to 4 dwelling units per acre. No development is proposed at this time.

**PROPERTY HISTORY:**

The property is north of the Bayside Care Center, adjacent to Theresa Road, east of Highway 1, with vacant land to the north and east. In June 2022, the Planning Commission reviewed a request to change the land use designation (MAJ22-001) from low density residential to high density residential supported by a mitigated negative declaration (MND), but no project plans were submitted as part of that request. Although supportive of additional housing units, the PC’s recommendation was not to forward a favorable recommendation to City Council at that time without having an accompanying project to review in association with a land use change. In August 2022, the item was brought forward to City Council for review as the proposal related directly to the following Council Goal/Action item: ***Bring land use amendment forward for the Sea Shell Estates property to increase density to 7 – 15 units per acre for a future multifamily housing project.*** The Council reviewed the land use change request and directed that it be brought back through the process. The Council also directed that an ad hoc subcommittee be formed to evaluate the density increase in this area of town in association with City Housing Element goals to increase the availability of multi-family housing units and overall housing supply. The subcommittee consisted of two councilmembers, two planning commissioners, two chamber board members and City and Chamber staff.

To continue with this effort, and prior to submitting a complete planning application, the property owner has developed conceptual plans (Exhibit B) that illustrate the placement of potentially 37 three-bedroom two-story multi-family units on the site. Their preferred goal is to develop the property at a density that would yield up to 70 units, exclusive of development limitations.



**ARCHITECTURAL REVIEW AND PLAN DETAILS:**

Conceptual plans submitted for Planning Commission input include site plan, floor plan, elevations, topography with finish floor elevations, slope contours, retaining wall heights, cross section map, and landscape plan. The square footage of the depicted three bedroom townhome style units are shown as 1,748sf and are two story units each with a single car garage. The plans include 37 single car garage parking spaces, 37 open air parking space in tandem with the garages and 13 guest parking spaces. The 37 units are arranged across the site as a cluster of six two-story buildings approximately 29'6" in height, although height is not shown as dimensioned from average natural grade.



The applicant has provided a color rendering, but the rendering does not include a call out for specific colors and materials. The rendering appears to show a mix of exterior materials including siding, stucco, and use of a stone accent material.

The applicant has included a color and material schedule (Exhibit C) that shows the color and materials for roof, fascia, siding, fences, windows, doors, and garage door. The Exhibit C image is a rendering from a previously approved home design for lot 1 that depicts colors and materials that are consistent with the current approved Design Manual for the Sea Shell Estates subdivision. If the applicant desired to pursue approval of color and materials consistent with the current rendering it would require amendment of the tract approval.

### **PRIOR DEVELOPMENT APPROVALS**

In 2009, the Planning Commission approved Sea Shell Estates (Tract 2870) as a conservation subdivision which subdivided the 4.7 acre property then known as 1305 Theresa Road into 10 residential parcels. The subdivision CC&R's and a Design Manual established numerous lot development standards including maximum building footprint, maximum building envelope, open space and conservation easement requirements, building height limitations, ESHA setback criteria, and landscaping guidelines. As a result, the extensive development restrictions eliminated much of the allowed density so that of the 4.7 acres, only approximately 1.5 acres of the property is buildable under the current subdivision approvals. The development limit line for each of the existing lots is shown on the site plan (Exhibit B) as a dotted line which also illustrates the development constraints.

Under the subdivision approvals, the conceptual plans submitted for review would not be approvable, as the buildings exceed the development limit line, maximum building footprint, building envelope, height, parking, setbacks, and second floor setbacks.

### **DEVELOPMENT REGULATIONS**

The applicant is willing to apply for approvals necessary to achieve the goal of multi-family housing at this site. The application requirements would include a coastal development permit, conditional use permit, and tentative tract map approval to either resubdivide the 10 properties or amend the existing tract map approvals along with potentially updated environmental review. The applicant is aware of the two options and will use feedback provided by the PC to inform their decision on which approval path to pursue.

Per the City's inclusionary housing ordinance requirements, the project would also need to provide a minimum of 10 percent of the total number of units as deed restricted affordable to families with incomes in either low, very low or moderate-income ranges. The Ordinance also allows in-lieu fees to be paid subject to Planning Commission approval at a formula of \$25 per square foot for residential projects. State density bonuses and incentives to build additional affordable units are an option depending on the project type pursued.

### **CONCLUSION:**

Under the current land use designation, the maximum density is up to 4 dwelling units per acre. With the prior development approval, Sea Shell Estates was approved as a conservation subdivision which limited development on a majority

of the site because the vision of the subdivision was to build low-impact large lot custom-single family homes. The current property owner is interested in meeting city goals to provide more housing and will be seeking eventual approval to build multi-family rental units. Although the applicant has expressed a desire to build up to 70 units, the conceptual plans show 37 units recognizing the development constraints on the site. To develop multi-family units would require a land use and zoning change to either medium density or high density along with an amendment to the tract map (Tract 2870) approval since as approved it otherwise precludes the site from reaching the maximum number of units. If the site density were increased to high density (27 units per acre) the net buildable area for purposes of density would equate to 41 units under the constraints of the current subdivision approvals. Amendment of the original tract approvals will be necessary to achieve a greater density (between 41 and 70 units). Developing multi-family housing at this site supports City housing goals and would be consistent with the City's Housing Element. Staff is recommending that Planning Commission provide input and feedback to the applicant for use in developing a future planning permit application for multi-family development at this site.

**ATTACHMENTS:**

- Exhibit A – Application Cover Letter
- Exhibit B – Conceptual Plans
- Exhibit C – Color & Material Schedule

# L J STEINER LLC

March 14, 2023

Scot Graham  
City of Morro Bay  
955 Shasta Ave  
Morro Bay, CA 93442

Re: Seashell Project Information

Dear Scot,

Enclosed you'll find the material you've requested.

- Building elevations and site plan
- Height info with cross sections
- Material info – these match up with what was previously approved.
- Landscape plan
- Unit sizes and floor plans
- Parking count – located on site plan
- Section top and bottom
- Earth work calculations (cut and fill)
- Changes from original project is straight forward. From a 10-unit custom home development to a multiple unit complex.

Please note Scot, these are our conceptual drawings for garaged larger units. We may elect to reduce square footage to obtain more units, not to exceed 70. After we obtain the R-4 P.D. zoning, we will get busy on the development submittals.

Please provide a time frame for our planning commission and council meetings.

Thank you.

Best Regards,



John B. Hinchey

# Proposed 37 2-Story Units

## Seashell Estates, Morro Bay

### Steiner Development



AERIAL PHOTO



FRONT ELAVATIONS

PROPOSED 37 2-STORY 3 BDRM. UNITS  
 TOTAL NUMBER OF PARKING REQUIRED: 74 SPACES  
 TOTAL NUMBER OF PARKING PROVIDED: 74 SPACES  
 COVERED PARKING REQUIRED: 74 SPACES  
 COVERED PARKING PROVIDED: 37 SPACES  
 GUEST PARKING REQUIRED: 8 STALLS  
 GUEST PARKING PROVIDED: 13 STALLS



SITE PLAN





**FIRST FLOOR PLAN**

591 S.F.

FIRST FLOOR LIVING SPACE: 591 S.F.  
 SECOND FLOOR LIVING SPACE: 887 S.F.  
 TOTAL LIVING SPACE: 1,478 S.F.  
 GARAGE SQ. FOOTAGE: 270 S.F.  
 TOTAL SQ. FOOTAGE: 1,748 S.F.

**Proposed 37 2-Story Units**  
**Seashell Estates, Morro Bay**  
**Steiner Development**



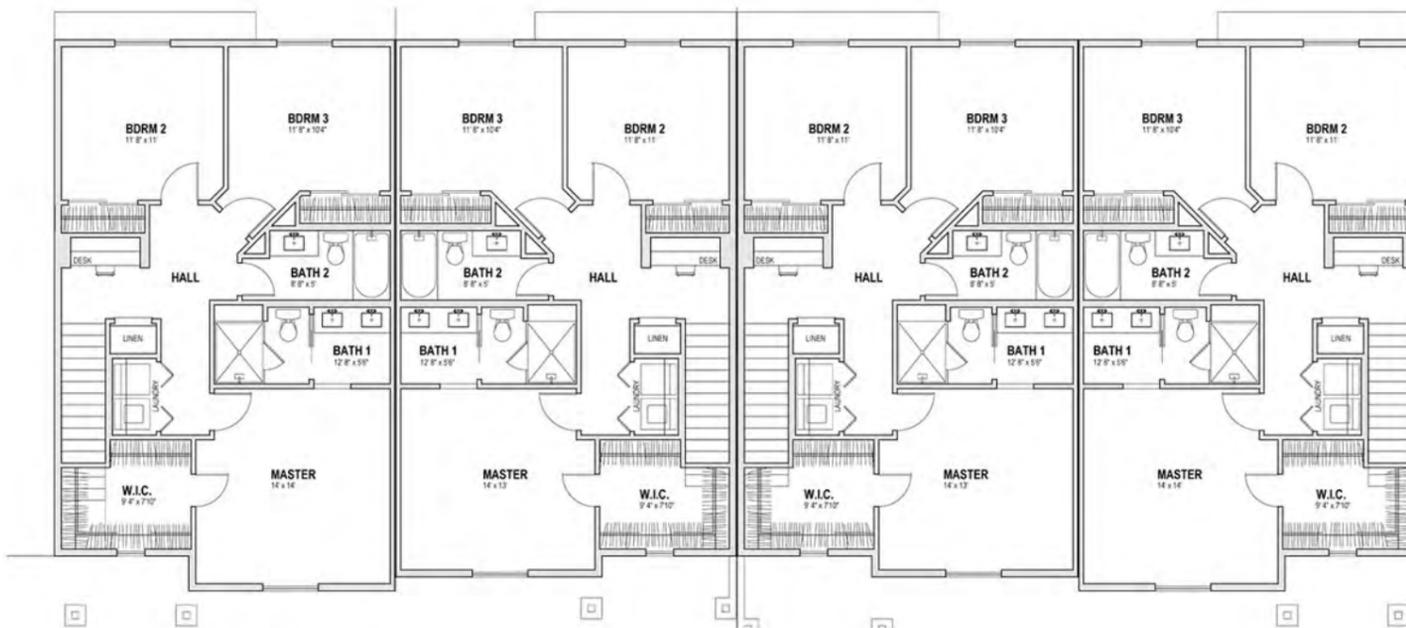
**SECOND FLOOR PLAN**

887 S.F.

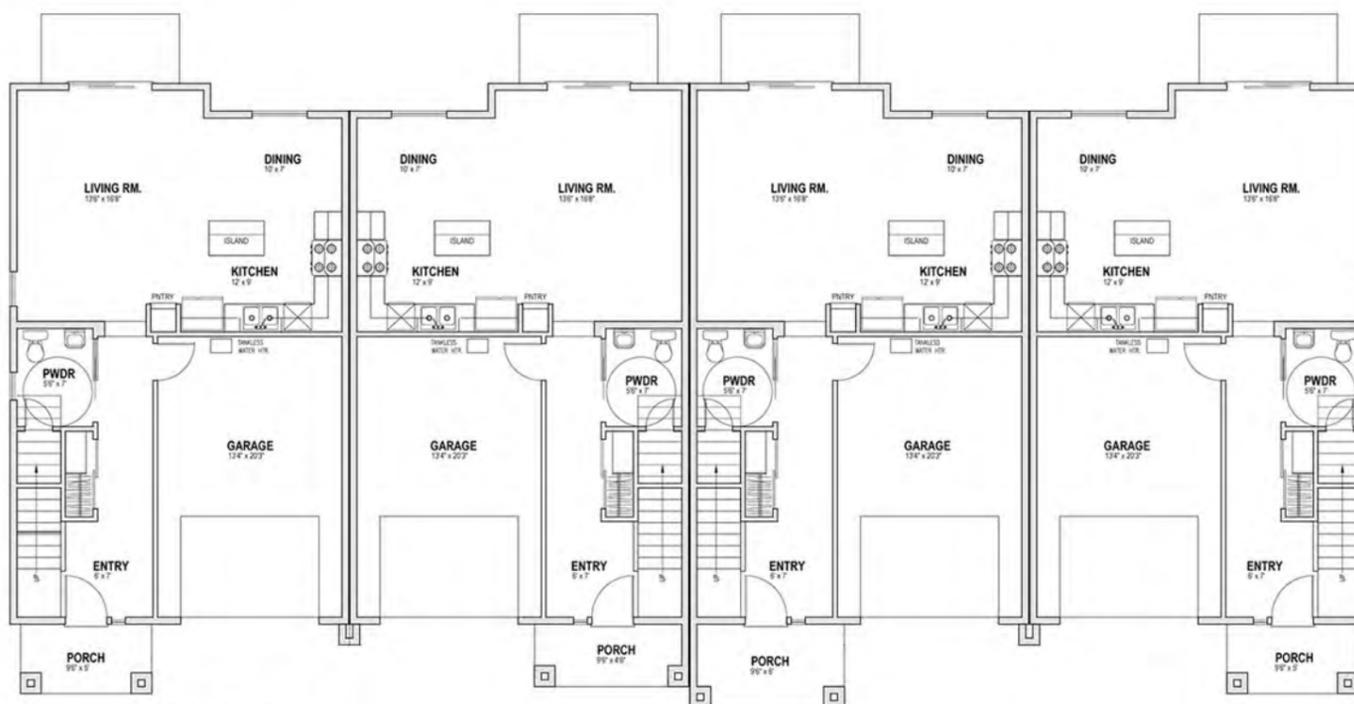


STEINER DEVELOPMENT, INC.





SECOND FLOOR PLAN



FIRST FLOOR PLAN

Proposed 37 2-Story Units

Seashell Estates, Morro Bay

Steiner Development

Proposed 37 2-Story Units

Seashell Estates, Morro Bay

Steiner Development



FIRST FLOOR PLAN

Proposed 37 2-Story Units

Seashell Estates, Morro Bay

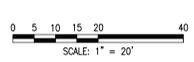
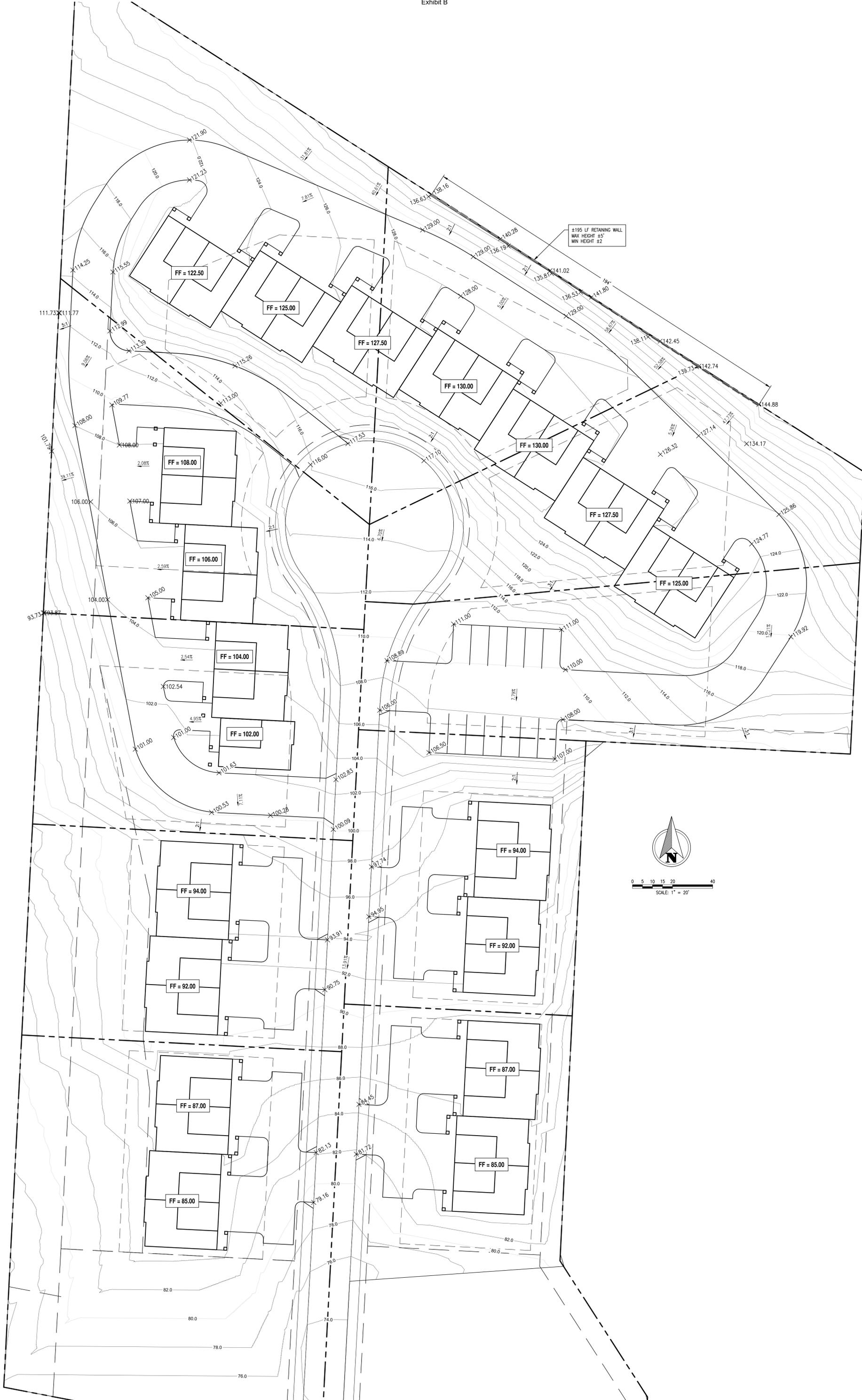
Steiner Development

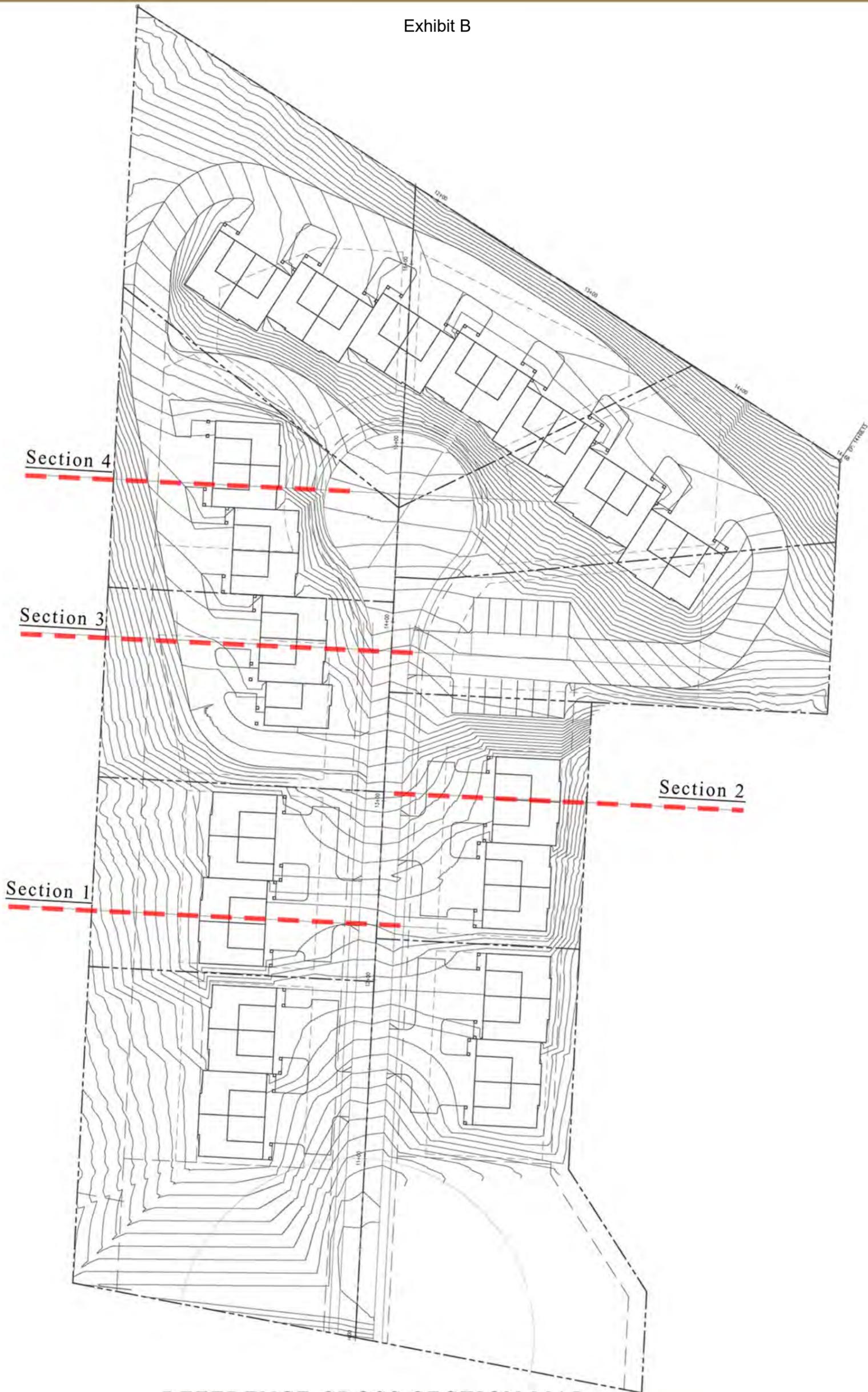


SECOND FLOOR PLAN









REFERENCE CROSS SECTION MAP

Proposed 37 2-Story Units

Seashell Estates, Morro Bay

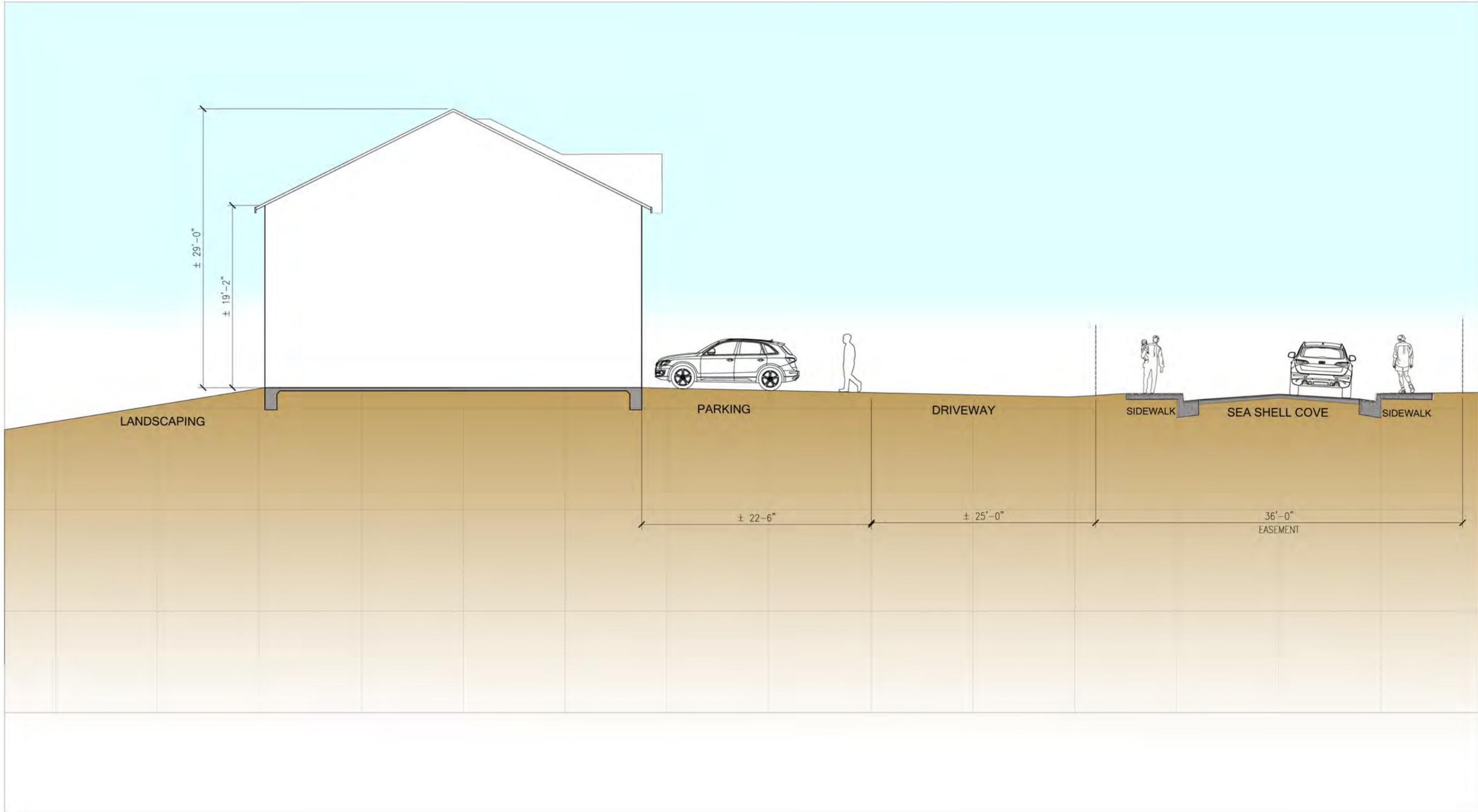
Steiner Development



Elevations Table					
Number	Minimum Elevation	Maximum Elevation	Color	Area (SF.)	Volume (CY.)
1	-13.000	-12.000	Dark Red	0.00	.
2	-12.000	-11.000	Red	2.41	.
3	-11.000	-10.000	Dark Orange	421.22	.
4	-10.000	-9.000	Orange	1456.28	.
5	-9.000	-8.000	Light Orange	1735.14	.
6	-8.000	-7.000	Yellow-Orange	2035.16	.
7	-7.000	-6.000	Yellow	2823.77	.
8	-6.000	-5.000	Light Yellow	3173.13	.
9	-5.000	-4.000	Yellow-Green	6846.24	.
10	-4.000	-3.000	Light Green	7929.19	.
11	-3.000	-2.000	Green	9909.37	.
12	-2.000	-1.000	Light Green	15228.02	.
13	-1.000	0.000	Green	31676.71	.
14	0.000	1.000	Light Green	31304.88	.
15	1.000	2.000	Green	19035.81	.
16	2.000	3.000	Light Green	19692.34	.
17	3.000	4.000	Green	16590.61	.
18	4.000	5.000	Light Green	10265.09	.
19	5.000	6.000	Green	5707.89	.
20	6.000	7.000	Light Green	2739.84	.
21	7.000	8.000	Green	2152.97	.
22	8.000	9.000	Light Green	1183.21	.
23	9.000	10.000	Green	650.29	.
24	10.000	11.000	Light Blue	0.11	.
25	11.000	12.000	Blue	0.00	.
26	12.000	13.000	Dark Blue	0.00	.
27	13.000	14.000	Black	0.00	.
28	14.000	15.000	Black	0.00	.

Exhibit B  
Proposed 37 2-Story Units

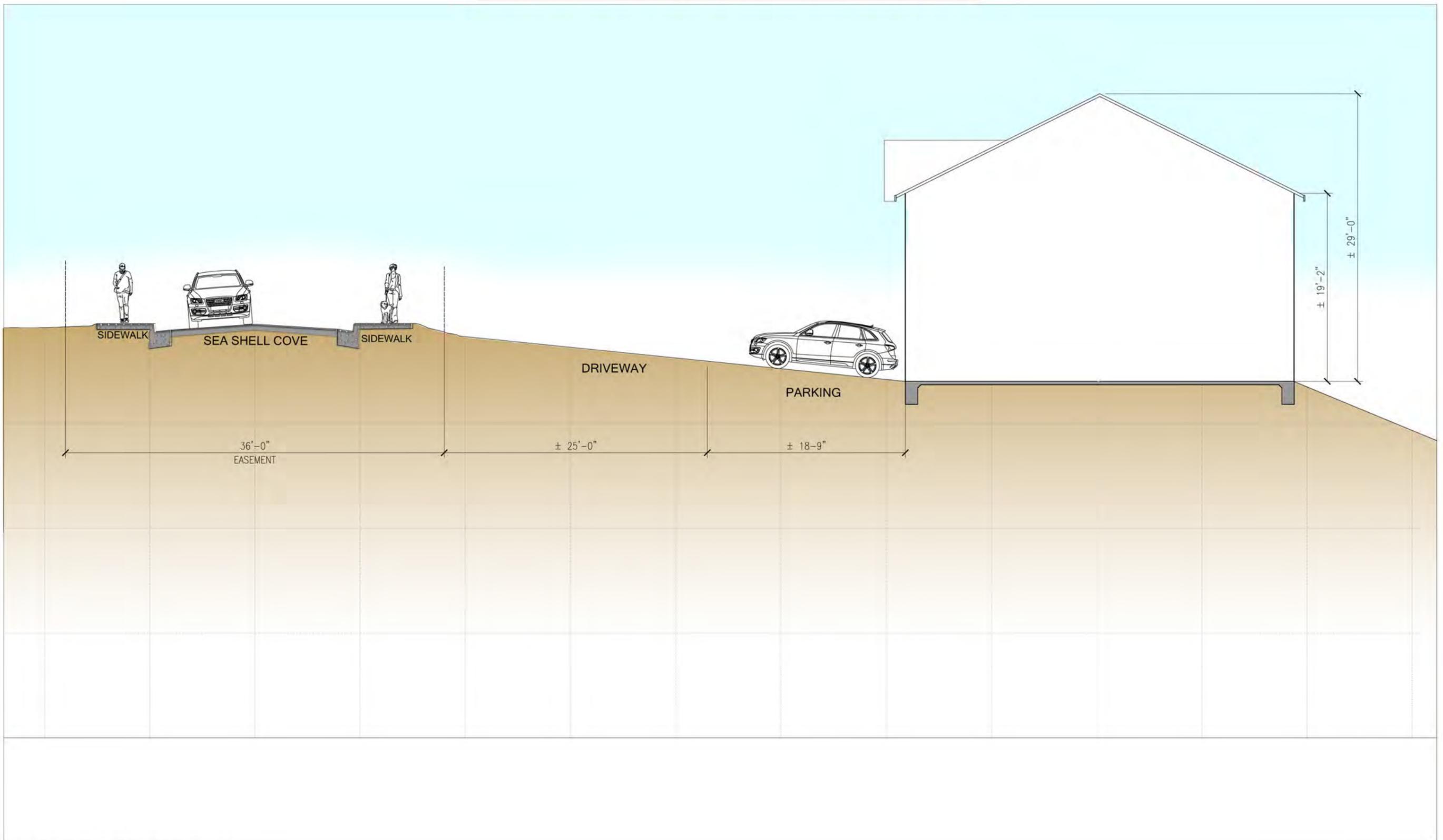
Seashell Estates, Morro Bay



CROSS SECTION (1)



**Proposed 37 2-Story Units**  
**Seashell Estates, Morro Bay**

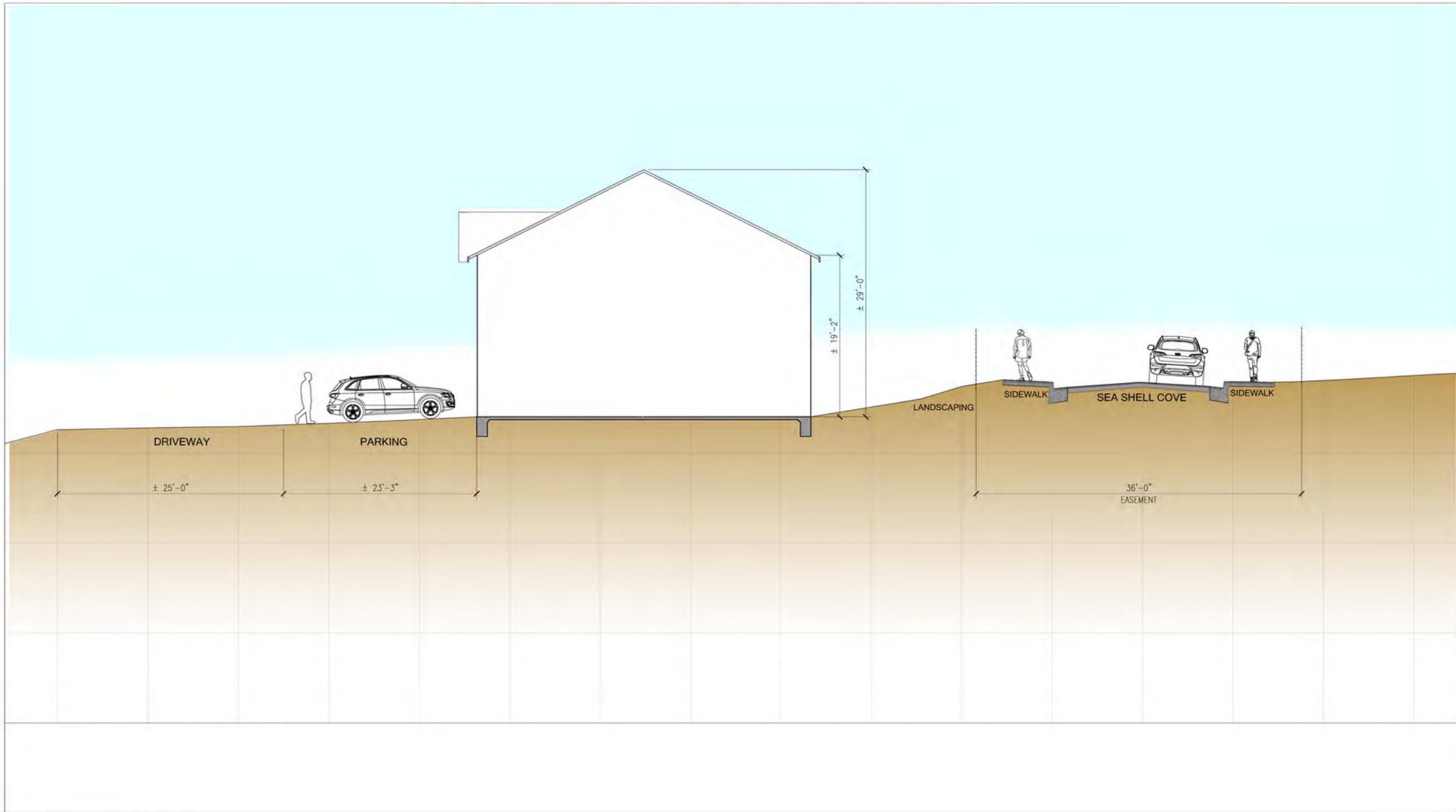


CROSS SECTION (2)



Exhibit B  
Proposed 37 2-Story Units

Seashell Estates, Morro Bay



CROSS SECTION (3)



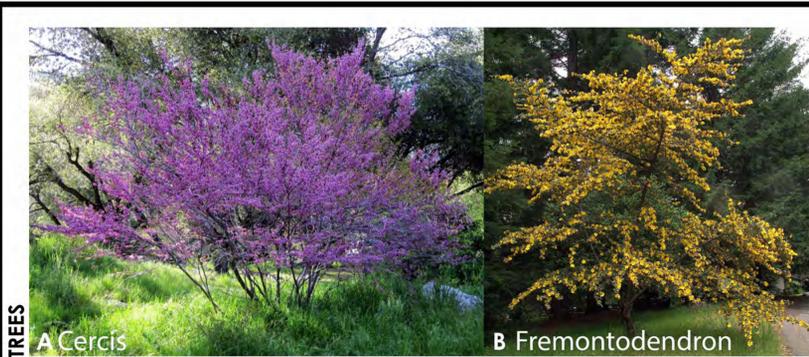
# Proposed 37 2-Story Units

## Seashell Estates, Morro Bay



CROSS SECTION (4)





TREES



SHRUBS



PERENNIALS



SUCCULENTS



GROUNDCOVERS



GRASSES



ANNUALS

- TREES**  
 A CERCIS OCCIDENTALIS / WESTERN REDBUD  
 B FREMONTODENDRON 'CALIFORNIA GLORY' / FLANNEL BUSH
- SHRUBS**  
 C CARPENTERIA CALIFORNICA / BUSH ANEMONE  
 D CEANOTHUS THYRSIFLORUS / COASTAL MOUNTAIN LILAC  
 E ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT  
 F HETEROMELES ARBUTIFOLIA / TOYON  
 G RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / COFFEEBERRY  
 H RIBES SPECIOSUM / GOOSEBERRY
- PERENNIALS**  
 I ACHILLEA MILLEFOLIUM / YARROW  
 J ASTRAGALUS NUTTALLII / NUTTALL'S MILKVETCH  
 K CALOCHORTUS OBISPOENSIS / SAN LUIS MARIPOSA LILY  
 L CHLOROGALUM POMERIDIANUM VAR. MINUS / DWARF SOAP PLANT  
 M DIPLOCUS AURANT. LOMPOCENSIS / LOMPOC MONKEY FLOWER  
 N ENCELIA CALIFORNICA / COAST SUNFLOWER  
 O HEUCHERA MAXIMA / ISLAND ALUM ROOT  
 P IRIS DOUGLASIANA / DOUGLAS IRIS  
 Q MONARDELLA PALMERI / PALMER'S MONARDELLA  
 R PENSTEMON 'MARGARITA BOP' / BLUE BEDDER  
 S SANICULA MARITIMA / ADOBE SANICLE
- SUCCULENTS**  
 T AGAVE SHAWII / COASTAL AGAVE  
 U DUDLEYA ABRAMSII BETTINAE / BETTY'S DUDLEYA
- GROUNDCOVERS**  
 V ARTEMESIA CALIFORNICA 'CANYON GREY' / TRAILING SAGEBRUSH  
 W BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BRUSH
- GRASS**  
 X LEYMUS CONDENSATUS / GIANT WILD RYE  
 Y MUHLENBERGIA RIGENS / DEER GRASS
- ANNUALS**  
 1 CASTILLEJA DENS. OBISPOENSIS / SAN LUIS OBISPO OWL'S CLOVER  
 2 CHORIZANTHE BREWERI / BREWER'S SPINEFLOWER

**PLANT SELECTION NOTE**  
 PLANT PALETTE DERIVED FROM THE SEASHELL ESTATES  
 PRELIMINARY PLANT PALETTE OF LANDSCAPE PLANTS FOR  
 DEVELOPMENT LOTS (HOME SITES) DATED AUGUST 20, 2007

**Landscape Design Concept**

**The Sea Shell Estates: Living Gently with the Land**

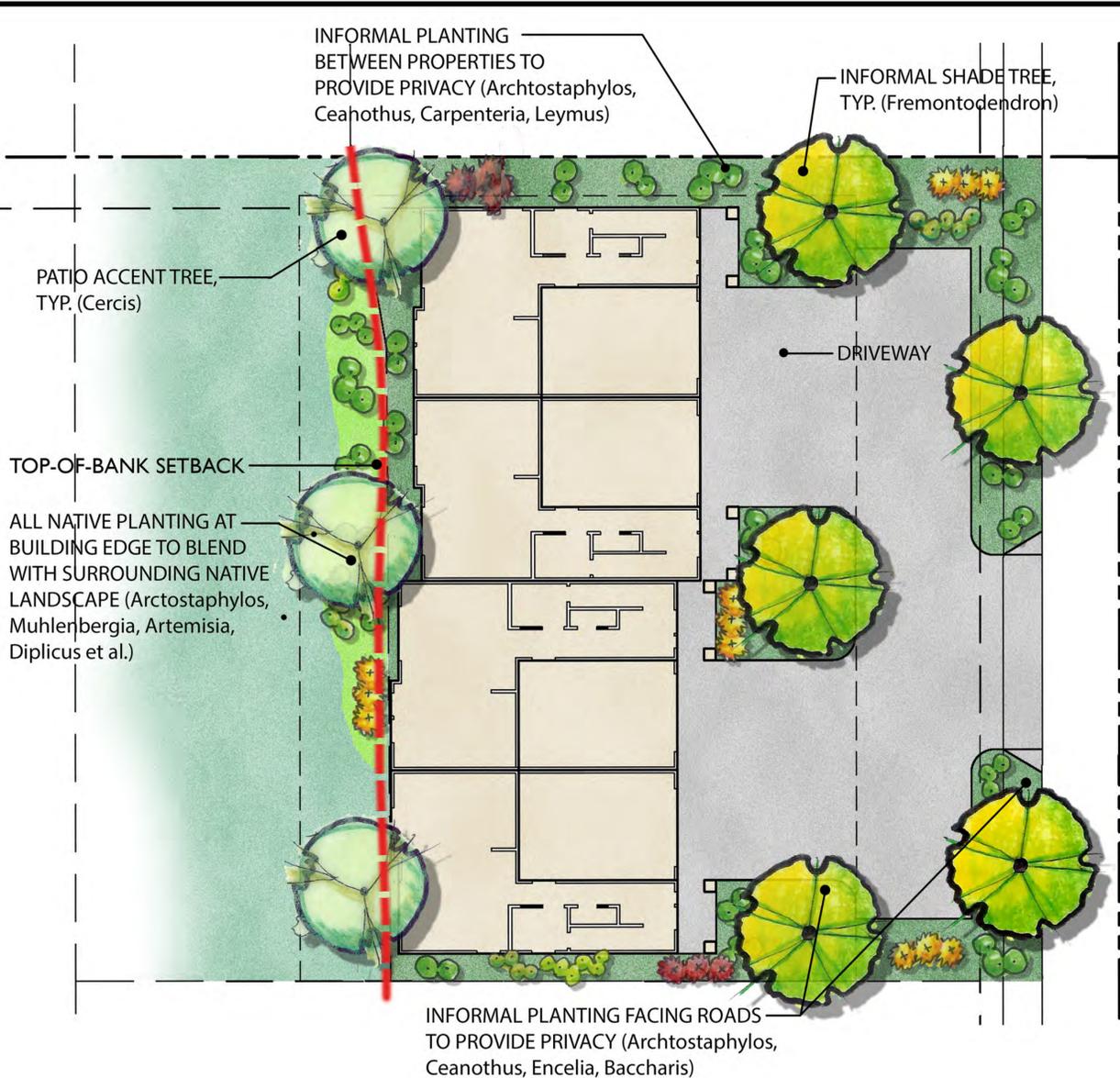
To meet the vision of the Sea Shell Estates, the landscape design is planned to explicitly harmonize with its natural setting. The landscape design is inspired by the inherent, unique qualities and limitations of the site, responding to the forces of the sun, wind and rain to seek an appropriate fit with the topography and existing vegetation. The landscape design for Lot 1 incorporates the goal to create an open space neighborhood development by blending buildings into the environment setting. The landscape design will be simple rather than complex, natural in appearance, and free of artificial appearing geometric patterns, such as evenly spaced, straight rows or trees or shrubs along driveways or property lines.

**Type and size of plants at the time of planting and when mature**  
 Trees: 15 gallon minimum size at planting, 18' mature height maximum  
 Shrubs: 5 gallon minimum size at planting, 6'-10' mature height  
 Perennials: 1 gallon minimum size at planting, 1'-3' mature height  
 Succulents: 1 gallon minimum size at planting, 1'-3' mature height  
 Groundcovers: 1 gallon minimum size at planting, 1'-3' mature height  
 Grass: 1 gallon minimum size at planting, 1'-3' mature height

Note: Height limit for trees and shrubs is 18'-6" per the Sea Shell Estate Design Guidelines

**Method of maintenance**  
 All improvements to be maintained by the developer until maintenance responsibility is turned over to the individual homeowner.

**Percentage of landscaping**  
 Lot 1 total area: 23,588 sq. ft.  
 Lot 1 Landscape area (including both ornamental and open space landscape): 19,795 sq. ft.  
 Percent of landscape: 84% of lot as landscape



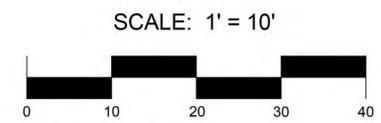
**TYPICAL LANDSCAPE PLAN**

**SEASHELL ESTATES  
 MORRO BAY, CALIFORNIA**

**Statement of Water Conserving Irrigation Design**

- The following principles of irrigation design utilized on this project are directed specifically as conserving water and improving the efficiency of the irrigation system:
- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
  - Irrigation hydrozones shall be adjusted according to water needs and weather.
  - Utilization of irrigation system master valve.
  - Utilization of irrigation system "smart controller" with water budgeting feature.
  - Utilization of irrigation system flow sensor.
  - Utilization of rain shut-off device connected to irrigation controller.

To help maintain the irrigation efficiency as intended in the design, irrigation system shall be tested and maintained on a monthly basis by the maintenance staff.



**Water Conservation Notes**

The following water conservation techniques shall be employed in this Project:

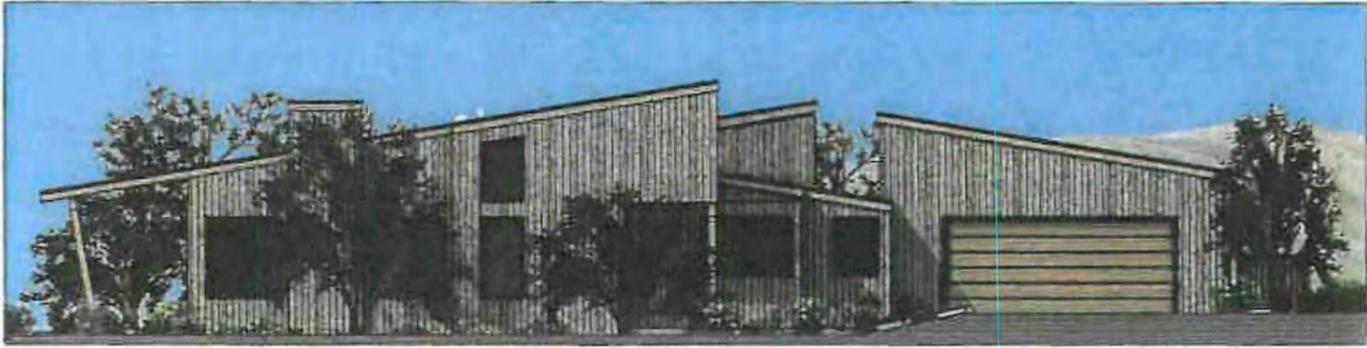
- Water conserving plants, defined as "Low" or "Very Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 100% of the total plant area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "smart controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Lawn is not used.



**SUMMERS/MURPHY & PARTNERS, INC.**  
 Contact: Jim Burrows  
 501 SHELL BEACH ROAD, SUITE E  
 SHELL BEACH, CA 93449  
 (805) 439-3209  
 03-06-2023

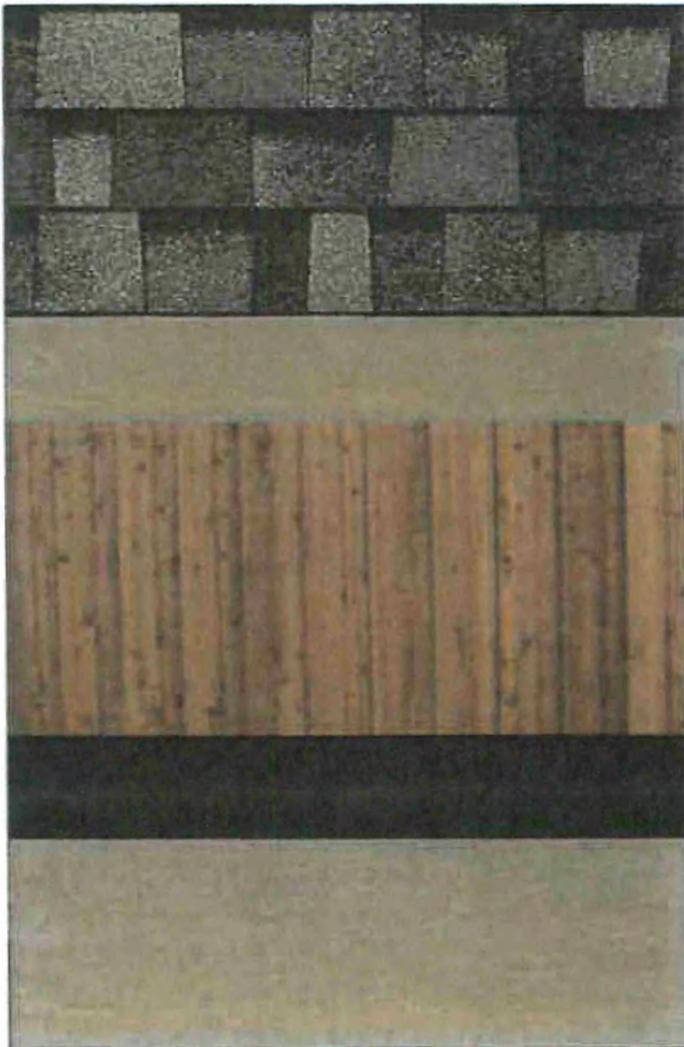
L1

SMP #742382



# SEA SHELL ESTATES

## 301 Sea Shell Cove - LOT 1



**ROOF**

**FASCIA**

**SIDING & FENCES**

**WINDOWS & DOORS**

**GARAGE DOOR**

### COLOR & MATERIAL SCHEDULE

<u>MATERIAL</u>	<u>COLOR</u>	<u>MUNSELL #</u>	<u>TYPE</u>
ASPHALT SHINGLE ROOFING	HEATHER BLEND	7.5YR 4V/6C	LANDMARK
WOOD FASCIA	DESERT SAND ST-145	10YR 8V/6C	STAIN
CEDAR SIDING	SANDAL ST-121	7.5YR 6V/6C	STAIN
WINDOWS & SKYLIGHTS	DARK BRONZE	7.5YR 3V/1C	FACTORY
GARAGE DOOR	DESERT SAND SC-145	10YR 8V/6C	PAINT

