



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, September 19, 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:

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

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE/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.

B. PUBLIC HEARINGS

- B-1** **Case No.:** CDP 22-039/CUP22-10
Site Location: 1050 Morro Ave, Morro Bay, CA
Proposal: Application for a Conditional Use Permit and Coastal Development Permit to allow the expansion of an existing 16 room single story hotel. The proposed development includes an addition of 11 hotel rooms by adding a second floor over the existing rooms. The project also includes an elevated second floor level hotel kitchen/dining area, several common area amenities for hotel guests and a residential unit for the hotel manager. The project will provide 25 parking spaces, including 2 ADA parking spaces and 4 EV charging spaces, plus one motorcycle parking space and bicycle parking. The land use designation is Community Commercial, and the current zoning is CVS./R-3/PD/S.4/S.6. The project is not in the Coastal Appeals Jurisdiction.
CEQA Determination: Exempt under Section 15303, Class 3c. This exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 total sf, located in urban areas zoned for the specific use.
Staff Recommendation: Conditionally Approve CDP 22-039/ CUP22-10
Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211, nhubbard@morrobayca.gov
- B-2** **Case No.:** *Plan Morro Bay: Zoning Code / Implementation Plan Amendment / General Plan / Local Coastal Program (LCP) Coastal Land Use Plan Map Amendment and Zoning Map Amendment*
Site Location: Citywide and Assessor's Parcel Numbers (APN) 065-022-009 and 065-022-011 (located west of Hwy 1 near northern City limit line (more commonly known as Dog Beach), Morro Bay, CA
Applicant/Project Sponsor: City of Morro Bay
Proposed Project:
CEQA Determination: Environmental Impact Report (SCH #2021111026)
Staff Recommendation: Forward favorable recommendation to City Council for approval of Zoning Code/ Coastal Implementation Plan (IP) Amendments and for approval of change in the Land Use and Zoning Map included in the General Plan / Local Coastal Program (LCP) Land Use Plan for APN parcel #065-022-009 and 065-022-011 with finding that no further environmental review is required pursuant to State CEQA Guidelines Section 15162.
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291 sgraham@morrobayca.gov

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 3, 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

Planning Commission Meeting of September 19, 2023

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 9-19-2023

#	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	City of Morro Bay		City-wide	-	MAJ23-004	Plan Morro Bay: Zoning Code / Implementation Plan (IP) Amendments and GP/LCP Land Use and Zoning Map amendment for Dog Beach parcels APN 065-022-009 and 065-022-011	The City Council adopted a new Zoning Code/ Implementation Plan (IP) on November 22, 2022 (Ordinance 654). A series of Zoning Code/IP Amendments is proposed for adoption as a result of the City's LCP amendment application currently pending with the Coastal Commission. This includes additional chapters to be added to the IP per Coastal Act requirements and miscellaneous City clean-up amendments. In addition the amendments include a proposed change to correct a technical error with the land use and zoning designation for a portion of Dog Beach to change from Agriculture back to the correct designation of Open Space (OS). PC hearing 9/19/2023.				cj/sg
2	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. Planning ready to deem complete, needs resubmittal to address storm water requirements, comment letter sent 3/8/23. Public works provided additional correction comments on March 27, 2023. Planning deemed completed on April 9, 2023, will be reviewed and processed under existing zoning code due to the delay of the certification of the 2022 zoning code. Project under review by PW, will be scheduled for PC hearing following resolution of PW open items. Applicant is working with PW on peak flood control requirements. Scheduled for PC hearing on September 19, 2023	BLDG. - COND Approved CO			nh
3	City of Morro Bay		City-wide	-		Objective Design Standards draft (Zoning Code/ Implementation Plan amendment) to be added as Zoning Amendment Chapter 17.31	Objective Design Standards drafted as a result of 2020-2028 Housing Element Implementation grant funding. The Objective Design Standards are proposed to be added as an amendment to the Zoning Code (Chapter 17.31). Continued from 5/16/23 PC meeting. Hearing held on 6-6-23 with a continuance to 7-18-23. PC continued to August 15, 2023. PC provided recommendation to forward to CC. CC hearing scheduled for 10/10/23.				nh
4	Khanna	2900	Alder	6/7/2023	MAJ23-002	Major modification to existing permit to reduce size of project into 5 single story hotel rooms	Comments sent on 7/9/23, requires resubmittal. Project was resubmitted on July 19, 2023, under review.. Project deemed complete and on the schedule for PC hearing on October 3, 2023				nh
5	Duffy	2865	Ironwood Ave	8/14/2023	PKG23-06	Parking Exception	Incomplete letter sent 8/17. Resubmitted 8/24. Determined complete 9/5. Noticing period from 9/7 to 9/18. Administrative Decision will occur on 9/19.				st
6	Ferrin	2772	Indigo Circle	4/20/2023	CDP23-008/CUP23-08	A new single story 2,491sf SFR with an attached 559sf garage, and a 192sf studio on a vacant lot located in the Cloisters subdivision.	Incomplete letter sent 5/15. Resubmittal 7/24. Completeness letter sent 8/7. Tentative PC hearing 10/3.				gc/st
7	Salbi	450	Marina	12/19/2022	CDP22-043 / PKG23-05	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, resubmit 3/27/23, incomplete letter sent 4/10/23, Incomplete letter sent 4/12/23. Submitted for parking exception 7/24. Deemed Complete 8/11. Noticing Period from 8/15-8/28. Permit not issued due to public comments requesting changes to project. Staff in discussion with applicant.	BLDG. - Approved 3/2/23 CO			gc/st
8	Orgill	3009	Beachcomber	8/1/23	MIN23-03	Flip existing home plan over to have courtyard on southfacing side of the property. No other changes made.	Project deemed complete on 9/4/23. Project requires public notice, which will begin on September 15, 2023. Admin decision on permit to be made on September 26, 2023.				nh
9	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. Corrections letter sent 3/17/23. Resubmittal received and corrections requested. Met with applicant 7/5/23 to discuss outstanding items. Resubmitted 8/1/23.. Project deemed completed and tentatively scheduled for 10/3/23 PC hearing.	BLDG. - Disapproved 2/10/23 CO			cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:											
10	Eiseman	541	Atascadero Rd	8/17/2023	MAJ23-003 (modification to CUP21-09 and CDP21-029 still processing)	Major modification while processing for a 4 unit attached home project	Under review. Requires environmental review.				nh
11	Wood	260	Pacific	8/3/2023	CDP 23-015	CDP for a new 748 sf ADU and a new 958 sf 3-car garage to replace the existing 2-car garage	Incomplete letter sent 8/31.				st
12	Wells Fargo Bank	340	Jamaica	8/1/2023	CDP23-014	Admin CDP for the demolition of an existing commercial structure.	Incomplete letter sent 8/17.				st
13	Brice	2555	Hemlock	7/24/2023	CDP23-013	Admin CDP for a new 491 sf ADU and 292sf addition to an existing 2314sf residence.	Incomplete letter sent 8/25.				st/ao
14	Pennachio	2810	Juniper	7/21/2023	CDP23-012	DIGEPLAN: Admin CDP for new 2 story 1,398 SFR w/ 812sf attached two car garage	Under review				nh/ao
15	Champi	460	Errol	7/19/2023	TUP23-02	Temporary Use Permit for fencing and outdoor storage to assist with storm cleanup	Received submittal, under review.				nh

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16	Gumm	735	Napa	6/15/2023	CDP23-010	Convert three retail spaces into 3 residential units	Planning Review completed - need PW comments. Comments provided to applicant on 7/16/23, Requires a resubmittal.				nh
17	Iwanicha	640	Elena	6/8/2023	CDP23-011	Remodel and addition to existing 2 bedroom/1 bath home	Planning disapproved the project on 7/27/23, requires response to comments and a resubmittal.				nh
18	Morro Rock LLC	1260	Main	5/23/2023	CDP23-009	Convert existing building into 5 new hotel rooms associates with the Masterpiece Hotel	Under review, requires new zoning code - on hold until new zoning code is certified by CCC				nh
19	Boges	640	Kings	3/30/2023	CDP23-006	New detached 908sf ADU with attached to a 720sf garage below.	Incomplete Letter sent 4/20	BLDG. - Disapproved CO			gc/st
20	Newman	961	Balboa	3/27/2023	CDP 23-005	Admin CDP for a new 2058 sf house with an attached 409 sf garage and 185 sf storage space with a 450 sf ADU .	Under review. Incomplete Letter sent 4/20.	BLDG. - Approved 4/10/23 CO			st
21	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.	Under review. Project needs Consent of Landowner. Applicant requested to put application on hold.	BLDG. - COND Approved CO			cj
22	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	BLDG. - Approved 2/10/23 CO			gc/st
23	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.	BLDG. - Approved 10/27/22 CO			gc/st
24	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, withdrawn.	BLDG. - Approved 8/25/22 CO			gc /st
25	Shepler	2181	Sunset 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.	BLDG. - Approved 8/25/22 CO			nh
26	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	BLDG. - Approved 8/9/22 CO			gc/st
27	McDonald	471	Panay	6/1/2022	CDP22-019	Admin CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14	BLDG. - Approved 6/14/22 CO			gc/st
28	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 disapproved based on fire/life/safety issues on 10/24/22. Resubmittal required.	BLDG. - COND Approved 5/11/22 CO			nh
29	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 received March 28, 2023. Planning comments sent on April 10, 2023, project requires resubmittal with changes. Planning Comments sent - requires a resubmittal. Resubmittal received and under review. Planning comments sent 5/17/23, requires a resubmittal. Project designed for new zoning code, so needs to wait for the code certification, or redesign to the existing code. Comments provided 7/10/23, project on hold pending decision by applicant.	BLDG. - Approved 3/30/23 CO			nh
30	Morro 94 LLC	3300	Panorama	1/18/2022	CUP 22-05/CDP22-003/TTM222-02	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 reimbursemetn 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. Resubmittal information received, planning and public works comments sent - will require a resubmital before scheduling for PC conceptual review hearing.	BLDG. - Approved 2/14/22 CO			nh
31	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)	BLDG. - Approved 11/17/21 CO			nh
32	Shorey	545	Atascadero Rd	3/30/21	CUP21-04/CDP21-013	Proposed 16 units of new townhomes on sloped vacant parcel	Project was reviewed and comments provided in 2021. Applicant requested to keep the project open and has been working with public works and caltrans on utility requirements and frontage improvements. Project resubmitted for review on April 19, 2023 - under review by all departments. Planning deemed project complete on 5-23-23. Requires environmental study before scheduling for PC hearing.				nh
33	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. Environmental review and analysis still in process.	BLDG. - Approved 3/11/21 CO			cj

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34		1290	Embarcadero		Master Plan	Morro Bay Power Plant Master Plan	The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of the planning permit application for the Battery Energy Storage System Project. Master Plan community workshop was held 9/14/22. Survey on the Master Plan done and tabulations still in process. The survey was done to seek additional community feedback on development of the Master Plan. The survey focused on the community's land use preferences, circulation improvements, and design amenities for the overall property.				cj
Projects Appealed to Planning Commission or PC Continued projects - none											
Projects Appealed or Forwarded to City Council - none											
35	Luhr	1140	Allesandro Ave	1/20/2022	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. VTTM approved by PW, planning will deem project complete and schedule for PC hearing. Scheduled for PC hearing on August 1, 2023. PC approved project with added conditions and recommendations. Permit issued 8/1/23. Appeal by Winholtz on 8/11/23, scheduled for CC appeal hearing on 9/12/23	BLDG. - Approved 2/14/22 CO			nh
Environmental Review - none											
Final Map Under Review Projects:											
36	Huber	2783	Coral Ave	8/30/22	TTM22-03	5 unit residential subdivision	Planning approved, forwarded to PW.	BLDG. - Approved 4/14/22 CO			nh
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing - none											
Grants:											
37	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
38	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:											
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. Planning disapproved 3/1/23	Bldg. - Disapproved 3/27/23			st
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. Reviewed resubmittal and disapproved 3/21/23	Bldg. - Disapproved 3/27/23			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.	Planning disapproved 1/26/23. St Waiting on resubmittal	Bldg. - Approved 6/12/23			st
42	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
43	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
44	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)	Planning disapproved 2/19/23. nh	Bldg. - Approved 6/20/23			nh

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45	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.	Planning disapproved 2/19/23. nh	Bldg. - Approved 6/20/23			nh
46	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			gc
47	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
48	Engvall	370	Bonita	5/22/23	B23-0110	Addition to existing SFR for a detached 554 sf ADU.	Planning approved 5/23/23	Bldg. - Disapproved 6/20/23			gc
49	Casella	215	Bradley Ave	8/22/23	B23-0201	Energy and access improvements, new windows, insulation, water heater and FAU's changed to high efficiency units, widen shower access and toilets	Planning approved 08/24/23	Bldg. - Conditionally Approved 9/7/23			ao
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.	Planning approved 2/28/23. st	Ready to issue			st
51	Van Beurden Investments	701-715	Embarcadero	8/14/23	B23-0192	Repair and maintenance to existing wharf and pilings. Remove a 580 sf windscreen and fish processing area, install new decking and railing to create a continuous accessible harborwalk connecting to existing North and South portions. Upgrade facade with board and batten siding and corrugated metal accents.	Under Review. Corrections required 9/12/23. cj	Bldg. -Disapproved 9/6/23			cj
52	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. - Approved 7/13/22			cj
53	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)	Disapproved 1/19/23	Bldg. - Disapproved 1/18/23			st
54	Dores	150	Gilbert St	7/20/23	B23-0167	DIGEPLAN - 110 sf addition to primary bedroom, remodel existing primary bathroom and closet, remodel kitchen, new 111 sf open air roof, replace 200 amp electrical panel with new.	Under Review	Bldg. - Plancheck			ao
55	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 4/8/20			nh
56	Duffy	2865	Ironwood Ave	4/24/23	B23-0087	Addendum #1 to permit B22-0201 - 1. Lower floor existing 2x4 exterior walls were shown in new plan as 2x6, but were not shown as being "demo'd". 2. Additional SF has been built inside garage space. 3. Structural beams and corresponding footing in slab removed.	Disapproved 4/27/23	Bldg. - Disapproved 5/1/23			st
57	Sotelo	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.	Disapproved 3/9/23	BLDG. - Disapproved 3/27/23			gc
58	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
59	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.	Planning approved 10/31/22	Ready to issue			sg
60	Tarver	671	Kern Ave	12/22/22	B22-0271	DIGEPLAN: New 255 SF attached Accessroy Dwelling Unit (ADU)	Planning resubmittal approved 4/5/23	Ready to issue			gc
61	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
62	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

#	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	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
64	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
65	Novell/Johnson	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.	Planning disapproved 3/6/23. Waiting on resubmittal. Cj	BLDG. - Disapproved 3/2/23			cj
66	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 memo) on 7-23-18. PB Permit extended 4/18/23	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
67	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.	Planning approved 1/11/23	Bldg. - Disapproved 11/15/22			gc
68	Micro Property Group LLC, Brian Der Vartanian	2490	Main St	8/31/23	B23-0216	Commercial T.I. - Maintain existing restaurant use, demo drywall / all walls and ceilings, R&R walk-in freezer, R&M existing kitchen hood, install new & used kitchen fixtures, add emergency egress door in dining room, accessibility improvements, exterior ADA compliant ramps and striping.	Under Review	Under Review			st
69	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			nh
70	Hauser	311	Mindoro St	1/3/23	B23-0001	Remove existing second floor cantilevered deck (615 sf), replace with (187 sf) deck.	Planning approved 2/3/23	Ready to issue			sg
71	Jennings	1195 A	Monterey	5/4/23	B23-0112	Build an attached 908 sf ADU on the west side of a SFR.	Planning approved 6/1/23	Bldg. - Disapproved 6/26/23			gc
72	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
73	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. Planning approved 1/20/23	Ready to issue			nh
74	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
75	Dowty	580	Olive	3/7/23	B23-0049	Removal of an existing 461 sf detached garage and construction of a new 1051 sf ADU.	Planning disapproved 4/4/23. Resubmitted 6/8. Planning approved 6/13	BLDG. - Apporved 6/12/23			st
76	Currey	154	Orcas St.	3/23/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22 Resubmitted 11/22. Planning approved 12/8	Bldg. - Approved 12/1/22			gc

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
77	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
78	Lutschaunig	965	Pelican	2/27/23	B23-0044	Addition to existing bathroom for a shower, 42 sf. Also reconfiguring existing bathroom.	Planning disapproved 3/2/23	BLDG. - Approved 3/2/23			st
79	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
80	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
81	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
82	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
83	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.	Planning disapproved 2/16/23	Bldg. Disapproved 2/14/23			gc
84	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
85	Lutschaunig	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.	Planning disapprove 3/17/23. Planning approved 4/20/23	BLDG. - Approved 6/12/23			nh
86	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Approved 7/20/23			nh
87	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.	Planning disapproved 2/2/23. Planning approved 7.26.23	Bldg. - Approved 7/20/23			nh
88	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Conditionally Approved 7/20/23			nh
89	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg.- Conditionally Approved 7/20/23			nh
90	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Approved 7/20/23			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
91	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Conditionally Approved 7/20/23			nh
92	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg.- Conditionally Approved 7/20/23			nh
Planning Projects & Permits with Final Action:											
1	Redican	725	Embarcadero	7/12/2023	MIN23-002	Minor Modification/Revision to CUP for change to unloading parking space.	Under review. Permit approved 8/29/23				cj
2	Shaw	520	Mimosa	12/20/2022	MUP22-07	Small two story addition to existing residential duplex unit	Review complete, project deemed complete and scheduled for public notice period followed by Administrative decision. Public notice period will be complete on July 27, 2023, with an administrative decision on the permit following. Permit issued 7-28-23, no appeal filed.				nh
3	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, Resubmit 3/30/23, Incomplete Commet Letter sent 4/12/23, Resubmitted 5/22/23, Incomplete letter sent 6/21. Resubmitted 7/13. Completeness letter sent 8/1. Noticing period began 8/3. Administrative decision will occur 8/15.	BLDG. - Approved 3/2/23 CO			gc/st
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. Resubmittal 5/17. Incomplete letter sent 5/30, Resubmitted on 6/22. Incomplete letter sent 7/10. Resubmitted 7/25. Completeness letter sent 8/1. Noticing period began 8/3. Administrative decision will occur 8/15.	BLDG. - Disapproved 3/15/23			gc/st
Staff Directory: Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Susana Toner - st Alex Ortega - ao											



AGENDA NO: B-1

MEETING DATE: September 19, 2023

Staff Report

TO: Planning Commissioners **DATE:** September 12, 2023

FROM: Nancy Hubbard, Contract Planner

SUBJECT: **Expansion to an existing hotel.** Coastal Development Permit (CDP22-039) and Conditional Use Permit (CUP22-10) for a second floor addition of 11 hotel rooms and guest amenity spaces, plus a remodel of the existing 16 rooms (Beach Bungalows).

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission Resolution 14-23 which includes the necessary findings for approval of CDP22-039 and CUP22-10.

APPLICANT: John Patel

ADDRESS/APN: 1050 MORRO AVE STREET/APN 066-042-001

SUBJECT: Coastal Development Permit (CDP22-039) and Conditional Use Permit (CUP22-10) for an addition and update to an existing 16 room single story hotel. The proposed development includes an addition of 11 hotel rooms by adding a second floor over the existing rooms. The project also includes an elevated second floor level hotel kitchen/dining area, several common area amenities for hotel guests and a residential unit for the hotel manager. The project will provide 25 parking spaces, including 2 ADA parking spaces, 4 EV charging spaces, plus one motorcycle parking space and bicycle parking. The land use designation is Community Commercial, and the current zoning is CVS/R-3/PD/S.4/S.6. The project is not in the Coastal Appeals Jurisdiction.

SITE HISTORY:

- Existing hotel built in 1946.
- Parcel is approximately 23,450 sf.
- Existing hotel is single story with 16 hotel rooms in a 'U' shape around a central parking area with 14 parking spaces.

PROJECT REVIEW AND APPROVAL PROCESS:

Project Approval Request:

This project has been waiting for more than 18 months for the new zoning code to go into effect. The project was designed to comply with the development standards of the new zoning code which allows reduced setbacks along all the property lines (zero foot setbacks on all sides of the property). Under the current zoning code, the existing hotel buildings are considered non-conforming as to the setbacks (they have 3± ft setbacks on north, west and east sides) and the proposed new second story hotel units would be required to be setback 10 feet from both street frontages and 5 feet on the east side to comply with the setbacks. The parking standards are also more restrictive with the existing zoning code vs. the proposed new zoning code.

The owner respectfully requests the Planning Commission's consideration to allow these two deviations (allow second floor to be built above existing units (i.e., at existing setbacks) and allow parking reduction for the 3 spaces not provided) which can be granted under the Planned Development Overlay area. They have proposed several public benefits (noted below) in consideration of the Planning Commission granting project approval. If the approval cannot be granted under the existing zoning code, the owner will likely need to put the project on hold until the certification of the new zoning code.

Project Submittal Background:

The property owner/design team met with the Director and planning staff in January 2022 to talk about this project and how it would fit with the recently adopted 2021 land use plan and the pending new zoning code. Late in 2022, staff notified the property owner that the California Coastal Commission had finished their review of the new zoning code and was expected to certify the zoning code within the first quarter of 2023. The project application was submitted on November 17, 2022 in anticipation of a review and approval under the standards of the new zoning code.

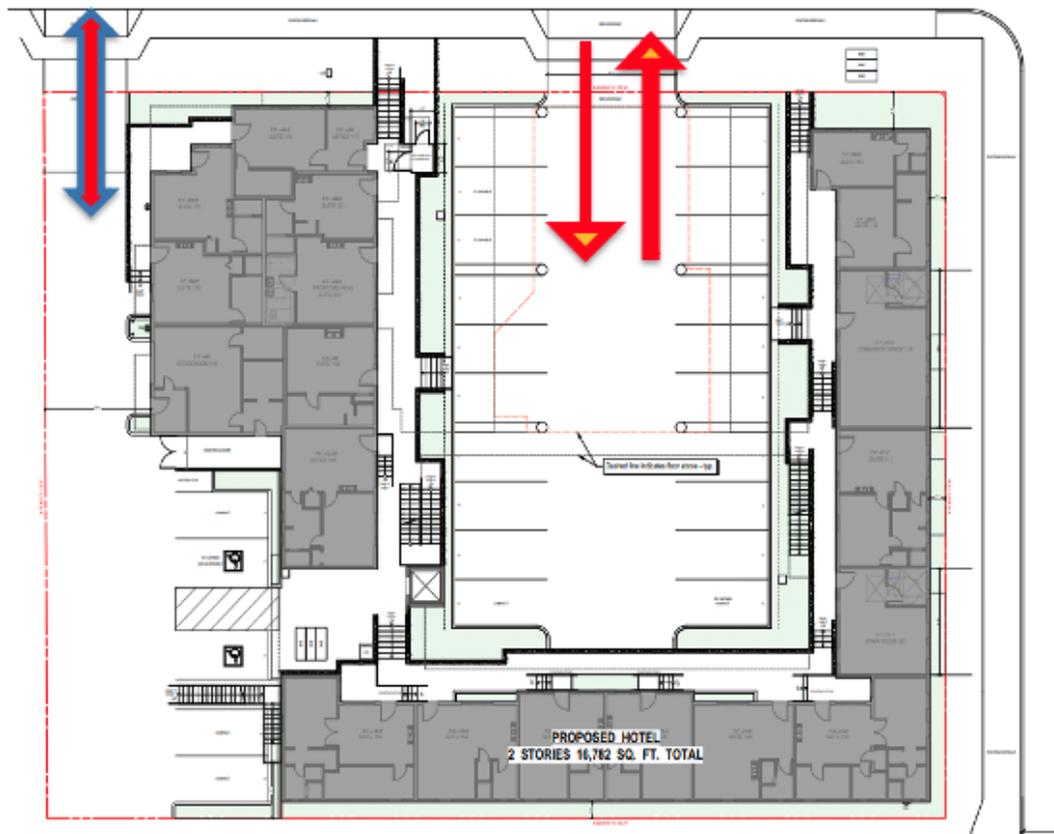


Existing hotel from the corner of Beach and Morro - looking southeast.

The existing hotel, built in 1946, has 16 hotel rooms along three sides of the property with the parking area in the center. The structures are setback about 3

feet on Beach Street, Morro Ave and the easterly interior property line. The rear setbacks (south side) comply with the existing code setbacks (setback requirement is 5 feet and actual building is set back 16-20 feet). The development standards of the proposed new zoning code allow a zero foot setback on all sides of the property, which would eliminate the current legal non-conforming setback condition and the existing building would be considered conforming.

Once it became evident that the new zoning code would not be certified until the end of 2023 or early 2024, planning staff and the property owner discussed options to move the project forward. The property owner was informed that approval was possible under the existing zoning code but was dependent on the Planning Commission consideration of reduced setbacks to allow new hotel units to be stacked above the existing hotel rooms. If this consideration was not granted, the project would not be feasible under the existing zoning code (i.e., the second story addition would need to be set back 10 feet from Beach Street and Morro Ave and 5 feet along the easterly property line, resulting in a loss of the lower level structural support as well as the loss of parking spaces.



The project parking is in the center of the site, surrounded by the “U” shaped existing building with the new units stacked above. The project as originally submitted was able to provide 31 parking spaces, more than the 27 required for the completed project with the proposed addition. However, as the project went through review by each department, the frontage improvements along Morro Ave required a widening of the center driveway and with access to Beach Street

disallowed, the excess area for the parking lot was eliminated, resulting in a reduction in on-site parking to 25 car parking spaces and one motorcycle space. The shortfall is three spaces short from the requirement under the current zoning code (and a shortfall of one space under the proposed new zoning code). See below “Zoning Code Parking Reduction Options” for full discussion of the existing and proposed zoning code reduction options.

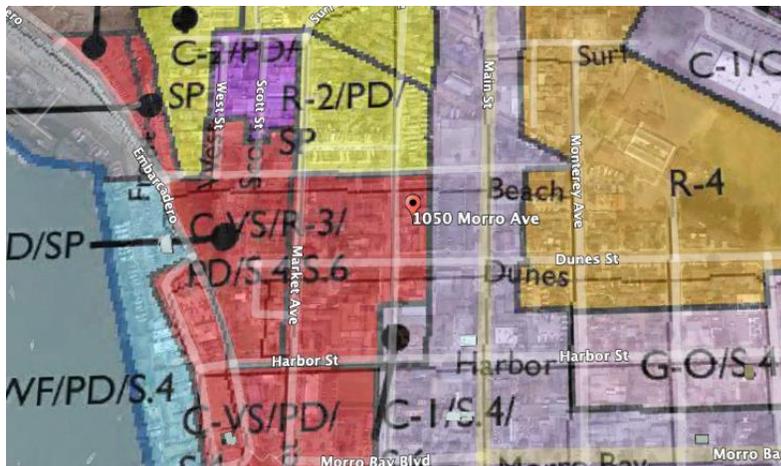


View of hotel after remodel and addition looking southeast

Proposed Public Benefit: The applicant has suggested the following to enhance the project in exchange for allowing solutions for some of the above issues related to the deviations from the development standards of the existing zoning code (setbacks and parking).

- (a) Two public EV charging stations for use by the public (in addition to the 2 guest-only EV charging stations).
- (b) A public water bottle filling station with attached dog drinking fountain/bowl.

ZONING: CVS/R-3/PD/S.4/S.6 is the current effective zoning designation for this site. The Commercial Visitor Serving (CVS) zoning allows hotel uses with a Conditional Use Permit and the PD (Planned Development) allows modifications to development standards that result in a better project. The S.4 special treatment overlay area relates to exterior design consideration to preserve the existing



character of the area and the S.6 special treatment overlay area relates to protection of residential uses in a non-residentially zoned area, and as such does not apply to this site.

Adjacent Zoning - current zoning code(pending new zoning code)			
North	R-2/PD (RM)	East	C-1S.4 (CC)
South	C-1/S.4/S.6 (CC)	West	CVS/PD/S.4/S.6 (VSC)

Site Characteristics	
Site Area	23,450 square feet
Existing Use	Existing hotel – operational since 1946
Terrain	Level – slight downhill slope from east to west
Vegetation/Wildlife	Landscaping around parking and existing hotel
Archaeological Resources	Cultural Resource area
Access	Technical frontage is Beach St, access to hotel is on Morro Ave

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Community Commercial
Base Zone District	CVS (CC)
Zoning Overlay District	PD
Special Treatment Area	S.4/S.6
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Not within the Coastal Commission Appeal Jurisdiction

DEVELOPMENT STANDARDS:

The project has public streets on two sides. Beach Street is the frontage street (narrowest lot dimension on a public street), and Morro Ave provides access to the hotel. The adjacent use to the east is Harbor House Inn, a two-story hotel that spans the block between Beach St and Dune St along the west side of Main. To the south is an older two story multi-family unit. Across the street to the west are existing older single family homes and across the street to the north are RV parks. The table below shows the standards for both current and proposed zoning districts and the development standards met by the project.

	CVS/R-3/PD/S.4/S.6 Standards	Community Commercial	Existing 1946 Building and Proposed Addition
Front Setback (Beach St)	10 feet	0 feet	3 feet
Exterior side setback (Morro Ave)	20% of lot width: 10 max/5 min (10 ft. is applicable)	0 feet	2 ½ - 6 ¾ inches for existing building
Rear Setback (south side)	5 feet	0 feet	16-20 ft feet
Interior side Setback	5 feet	0 feet	2 ft 11 inches
Height (from ANG)	30 Feet	30 Feet	Highest point is just under 30 feet
Lot Coverage	60%	1.25 FAR	52%
Parking	11 new hotel rms = 11, Manager unit= 2 Guest = 1 14 total new	11 new rooms=11 Caretaker unit = 1 Guest space = 1 13 total new	11 new car spaces 1 motorcycle space 12 total new

ZONING CODE PARKING REDUCTION OPTIONS:

The parking need determination under both existing and proposed zoning codes requires that the project only provide additional parking for the expansion or intensification of use ((e)Section 17.44.020 A and (n) Section 17.27.020 C.1.) The following are the parking reduction options under both existing and proposed zoning codes:

Proposed new zoning code: The proposed new zoning code provides several options for parking reductions for commercial businesses in the downtown area, the project qualifies for all three options and either of the top two will resolve the parking shortfall for this project:

- (1) a 20% reduction in required parking for projects within ¼ mile of a transit stop. Section 17.27.050 A.
- (2) waiver of all or a portion of the parking for the proposed project if within 1200 feet of a city owned public parking facility. Section 17.27.050 B.
- (3) Allows motorcycle parking to be substituted for up to 5% of the required parking spaces (results in 1.35 parking spaces allowed to be satisfied by a motorcycle space, and one motorcycle space has been provided) Section 17.27.050 C.

Existing zoning code:

- (1) The Planning Commission may grant exceptions to the parking requirements upon the following findings:
 - a. Not a grant of special privilege and the parking provided will be adequate to accommodate the parking needs of the use;
 - b. The exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity;
 - c. The exception is reasonably necessary for the applicant's full enjoyment of uses like those upon the adjoining real property.
- (2) Planning Commission may approve parking in-lieu fees for required parking not provided (current in-lieu price of \$15,000 per space).

PUBLIC IMPROVEMENTS

The project is required to provide frontage improvements along Morro Ave. There are existing sidewalks and curbs along Beach Street.

DENSITY:

The density for this project is the following: Hotel rooms require 750 sf of land area per room and the site can accommodate up to 31 hotel rooms. The proposed project is adding 11 rooms to an existing 16 room hotel for a total of 27 hotel rooms.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c. This exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 total sf, located in urban areas zoned for the specific use. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is consistent with development goals and allowed uses included in the Morro Bay Municipal Code and is consistent with the policies of General Plan and the Local Coastal Program.

PUBLIC HEARING NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on September 8, 2023. Noticing also included postcards mailed to all property owners and occupants of record within 500 feet of the project site. The project site was also posted with a public notice sign.

RECOMMENDATION:

Staff recommends that the Planning Commission **CONDITIONALLY APPROVE THE PROJECT** by adopting Planning Commission Resolution 14-23 which includes findings for CDP22-039, CUP22-10 to allow the proposed hotel addition as reflected on the plans submitted to the City of Morro Bay on November 17, 2022.

ATTACHMENTS:

Exhibit A – Resolution 14-23 – Findings and Conditions of Approval

Exhibit B – Plans

Exhibit C – Historic Resource Evaluation, Bertrando and Bertrando, August 2022.

RESOLUTION NO. PC 14-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT CUP22-10 AND COASTAL
DEVELOPMENT PERMIT CDP22-039 FOR AN EXPANSION OF AN EXISTING
HOTEL LOCATED AT 1050 MORRO AVE

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on September 19, 2023, conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of the CUP22-10, CDP22-039 for an expansion of an existing hotel located at 1050 Morro Ave; and

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

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

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

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

California Environmental Quality Act (CEQA)

- A. Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c. This exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 total sf, located in urban areas zoned for the specific use. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit and Coastal Development Permit findings

- A. The proposed development is consistent with the Zoning designation and the project will not have any substantial adverse impacts on the environment or coastal resources.
- B. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.
- C. The design of the development is compatible with nearby existing uses and

will not be detrimental to the health, safety, morals, comfort and general welfare of persons living or working in the vicinity of the proposed project.

Special Design Criteria Overlay Zone (S.4):

Special design review is necessary to maintain and enhance the character and visual quality of these areas. Applications for development shall include architectural, landscaping, lighting, signage (if any) and viewshed plans for review and approval.

Section 2: Action. The Planning Commission does hereby approve Conditional Use Permit (CUP22-10) and Coastal Development Permit (CDP22-039) subject to the following conditions:

STANDARD CONDITIONS:

1. Permit: Coastal Development Permit (CDP22-039) and Conditional Use Permit (CUP22-10) to allow the addition of a second floor over an existing 16 room single story hotel. The proposed development includes an addition of 11 hotel rooms by adding a second floor over the existing rooms. The project also includes an elevated second floor level hotel kitchen/dining area, several common area amenities for hotel guests and a residential unit for the hotel manager. The project will provide 25 parking spaces, including 2 ADA parking spaces and 4 EV charging spaces, plus one motorcycle parking space and bicycle parking. The land use designation is Community Commercial, and the current zoning is CVS./R-3/PD/S.4/S.6. The project is not in the Coastal Appeals Jurisdiction.
2. Inaugurate Within Two Year: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and

employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: Compliance with and execution of all conditions listed here on shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Community Development Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

PLANNING CONDITIONS:

9. Signage: Signage is not included in the approval of this permit. If any signage is needed, it will require submittal of a signage permit application and plans for an administrative processing and approval.
10. Exterior Lighting: All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles.
11. Landscaping: Changes, if any, not reflected in the landscape plans that are part of this permit approval, shall be submitted for review and approval by the Community Development Director
12. HVAC/Mechanical Equipment: Equipment at ground level shall be installed to allow adequate clearance around the building for emergency personnel. Any mechanical equipment visible from the public right of way shall be screened to the satisfaction of the Community Development Director

13. Public Benefit: Project approval is conditioned on the project providing the following public benefits in consideration of the approval of the project:
 - a. Public Bottle Filler and dog watering station
 - b. Two EV charging stations for use by the public

BUILDING DIVISION CONDITIONS

SUMMARY OF FINDINGS:

- 1.) Sheet P4.2: Maximum dead-end corridor distance for this occupancy is 50 feet. Please look at the definition and ensure this distance is not exceeded. One corridor appears to be over 50 feet.

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

1. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
2. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
3. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
4. The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

5. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
6. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
7. **BUILDING PERMIT APPLICATION:** To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.
8. The Title sheet of the plans shall include, but not limited to:
 - Street address, lot, block, track, and Assessor Parcel Number
 - Occupancy Classification(s)
 - Construction Type
 - Maximum height of the building allowed and proposed.
 - Floor area of the building(s)
 - Fire sprinklers proposed or existing.
 - Minimum building setback allowed and proposed.

All construction will conform to the 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Fire Code (IFC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code, 2022 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

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

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1. **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
2. **ARCHAEOLOGICAL MATERIALS:** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human

remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

3. **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.
4. **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.

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

1. Prior to building division final approval and request for final inspection, all required inspections from the other various divisions and departments must be completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card. This permit card shall then be turned into the building division for scheduling of the final building inspection.
2. Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.
3. If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.

4. If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.
5. Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
6. Final T-24 energy reports (Certificates of Installation).

PUBLIC WORKS CONDITIONS:

The plans are conditionally approved and subject to the following conditions to be required at Building Permit submittal:

1. Large Peak Flood Control: Submit final drainage calculations to show that post-development peak runoff flows are reduced from the 10, 25, 50 and 100-year rainfall events. City Engineer has approved the submitted Administrative Infrastructure Design Exception to allow for a reduction in detention basin/storage, due to existing site constraints. The requirements can be found on the City website:
<https://www.morrobayca.gov/DocumentCenter/View/15070/large-peak-flood-control-requirement>
2. Frontage Improvements: The installation of frontage improvements is required. Specify the installation of a standard driveway approach per city detail B-6, sidewalk per city detail B-5, curb & gutter per city detail, B-1, street tree(s), curb ramps per Caltrans A88A or A88B, street per city detail A-3, striping, and including but not limited to repairs to existing frontage for ADA compliance. (MBMC 14.44.020)
3. Street Trees: Street trees shall be of species listed in the City's Master Tree List:
<https://www.morrobayca.gov/DocumentCenter/View/1040/Master-Tree-List-and-Planting-Details> (MBMC 12.08.040)
4. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website <https://www.morrobayca.gov/DocumentCenter/View/11828/MB-Stormwater-Management-MAIN-Manual>. (MBMC 14.48.140)
5. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the

clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030)

6. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).
7. Water Meter: Indicate on plans location and sizes of both water meter and water lateral. Coordinate sizes with Fire Sprinkler plans. (MBMC 13.04.010 & 14.04.010.C)
8. Detailed Erosion and Sediment Control Plan: Required for sites greater than 1/2 acre, or for building or other site disturbance proposed on slopes over 15%, or for projects located within critical areas. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. It must include a written narrative, detailed site plan, typical drawing and details. Guidelines for the control plan may be found on the City's website at the following location: <https://www.morrobayca.gov/documentcenter/view/462>
9. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Water backflow preventer devices are required for fire water systems, irrigation systems (on a dedicated water meter), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is required to be an approved domestic water backflow prevention device. (MBMC 13.08.040)
10. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures. Clarify how runoff diverted into box inlets and strip drains will be directed to City right-of-way. (CBC 107.2.1)

11. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC 107.2.1.
12. Underground Utilities: Per MBMC 17.48.050, All utility service lines to all new development, except single-family residences, on vacant lands (including the demolition and replacement of individual structures), and to major redevelopment projects, shall be undergrounded.
13. Retaining Wall within City Right-of-way: All retaining walls and structures within the City's right-of-way require City approval. Per City Municipal Code, Encroachments on the public right-of-way are not allowed without City approval. The proposed retaining walls will need to be relocated on plans or requires a Special Encroachment Permit Agreement be obtained. Refer to retaining walls shown in Morro Avenue frontage on Sheet C1. The requirements can be found on the City website: <https://www.morrobayca.gov/DocumentCenter/View/15119/Special-encroachment-instructions> (MBMC 8.14.020)

Add the following Notes to the Plans:

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

FIRE DEPARTMENT CONDITIONS:

1. Demolition Site Plan, General Notes. Provide the following notation: Fire Safety During Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

2. Fire Protection Systems and Equipment. An approved automatic fire sprinkler system shall be provided throughout this project, pursuant to Morro Bay Municipal Code, Section 14.60.200.

Submit all plans and specification sheets for the required automatic fire sprinkler system to the Fire Department for review and approval prior to installation. Sprinkler plans shall be submitted prior to issuance of a Building Permit. The sprinkler system shall be in accordance with NFPA Standard 13.

3. Hood System. The exhaust hood and duct systems of all commercial ranges, fryers, broilers, and other cooking devices shall be protected by an automatic fire protection system incorporating full surface protection and automatic fuel shut-off. There shall be a remote activation device placed along the route of egress. If the building is equipped with a fire alarm system, the activation of the hood and duct system shall initiate an alarm with a separate zone.
4. Fire Alarms. Plans and specifications for the automatic fire sprinkler system and fire alarm system shall be submitted to Public Services Division for review and approval. The fire sprinkler and alarm systems shall be supervised by a central station and constructed in accordance with NFPA 72.
5. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use.
6. Every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street and shall be operable from inside to provide a full, clear opening without tools (CBC 310.4). Exception 2 may apply when fully sprinklered in accordance with NFPA 13.
7. Fire Extinguishers. A minimum of one 2A-10-BC extinguisher shall be provided for each floor area, so that travel distance does not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached.
8. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction (CFC 507.1). Provide the required fire-flow requirement as contained in CFC Table B105.1(2).

9. Fire hydrant where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 500 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (CFC 507.5.1)
10. Elevator Car to Accommodate Ambulance Stretcher. Where elevators are provided, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretched 24-inches by 84-inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3-inches high and shall be placed inside on both sides of the hoist way door frame. (MBMC 14.08.090)
11. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.
12. Key Boxes. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official. Provide a Knox Key Box for installation to the exterior of the structure. Obtain a Knox Application from Morro Bay Fire Department during business hours.
13. Fire Lanes. Access roads and fire lanes shall be provided and identified by approved signage to read: "Fire Lane, No Parking" stenciled over red-painted curbs and signage.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 19th day of September 2023 on the following vote :

AYES:

NOES:

ABSENT:

ABSTAIN:

Exhibit A

Planning Commission Resolution 14-23
CUP22-10/CDP22-039 1050 Morro Ave
Page 12

Chairperson Roschen

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 19th day of
September 2023.



BEACH BUNGALOW INN AND SUITES

1050 Morro Ave. Morro Bay, California

SHEET INDEX

P1.0	TITLE SHEET
TS 0.1	TOPO SURVEY - EXISTING SITE PLAN
P2.0	PROPOSED ARCHITECTURAL SITE PLAN
C1	PRELIMINARY GRADING PLAN
L01	CONCEPTUAL LANDSCAPE PLAN
L.02	PLANT IMAGERY
P3.1	DIMENSION PLAN - LOWER
P3.2	DIMENSION PLAN - UPPER
P4.1	FLOOR PLAN - LOWER - PROPOSED
P4.2	FLOOR PLAN - UPPER - PROPOSED
P4.3	EXTERIOR VS. INTERIOR SPACE - UPPER
P5.1	EXTERIOR ELEVATIONS
P5.2	EXTERIOR ELEVATIONS
P5.3	EXTERIOR ELEVATIONS
P5.4	EXTERIOR ELEVATIONS - CAFE
P6.0	BUILDING SECTIONS
P8.0	ROOF PLAN - UPPER
P9.0	COLOR AND MATERIALS
18	TOTAL SHEETS

DIRECTORY

OWNER / APPLICANT:	John Patel ajp59@yahoo.com 1050 Morro Ave. Morro Bay CA 93442 (203) 927-3469
ARCHITECT:	PEGASUS ARCHITECTURE 569 Higuera Street, Ste A San Luis Obispo, CA 93401 (805) 595-1962
CIVIL ENGINEER:	GARING TAYLOR AND ASSOCIATES 141 Elm St Arroyo Grande CA 93420 (805) 489-1321
LANDSCAPE ARCHITECT:	PLEINAIRE DESIGN GROUP 3203 Lightning St Suite 201 Santa Maria CA 93455 (805) 349-9695

SYMBOLS

	SHEET REFERENCE NOTE
	DETAIL REFERENCE: <u>DETAIL NUMBER</u> SHEET NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	INTERIOR ELEVATION: <u>ELEVATION NUMBER</u> AND DIRECTION OF VIEW SHEET NUMBER
	BUILDING SECTION: <u>SECTION NUMBER</u> AND DIRECTION OF VIEW SHEET NUMBER
	ROOF SLOPE: INDICATES ROOF SLOPE AND DIRECTION OF SLOPE
	NORTH MARKER
	HEIGHT / ELEVATION MARKER
	REVISION MARKER

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH:
 2019 CALIFORNIA BUILDING CODE (based on the 2015 IBC)
 2019 CALIFORNIA RESIDENTIAL CODE (based on the 2015 IRC)
 2019 CALIFORNIA MECHANICAL CODE (based on the 2015 UMC)
 2019 CALIFORNIA ELECTRICAL CODE (based on the 2014 NEC)
 2019 CALIFORNIA PLUMBING CODE (based on the 2015 UPC)
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA FIRE CODE (based on the 2015 IFC)
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 CITY OF MORRO BAY BUILDING & CONSTRUCTION ORDINANCE: TITLE 14
 CITY OF MORRO BAY ZONING ORDINANCE: TITLE 17
 CITY OF MORRO BAY COASTAL DEVELOPMENT PROGRAM

PROJECT DATA

SCOPE OF WORK
 A PROPOSAL FOR A 10,332 SQUARE FOOT, 2ND STORY ADDITION TO AN EXISTING 6,450 SQUARE FOOT, SINGLE STORY HOTEL. TOTAL BUILDING AREA WILL BE 16,782 SQUARE FEET. INCLUDED IN SCOPE OF WORK IS A REVISED PARKING LOT THAT MEETS CITY AND STATE ADA STANDARDS, AND A COMPLEMENTARY KITCHEN AND DINING FACILITY. THE PROJECT SITE IS .52 ACRES AND LOCATED WITHIN THE PROPOSED COMMUNITY COMMERCIAL ZONE.

GENERAL SITE INFORMATION

PROJECT ADDRESS:	1050 Morro Ave. MORRO BAY, CA
ASSESSOR'S PARCEL NUMBER:	066-042-001
LOT SIZE:	23,522 square feet (.52 acre)
LEGAL:	CY MB TN MORRO BL 48 LT 10 TO 12 PTN LT 13
ZONING & LAND USE ELEMENTS:	Community Commercial
OCCUPANCY	MOTEL/HOTEL
SETBACKS	0 ft.
CONSTRUCTION TYPE	V-B
NO. OF STORIES	(E) 1 STORY PROPOSED 2 STORY

DETACHED SUPPORTING DOCUMENTS

1. PRELIMINARY DRAINAGE REPORT
2. HISTORIC RESOURCE EVALUATION

PLANNING DATA

PROJECT USE
 EXISTING USE: HOTEL
 PROPOSED USE: HOTEL

LOT COVERAGE
 TOTAL LOT AREA 23,522 sf

EXISTING LOT COVERAGE
 EXISTING 1ST FLOOR ROOMS 5,933 sf
 EXISTING GARAGE AND STOREROOM 517 sf
 EXISTING CARPORTS 1,250 sf
TOTAL 7,700 sf 32.7%

PROPOSED LOT COVERAGE
 BUILDING COVERAGE 7,376 sf
 PROPOSED OVERHANGS >3' 2,852 sf
 PROPOSED KITCHEN/COMPLEMENTARY DINING 2,084 sf
TOTAL 12,312 sf 52.3%

UNIT STATISTICS
 EXISTING NUMBER OF UNITS 16
 PROPOSED SECOND FLOOR UNITS 11
TOTAL PROPOSED UNITS 27

ACCESSORY FACILITIES
 COMMUNITY ROOM
 GYM
 MANAGERS UNIT
 STORAGE
 COMMUNITY SPACE
 STAFF ROOM

BUILDING AREAS

EXISTING
 EXISTING 1ST FLOOR ROOMS 5,933 sf
 EXISTING GARAGE & STORE ROOM 517 sf
TOTAL EXISTING AREA 6,450 sf

PROPOSED
 PROPOSED 1ST FLOOR COMMUNITY ROOM 522 sf
 PROPOSED 1ST FLOOR STAFF ROOM 350 sf
 PROPOSED 2ND FLOOR ROOMS 3,918 sf
 PROPOSED MANAGERS UNIT 2,240 sf

PROPOSED STORAGE #206 356 sf
 PROPOSED COMMUNITY ROOM #208 458 sf
 PROPOSED GYM #209 404 sf

PROPOSED COMPLEMENTARY DINING 907 sf
 PROPOSED KITCHEN 889 sf
 PROPOSED DINING ACCESSORY 288 sf
TOTAL PROPOSED AREA 10,332 sf

TOTAL BUILDING AREA 16,782 sf

FLOOR AREA RATIO (FAR) 0.71
 FAR = BUILDING AREA / LOT COVERAGE
 FAR = 16,782 sf / 23,522 sf

(Max. Allowed FAR = 1.25)

REQUIRED PARKING

EXISTING	14
11 NEW ROOMS AT 1 SPACE/ROOM	11
1 GUEST SPACE PER 10 ADDITIONAL ROOMS	1
CARETAKERS UNIT	1
TOTAL REQUIRED PARKING	27

PARKING STATISTICS

EXISTING PARKING SPACES

STANDARD	13
ACCESSIBLE	1
TOTAL EXISTING PARKING	14

PROPOSED PARKING SPACES

STANDARD	20
COMPACT	5
TOTAL PROPOSED PARKING	25

E.V. PARKING REQUIRED
 PER CAL GREEN CODE SEC 5.106.5.3

PARKING SPACES 25

PROVIDE 4 EV CAPABLE SPACES	4
NO EVSE SPACES REQUIRED	0
1 MOTORCYCLE	1
2 ACCESSIBLE	2
6 BICYCLE	6
4 E.V. CAPABLE SPACES	4

PARKING REDUCTION

PER SEC. 17.27.040

A. TRANSIT ACCESSIBILITY

STOP 15 - APPROX. 910 FT
 STOP 16 - APPROX. 120 FT.

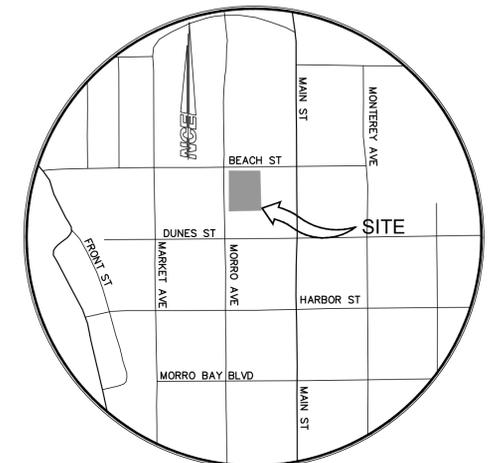
B. PUBLIC PARKING

NAPA LOT - APPROX. 830 FT.

20% REDUCTION = 5 SPACES

TOTAL REQ. 27 - 5 = 22 SPACES

TOTAL PROVIDED = 25 SPACES



LOCATION MAP
 NO SCALE

Plot Date: 02/08/23

Steven Puglisi
 ARCHITECTS
 INC
 569 Higuera Street Suite A
 San Luis Obispo
 CA 93401
 Ph: 805.595.1962 Fax: 805.595.1980

PROJECT:
Beach Bungalow Inn & Suites
 1050 Morro Ave
 Morro Bay, CA 93402
 Client: John Patel

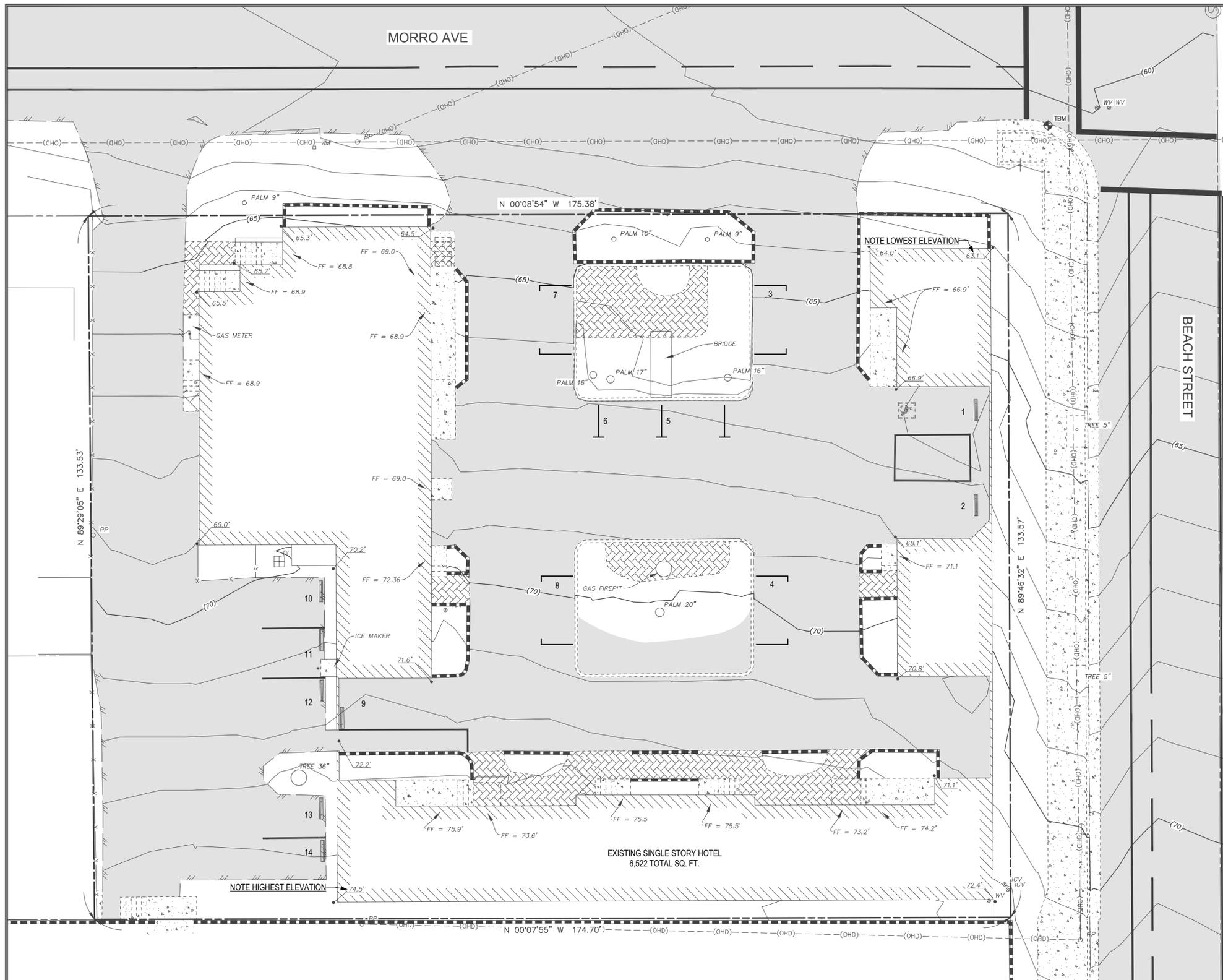
SHEET:
 TITLE SHEET

PROJECT STATISTICS:

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JOB: Beach Bungalow
 DATE: 02/08/23
 DRAWN: CA, HW
 REV:

SHEET No
P1.0



TOPOGRAPHIC SURVEY LEGEND

SYMBOLS	ABBREVIATIONS
(TM)	TELEPHONE MANHOLE
(SM)	SANITARY SEWER MANHOLE
(DM)	STORM DRAIN MANHOLE
(D)	STORM DRAIN INLET/CATCH BASIN
(M, MB, PGE, TEL)	METER, BOX, VAULT OR PEDESTAL (SEE ABBREVIATIONS)
(WV)	WATER VALVE (SEE ABBREVIATIONS)
(JP, TP, PP, MP, GP)	POLE (SEE ABBREVIATIONS)
(BV, ARV)	VALVE (SEE ABBREVIATIONS)
(GW)	GUY WIRE
(FH)	FIRE HYDRANT
(S)	SIGN
(L)	LIGHT
(SL)	STREET LIGHT
(C)	CONCRETE
(P)	PAVERS
(PAV)	PAVEMENT
(B)	BUILDING
(800)	CONTOUR
(W)	WATER
(G)	GAS
(S)	SEWER
(T)	TELEPHONE
(SD)	STORM DRAIN
(OHD)	OVERHEAD
(EOP)	EDGE OF PAVEMENT
(X)	FENCE
(C)	CONCRETE
(FL)	FLOWLINE
(RS)	ROAD STRIPING
(RW)	RETAINING WALL
(PL)	PROPERTY LINE
(EL)	EASEMENT LINE
(RWL)	RIGHT OF WAY LINE
(AGG)	AGGREGATE
(AB)	AGGREGATE BASE
(AC)	ASPHALTIC CONCRETE
(CATV)	CABLE TELEVISION
(CIP)	CAST IRON PIPE
(CL)	CENTERLINE
(COMM)	COMMUNICATIONS
(CONC)	CONCRETE
(CC)	CONCRETE CORNER
(DI)	DRAIN INLET
(DWY)	DRIVEWAY
(EG)	EXISTING GRADE
(ELEC)	ELECTRICAL
(EP)	EDGE OF PAVEMENT
(FH)	FIRE HYDRANT
(FL)	FLOW LINE
(GM)	GAS METER
(GP)	GUY POLE
(ICV)	IRRIGATION CONTROL VALVE
(INT)	INTERSECTION
(JP)	JOINT POLE
(PGE)	PACIFIC GAS & ELECTRIC
(PP)	POWER POLE
(PUE)	PUBLIC UTILITY EASEMENT
(R/W)	RIGHT OF WAY
(SD)	STORM DRAIN
(SDMH)	STORM DRAIN MANHOLE
(SS)	SANITARY SEWER
(SSCO)	SANITARY SEWER CLEAN OUT
(SSMH)	SANITARY SEWER MANHOLE
(TP)	TELEPHONE POLE
(TEL)	TELEPHONE
(TYP)	TYPICAL
(WM)	WATER METER
(WV)	WATER VALVE
(TBM)	TEMPORARY BENCHMARK

BASIS OF BEARINGS

MEASURED BEARINGS SHOWN HEREON ARE BASED ON FOUND MONUMENTS ALONG BEACH STREET AT THE INTERSECTIONS OF FRONT STREET AND MONTEREY STREET AS SHOWN ON 85 RS 72, SAN LUIS OBISPO COUNTY RECORDS. SAID LINE BEARS N 89°46'32" E.

BENCHMARK

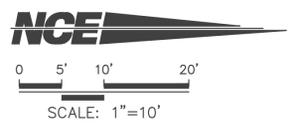
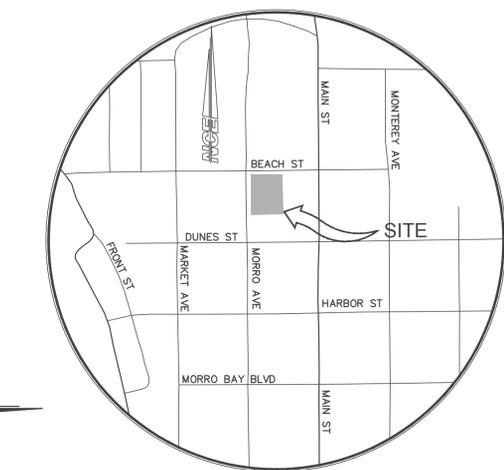
THE BENCHMARK USED FOR THIS TOPO IS THE FOUND 2" CITY OF MORRO BAY BRASS CAP STAMPED LS 5201 AT THE INTERSECTION OF BEACH STREET AND FRONT STREET HAVING AN ELEVATION OF 13.91' NAVD 1988 PER THE RECORD OF SURVEY RECORDED AT PAGE 46 IN BOOK 107, SAN LUIS OBISPO COUNTY RECORDS.

TEMPORARY BENCHMARK

THE TEMPORARY BENCHMARK (TBM) USED FOR THIS TOPO IS A CHISELED X SET IN THE GUTTER AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BEACH STREET AND MORRO AVE HAVING AN ELEVATION OF 60.20' NAVD 1988

NOTES

- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY IN PROGRESS.
- SITE ADDRESS = 1050 MORRO AVE, MORRO BAY, CA 93442



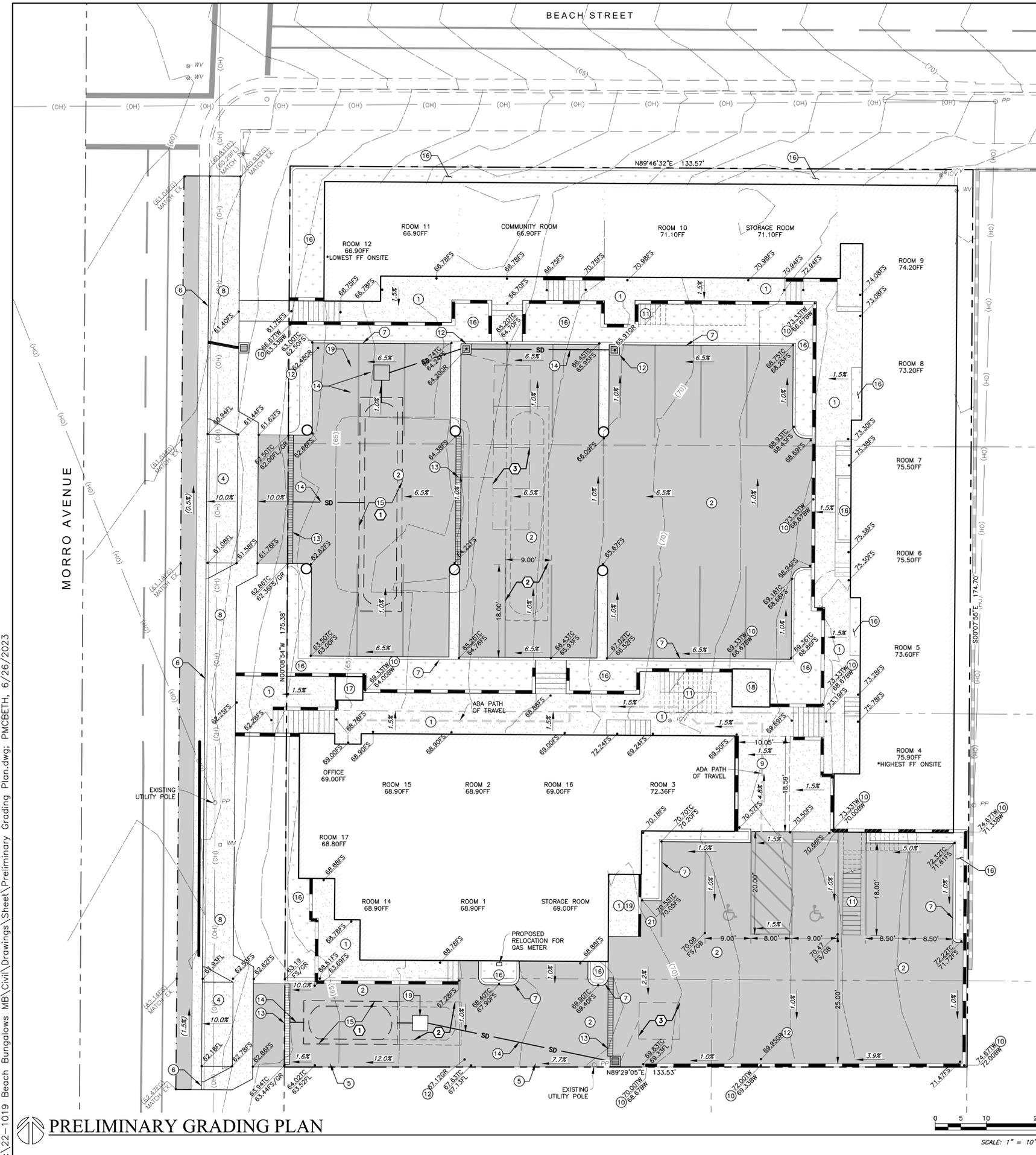
NCE NORTH COAST ENGINEERING INC.
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT DEVELOPMENT

725 Creston Rd. - Suite B
 Paso Robles, CA 93446
 (805) 239-3127
 (805) 927-8651



REVISIONS			
NO.	BY	DATE	DESCRIPTION

TOPOGRAPHIC SURVEY					
IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING LOT 10-12 AND A PORTION OF LOT 13 IN BLOCK 48 OF MARCH AND McALLISTER ADDITION ACCORDING TO THE MAP RECORDED IN BOOK A OF MAPS, AT PAGE 159 IN OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.					
DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB #:	SCALE:	SHEET:
	TJS	JRS	16109	1" = 10'	1 OF 1



CONSTRUCTION NOTES

- 1 CONSTRUCT CONCRETE FLATWORK.
- 2 CONSTRUCT AC PAVEMENT.
- 3 CONSTRUCT AC PAVEMENT DRIVEWAY PER CITY OF MORRO BAY & COUNTY OF SAN LUIS OBISPO STANDARDS.
- 4 CONSTRUCT CONCRETE DRIVEWAY PER CITY OF MORRO BAY STANDARDS.
- 5 CONSTRUCT 6" AC DIKE PER CITY OF MORRO BAY STANDARDS.
- 6 CONSTRUCT 6" CONCRETE CURB & GUTTER PER CITY OF MORRO BAY STANDARDS.
- 7 CONSTRUCT 6" CONCRETE CURB PER CITY OF MORRO BAY STANDARDS.
- 8 CONSTRUCT CONCRETE SIDEWALK PER CITY OF MORRO BAY STANDARDS.
- 9 CONSTRUCT ADA RAMP.
- 10 CONSTRUCT RETAINING WALL.
- 11 CONSTRUCT STAIRS PER ARCHITECTURAL PLANS.
- 12 INSTALL 24"x24" CONCRETE BOX INLET.
- 13 INSTALL STRIP DRAIN.
- 14 INSTALL 6" PVC STORM DRAIN PIPE @ 2% MINIMUM SLOPE.
- 15 INSTALL UNDERGROUND MC3500 STORM WATER CHAMBERS.
- 16 LANDSCAPING AREA PER ARCHITECTURAL PLANS.
- 17 ADA PLATFORM LIFT.
- 18 ELEVATOR.
- 19 3'x3' JUNCTION BOX.
- 20 TRASH ENCLOSURE.
- 21 MOTORCYCLE PARKING.

PROJECT DATA

SITE ADDRESS: 1050 MORRO AVE
MORRO BAY, CA
066-042-001

APN: 23.522 SF (0.52 ACRES)

LOT SIZE: 23,522 SF (0.52 ACRES)

AVERAGE SLOPE: 9.0%

SITE DISTURBANCE: 23,522 SF (0.52 ACRES)

PROPOSED CUT: 1,250 CY

PROPOSED FILL: 0 CY

IMPERVIOUS AREA: 21,049 SF

SWCP MANAGEMENT ZONE: WMZ 4

SWCP PERFORMANCE REQUIREMENT: PCR 3

NOTE: THE FOLLOWING QUANTITIES ARE APPROXIMATE AND ARE ADDED HERON FOR PERMIT PROCESSING ONLY. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE PLANS AND TAKE OFF ANY QUANTITIES THEY NEED TO PERFORM THE WORK SHOWN ON THE PLANS. IF THE CONTRACTOR FINDS ANY DISCREPANCY WITH THE QUANTITIES SHOWN HEREON, HE SHALL MAKE THE OWNER AND ENGINEER AWARE OF THOSE DISCREPANCIES PRIOR TO COMMENCING WORK SO THAT APPROPRIATE MODIFICATIONS CAN BE MADE. THIS PLAN DOES NOT INCLUDE OVER EXCAVATION, RECOMPACTION OR SUBSIDENCE.

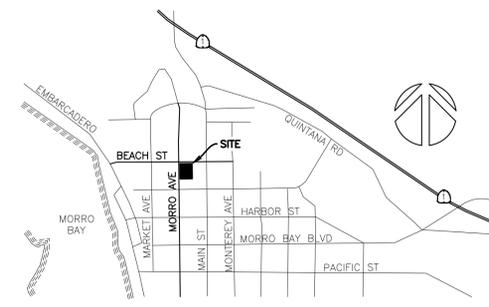
IMPORTED BASE AND FILL SHRINKAGE NOT ACCOUNTED FOR IN PRELIMINARY EARTHWORK CALCULATIONS. REFERENCE SOILS REPORT FOR SECTION AND SUB GRADE PREPARATION.

LEGEND



DRAINAGE ALTERNATIVES

- 1 SWCP VOLUME REQUIREMENT FOR WATER QUALITY.
 - NORTH PARKING: 5 MC3500 CHAMBERS WITH 2 END CAPS = 993CF
 - SOUTH PARKING: 2 MC3500 CHAMBERS WITH 2 END CAPS = 453CF
 - TOTAL RETENTION VOLUME = 1446CF
- 2 SWCP VOLUME REQUIREMENT FOR WATER QUALITY + ADDITIONAL RETENTION VOLUME. NO METERED OUTLET.
 - NORTH PARKING: 10 MC3500 CHAMBERS WITH 4 END CAPS = 1986CF
 - SOUTH PARKING: 4 MC3500 CHAMBERS WITH 2 END CAPS = 813CF
 - TOTAL RETENTION VOLUME = 2799CF
- 3 SWCP VOLUME REQUIREMENT FOR WATER QUALITY + DETENTION SYSTEM UPSTREAM WITH METERED OUTLET.
 - TOTAL RETENTION VOLUME = 1446CF
 - DETENTION SYSTEM:
 - NORTH PARKING: (4) 1500 GAL MIDSTATE CONCRETE HOLDING TANK WITH LOW FLOW OUTLET = 7500CF
 - SOUTH PARKING: (1) 1500 GAL MIDSTATE CONCRETE HOLDING TANK WITH LOW FLOW OUTLET = 2500CF
 - 1000CF DETENTION BASIN STORAGE TOTAL



PRELIMINARY GRADING PLAN

SCALE: 1" = 10'



GARING, TAYLOR & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
141 SOUTH ELM STREET - ARROYO GRANDE, CA 93420 - (805) 489-1321

PRELIMINARY - NOT FOR CONSTRUCTION

PERRY D. MCBETH DATE

SHEET TITLE: PRELIMINARY GRADING PLAN

PROJECT: BEACH BUNGALOWS INN & SUITES
1050 MORRO AVENUE
MORRO BAY, CALIFORNIA 93402

CLIENT: JOHN PATEL
1050 MORRO AVENUE
MORRO BAY, CA 93442

REVISIONS:

DRAWN BY: BMA
CHECKED BY: PDM
DATE: 6/26/2023
JOB NO. 22-1019
FILE NAME: Preliminary Grading Plan.dwg
SCALE: 1" = 10'
PLOT DATE: 6/26/2023
SHEET:

C1

**BEACH BUNGALOW
INN & SUITES**

1050 MORRO AVENUE // MORRO BAY, CALIFORNIA 93402

GENERAL NOTES

- MINIMUM PLANT SIZES:
STREET TREES (24" BOX), SITE TREES (15 GAL.), SHRUBS (1 GAL.), GROUNDCOVER (FLATS)
- IRRIGATION SYSTEM TO BE INSTALLED AS A PART OF SITE CONSTRUCTION. SYSTEM SHALL BE UNDERGROUND, AUTOMATIC WITH POP-UP SPRAY HEADS, "SMART" CONTROLLER AND AUTOMATIC RAIN SHUTOFF. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
- POINT OF CONNECTION FOR WATER SUPPLY, SHALL BE BY A NEW LANDSCAPE SUB METER.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CITY OF MORRO BAY OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER THE CITY OF MORRO BAY STANDARDS AND CODES.
- FOR SITE WORK, ARCHITECTURAL, AND GRADING/DRAINAGE INFORMATION SEE PLANS BY OTHERS.
- ALL AREAS BEYOND THE AREA OF WORK THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
- DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
- TREES PLANTED IN AN AREA LESS THAN 8' WIDE SHALL BE INSTALLED WITH A LINEAR ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
- STREET TREES ARE TO BE SELECTED FROM THE CITY OF MORRO BAY APPROVED TREE LIST.

COUNTY OF SAN LUIS OBISPO

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

PLANNING & BUILDING DEPARTMENT • 976 OSOS ST., ROOM 200 • SAN LUIS OBISPO, CA 93408 • 805.781.5600

City of Morro Bay Reference Evapotranspiration (ET₀): 39.9
Project: Beach Bungalow Inn & Suites, Morro Bay, CA 93402

Hydrozone # /Planting Description a	Plant Factor (PF)	Irrigation Method b	Irrigation Efficiency (IE)c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Water Use (ETWU) e	Total
Regular Landscape Areas								
Very Low	0.1	drip	0.81	0.12				
Low	0.2	drip	0.81	0.25				
Medium	0.3	drip	0.81	0.37	4,167.81	1,543.63		38,186.37
High	0.5	drip	0.81	0.62				
Non-irrigated	0		0.81	0.00	421.73			
Totals					4,589.54	1,543.63		38,186.37
Special Landscape Areas								
Turf					1			
Totals								38,186.37
ETWU Total								38,186.37
Maximum Allowed Water Allowance (MAWA)								51,091.13

a Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) medium water use planting

b Irrigation Method
overhead spray
or drip

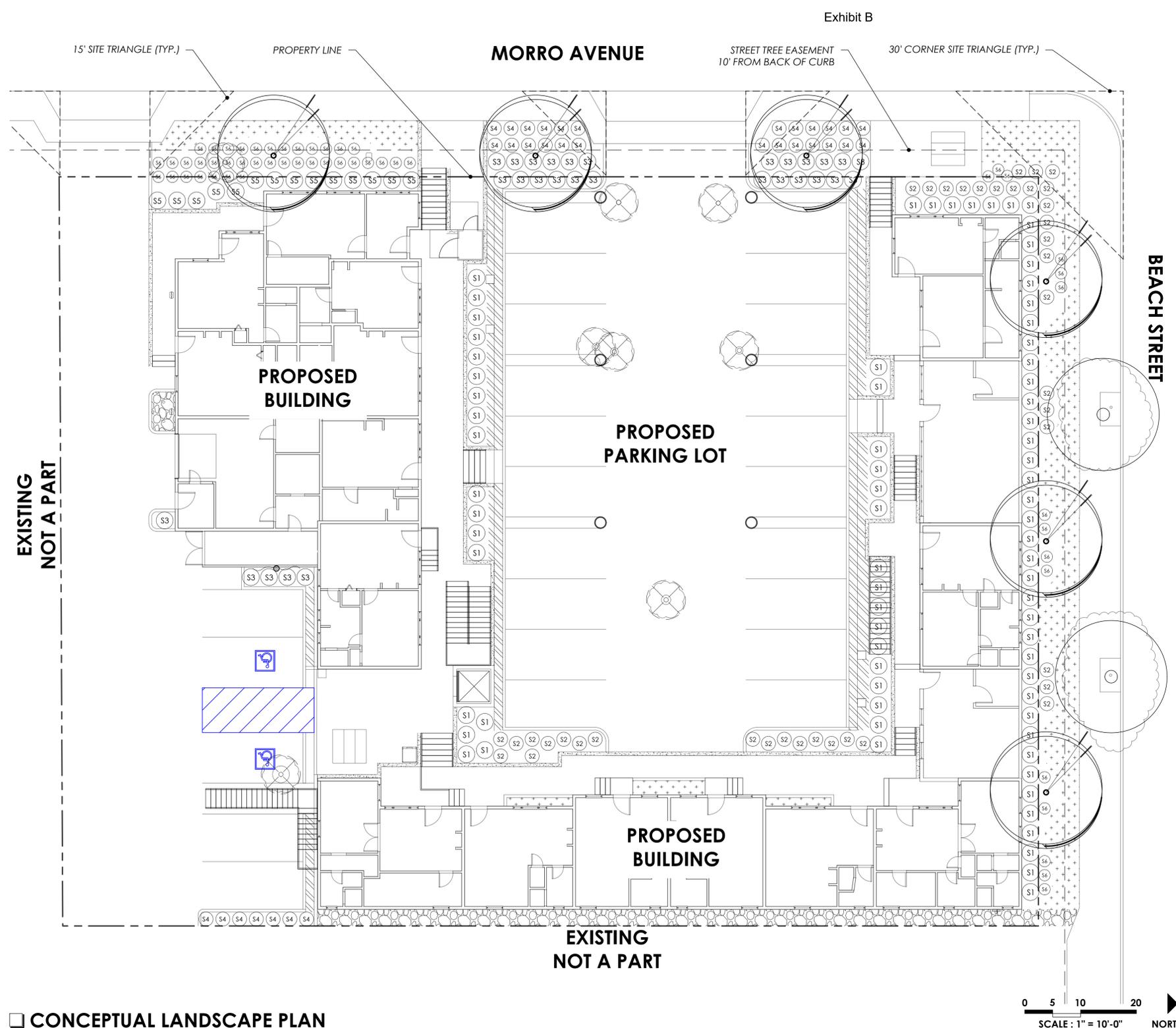
c Irrigation Efficiency
0.75 for spray head
0.81 for drip

d ETWU (Annual Gallons Required)
= (Eto x 0.62 x ETAF x Area)
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

e MAWA (Annual Gallons Allowed)
= (Eto) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations:
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

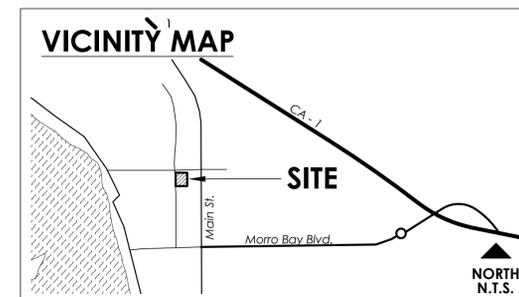
All Landscape Areas		Regular	
Total ETAF x Area (B+D)	1,543.63	Total ETAF x Area (D)	1,543.63
Total Area (A+C)	4,589.54	Total Area (A)	4,589.54
Sitewide ETAF (B+D) ÷ (A+C)	0.34	Average ETAF (B ÷ A)	0.34



CONCEPTUAL LANDSCAPE PLAN

CONCEPTUAL PLANTING LEGEND

- STREET TREES**
Brisbane Box - Lophostemon confertus
Arbutus marina - Marina Strawberry Tree
Australian Willow - Geijera parviflora
- EXISTING TREES TO REMAIN**
- EXISTING TREES TO BE REMOVED**
- MEDIUM SHADE SHRUBS**
Xanadu philodendron - Philodendron xanadu
Giant Lily Turf - Liriope gigantea
David Viburnum - Viburnum davidii
- SMALL SHADE SHRUBS**
Lily Turf - Liriope muscari
Variegated Flax Lily - Dianella f. 'Variegata'
Cassa Blue Flax Lily - Dianella c. 'Cassa Blue'
- MEDIUM FLOWERING SHRUBS**
Fortnight Lily - Dietes bicolor
Sage spp. - Salvia spp.
New Zealand Flax - Phormium spp.
- SMALL FLOWERING SHRUBS**
Red Hot Poker - Kniphofia uvaria
Blue Chalksticks - Senecio serpens
Dwarf Kangaroo Paw - Anigozanthos 'Bush Ranger'
- ORNAMENTAL GRASSES**
Chinese Silver Grass - Miscanthus sinensis
Dwarf Mat Rush - Lomandra longifolia 'Breeze'
Blonde Ambition Blue Grama - Bouteloua g. 'Blonde Ambition'
- SMALL ORNAMENTAL GRASSES**
Berkeley Sedge - Carex divulsa
Blue Oat Grass - Helictotrichon sempervirens
Elijah Blue Fescue - Festuca glauca 'Elijah Blue'
- L.I.D. PLANTING**
Berkeley Sedge - Carex divulsa
Small Cape Rush - Chondropetalus tectorum
Elk Blue California Gray Rush - Juncus p. 'Blue Elk'
- FLOWERING GROUNDCOVERS**
Blue Star Creeper - Isotoma fluviatilis
Sand Dune Sedge - Carex pansa
Carpet Bugle - Ajuga reptans
- GRAVEL/COBBLE**
Gravel/Cobble - To Be Determine Later
- CLINGING VINE**
Creeping Fig - Ficus Pumila
Boston Ivy - Parthenocissus tricuspidata



SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

OWNER John Patel
1050 Morro Ave.
Morro Bay, California 93402

DATE 2023.02.02
22237

SHEET NO.

L-01



Philodendron



Fortnight Lily



Santa Barbara Sage



Bronze Baby



Platts Black Flax



Red Hot Poker



Lily Turf



Bush Ranger



Bush Lily



Cast Iron Plant



Gold Dust Plant



Walker Low Catmint



Chinese Silver Grass



Lomandra Breeze



Blonde Ambition



Berkeley Sedge



Blue Oat Grass



Elijah Blue Fescue



White Striped Tasman Flax Lily



Blue Star Creeper



Cranesbill



Sand Dune Sedge



Carpet Bulge



Blue Chalksticks



Coral Aloe



Creeping Fig



Boston Ivy

Exhibit B

PLEINAIRE DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairdgd.com

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BEACH BUNGALOW INN & SUITES

1050 MORRO AVENUE // MORRO BAY, CALIFORNIA 93402

SHEET TITLE

PLANT IMAGERY

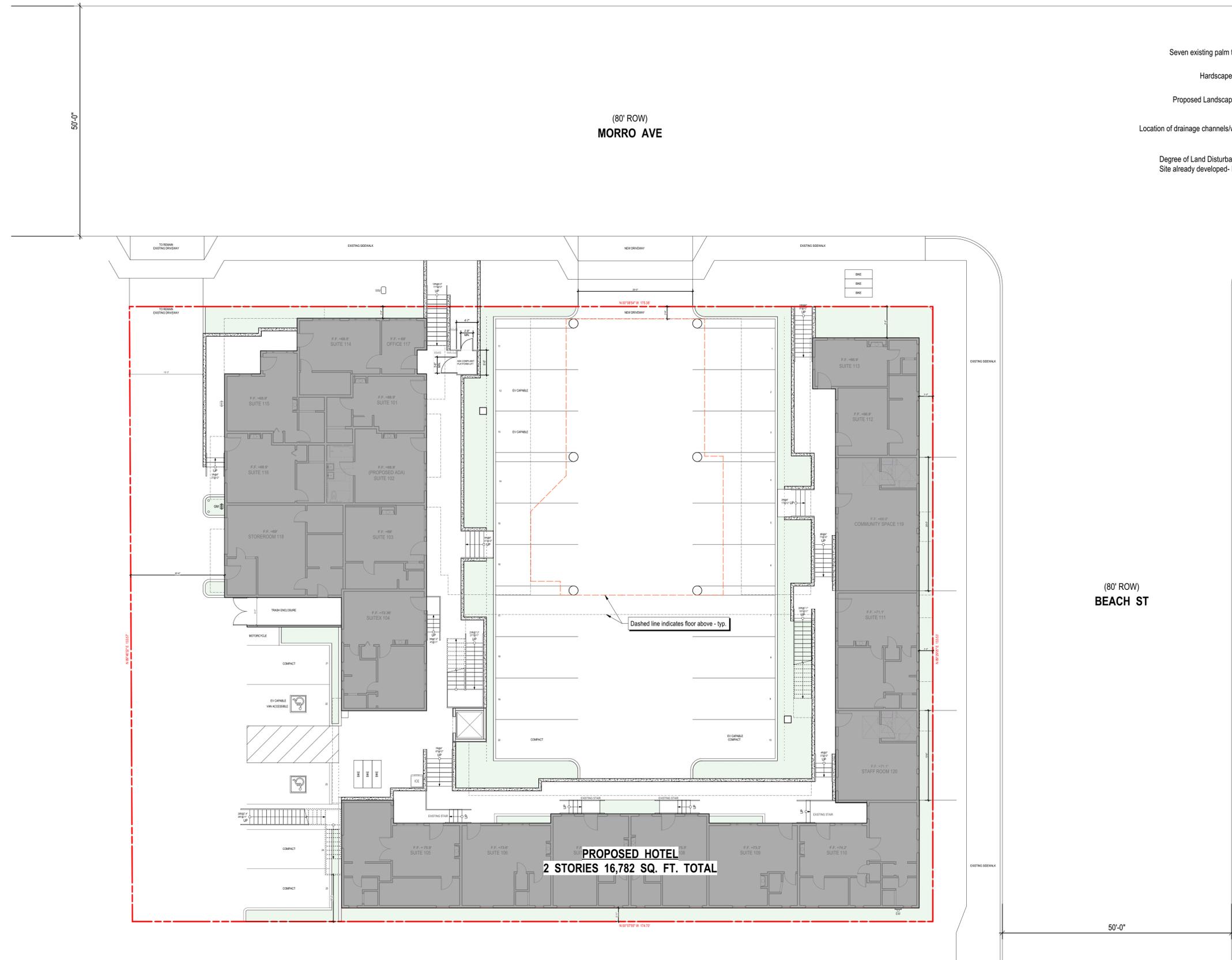
OWNER John Patel
1050 Morro Ave.
Morro Bay, California 93402

DATE 2023.02.02
22237

SHEET NO.

L-02

NOTE:
PLANT IMAGERY SHOWN IS REPRESENTATIVE ONLY.
FINAL SELECTIONS MAY VARY. SEE CONCEPTUAL
PLANTING LEGEND FOR MORE INFORMATION.



Seven existing palm trees to be removed

Hardscape Area: 13,566 sq. ft.

Proposed Landscape Area: 2,580 sq. ft.

Location of drainage channels/water courses: none

Degree of Land Disturbance: 0%
Site already developed- No new disturbance

(80' ROW)
BEACH ST

PROPOSED GROUND FLOOR SITE PLAN

Scale: 3/32"=12"

Plot Date: 02/08/23

Steven Puglisi
ARCHITECTS
INC
569 Higuera Street Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1962 Fax: 805.595.1980

PROJECT:
Beach Bungalow Inn & Suites
1050 Morro Ave
Morro Bay, CA 93402
Client: John Patel

SHEET:
SITE PLAN - PROPOSED

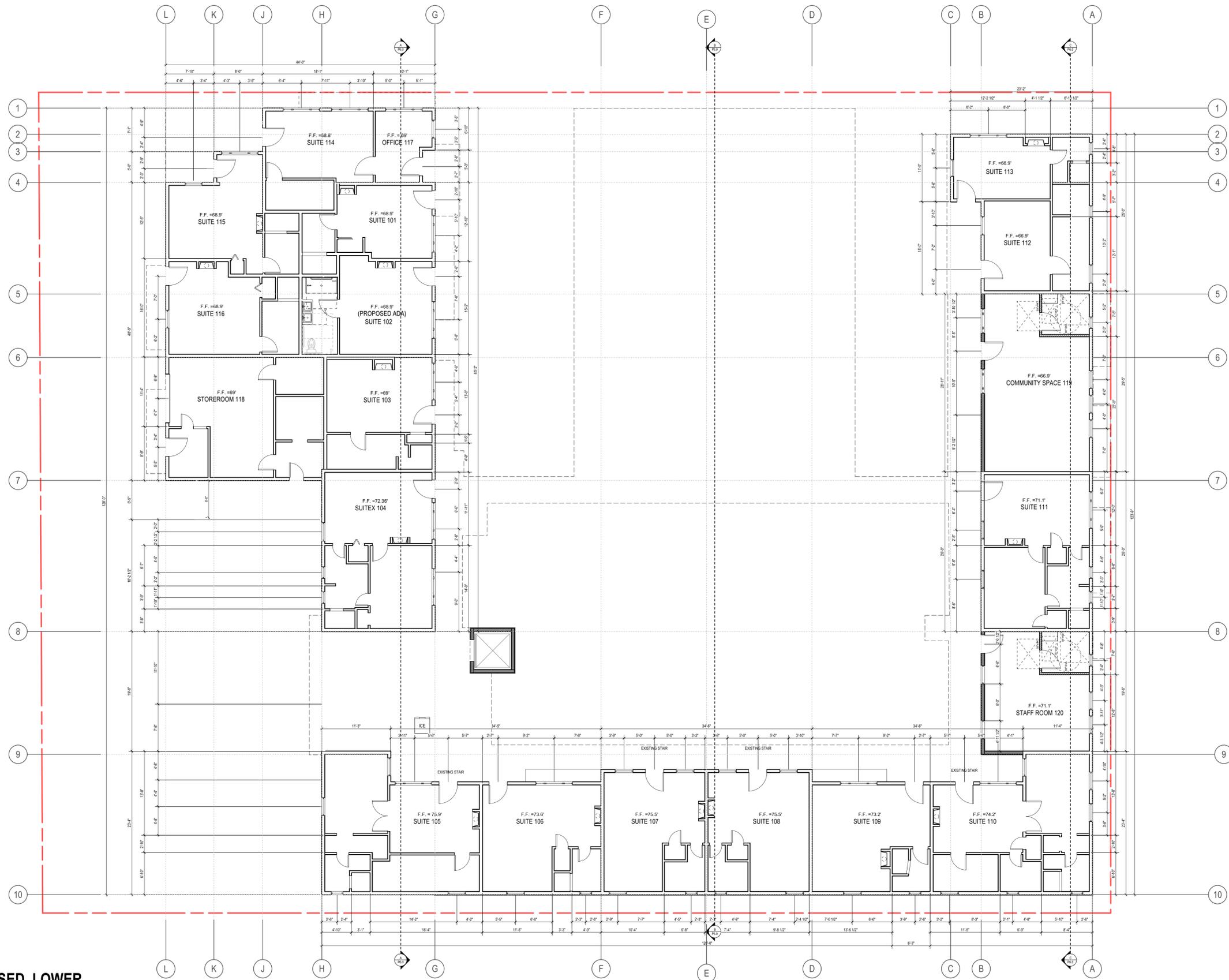
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JOB: Beach Bungalow
DATE: 02/08/23
DRAWN: CA, HW
REV:

SHEET No
P2.0



DIMENSION PLAN - PROPOSED LOWER

Scale: 1/8"=12"

Plot Date: 02/08/23



Steven Puglisi
ARCHITECTS
INC.
569 Higuera Street Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1962 Fx: 805.595.1980

PROJECT:
Beach Bungalow Inn & Suites
1050 Morro Ave
Morro Bay, CA 93402
Client: John Patel

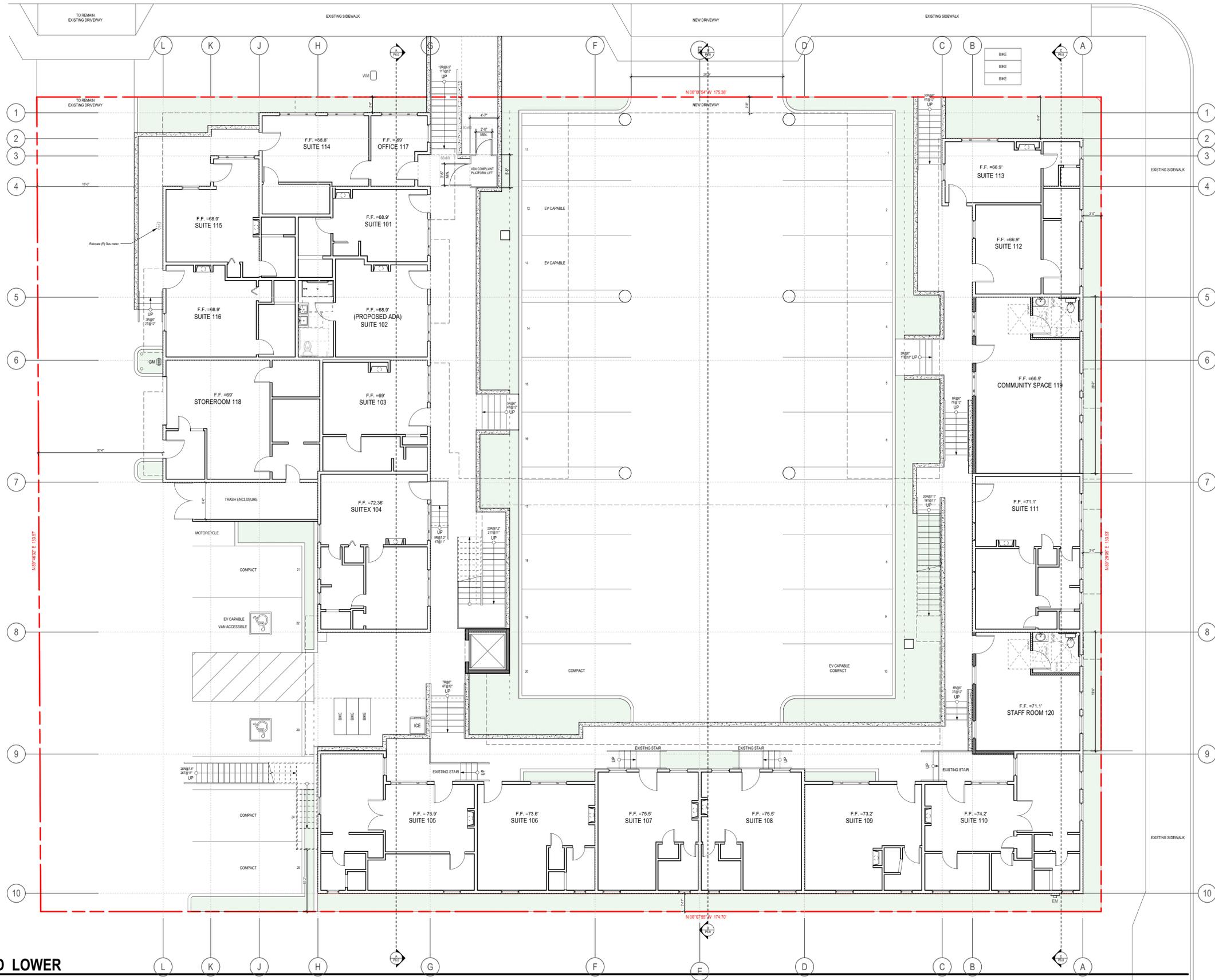
SHEET:
DIMENSION PLAN - LOWER

PROJECT STATISTICS:

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JOB: Beach Bungalow
DATE: 02/08/23
DRAWN: CA, HW
REV:
▲
▲
▲

SHEET No
P3.1



LANDSCAPING PER LANDSCAPE PLAN
 ADA ACCESSIBLE PATH OF TRAVEL

FLOOR PLAN - PROPOSED LOWER
 Scale: 1/8"=12"

Plot Date: 02/08/23

Steven Puglisi
 ARCHITECTS
 INC.
 569 Higuera Street Suite A
 San Luis Obispo
 CA 93401
 Ph: 805.595.1962 Fax: 805.595.1980

PROJECT:
Beach Bungalow Inn & Suites
 1050 Morro Ave
 Morro Bay, CA 93402
 Client: John Patel

SHEET:
 FLOOR PLAN - LOWER - PROPOSED

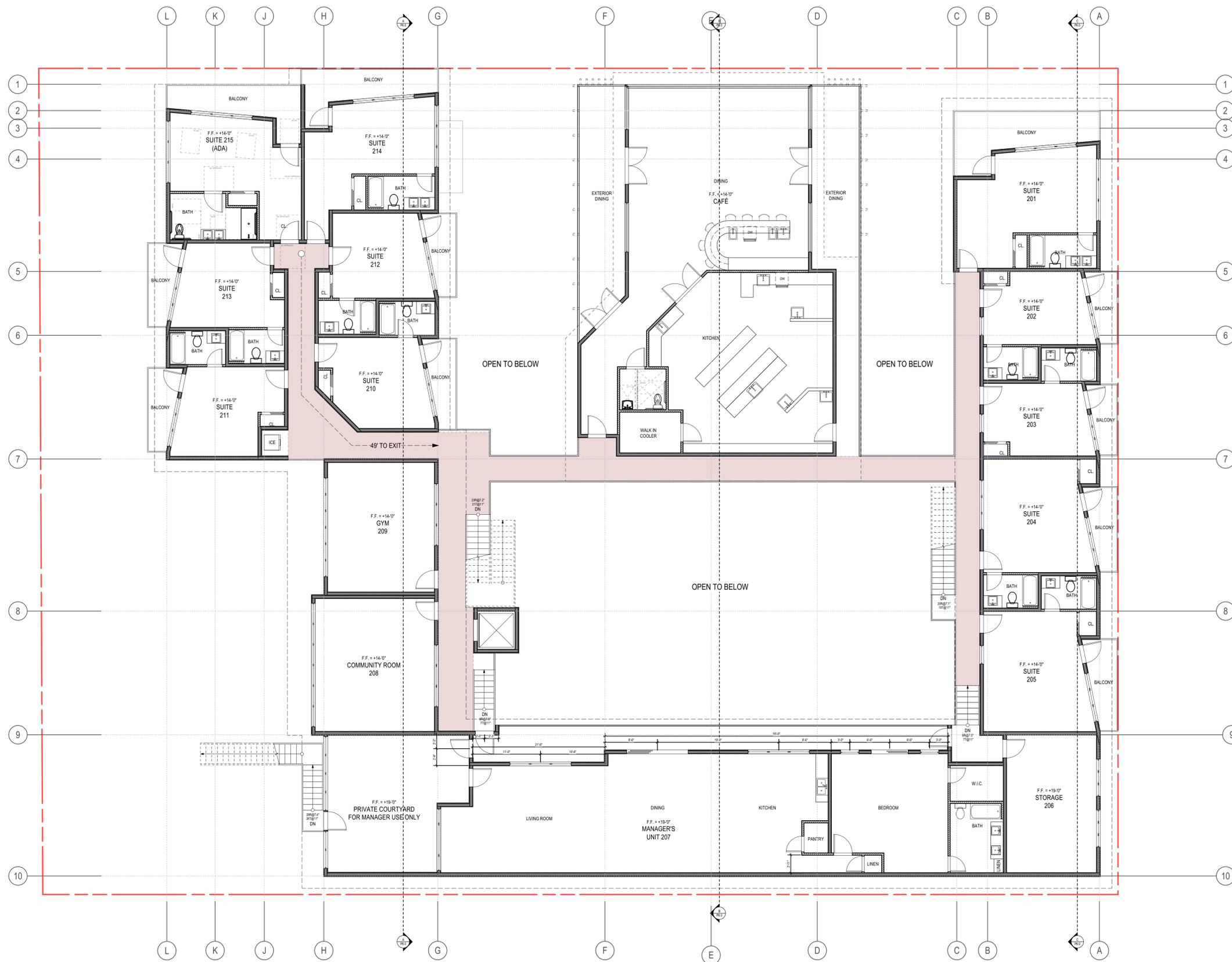
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JOB: Beach Bungalow
 DATE: 02/08/23
 DRAWN: CA, HW
 REV: [Revision table with arrows]

SHEET No
P4.1

ADA ACCESSIBLE PATH OF TRAVEL



FLOOR PLAN - PROPOSED UPPER
 Scale: 1/8"=12"

Plot Date: 02/08/23

Steven Puglisi
 ARCHITECTS
 INC.
 569 Higuera Street Suite A
 San Luis Obispo
 CA 93401
 Ph: 805.595.1962 Fax: 805.595.1980

PROJECT:
Beach Bungalow Inn & Suites
 1050 Morro Ave
 Morro Bay, CA 93402
 Client: John Patel

SHEET:
 FLOOR PLAN - UPPER - PROPOSED

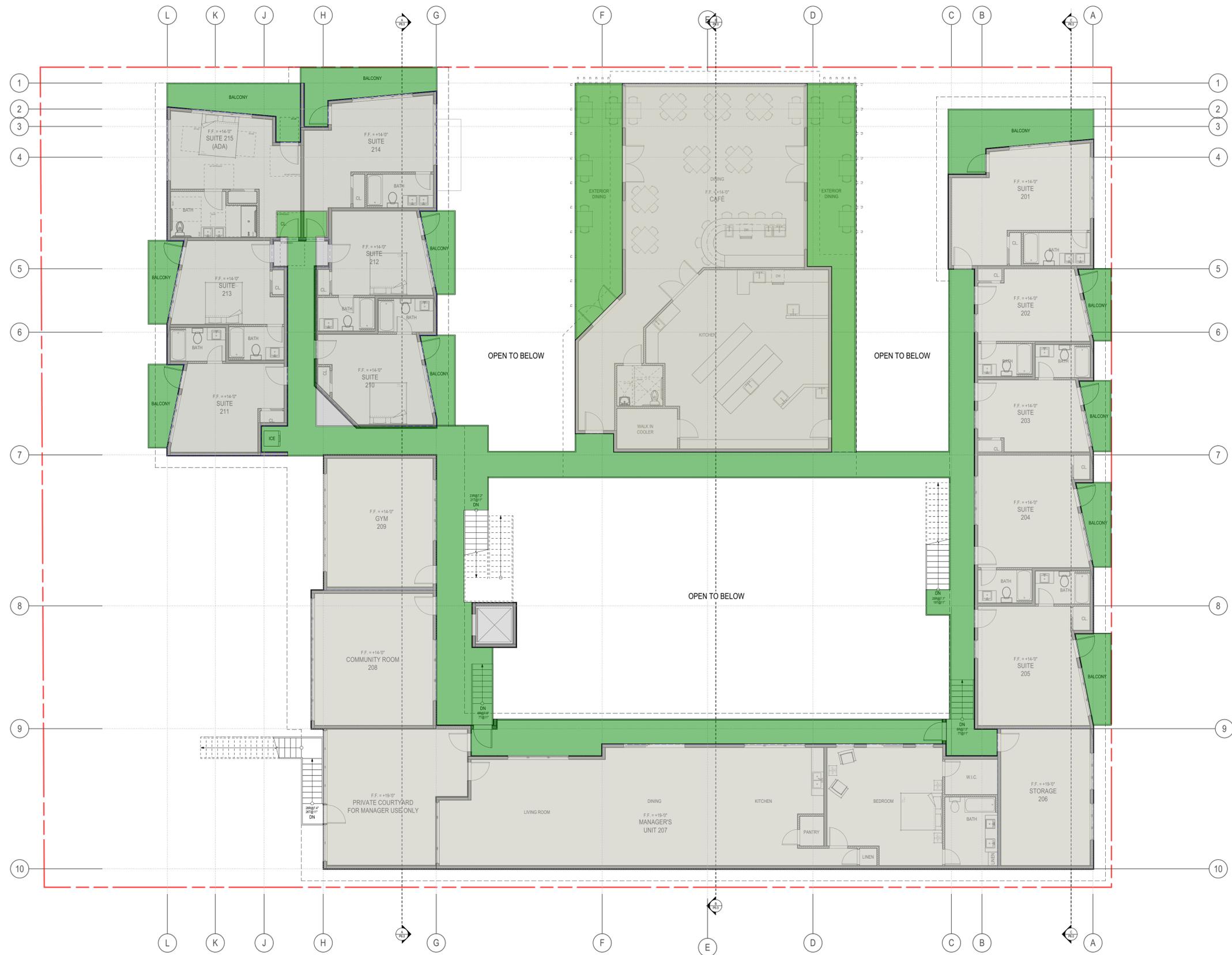
PROJECT STATISTICS:

REVISIONS:

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JOB: Beach Bungalow
DATE: 02/08/23
DRAWN: CA, HW
REV:

SHEET No
P4.2



INTERIOR SPACE
 EXTERIOR SPACE

EXTERIOR VS. INTERIOR SPACE
 Scale: 1/8"=12"

Plot Date: 02/08/23

Steven Puglisi
 ARCHITECTS
 INC.
 569 Higuera Street Suite A
 San Luis Obispo
 CA 93401
 Ph: 805.595.1962 Fx: 805.595.1980

PROJECT:
Beach Bungalow Inn & Suites
 1050 Morro Ave
 Morro Bay, CA 93402
 Client: John Patel

SHEET:
 EXTERIOR VS INTERIOR SPACE - UPPER

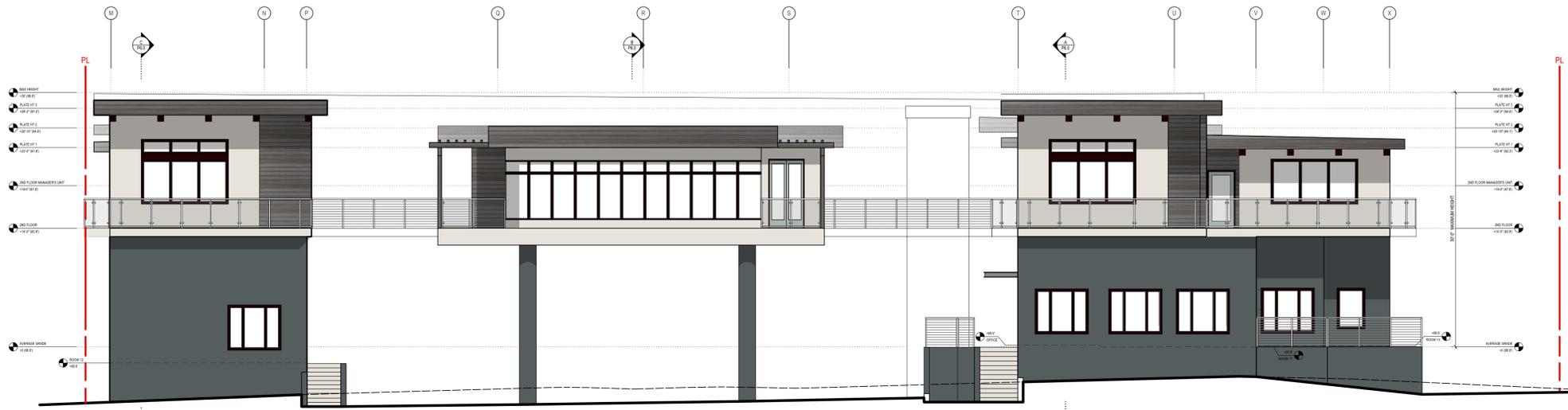
PROJECT STATISTICS:

REV:

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JOB: Beach Bungalow
DATE: 02/08/23
DRAWN: CA, HW
REV:

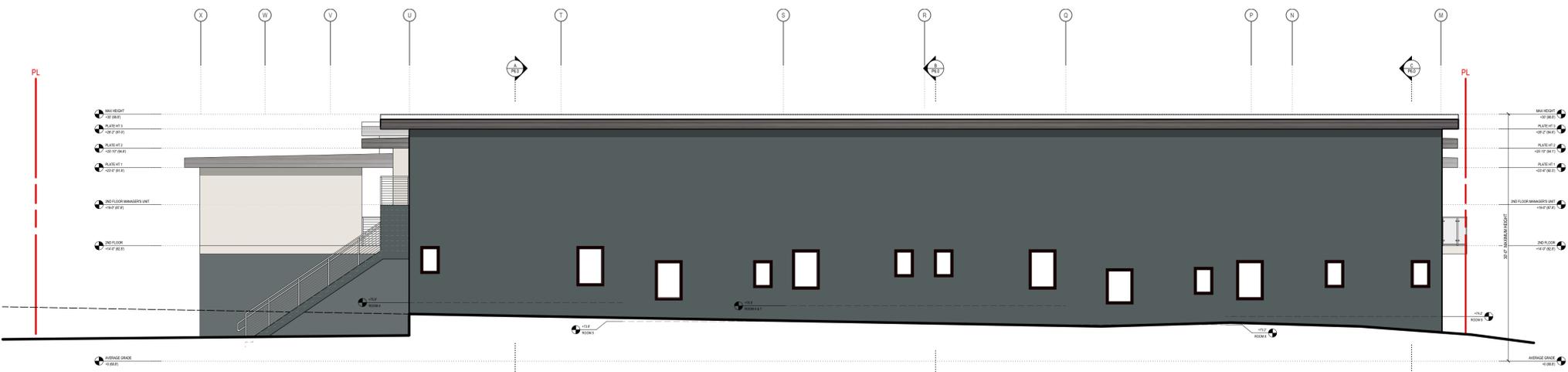
SHEET No
P4.3



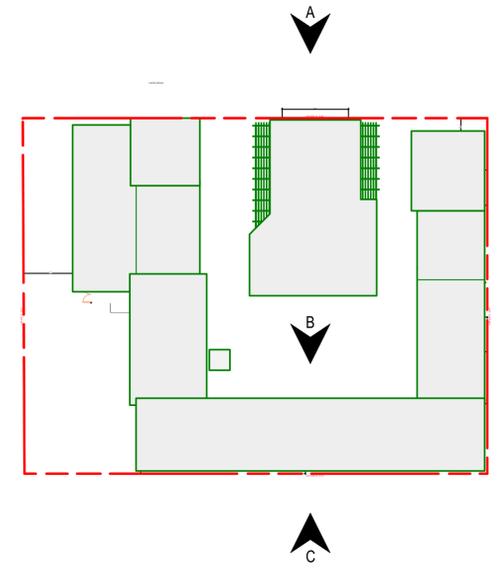
A WEST (FRONT) ELEVATION
Scale: 1/8" = 12"



B WEST (FRONT) INTERIOR ELEVATION
Scale: 1/8" = 12"



C EAST (REAR) ELEVATION
Scale: 1/8" = 12"



SITE PLAN
Scale: 1/32" = 12"

Plot Date: 02/08/23



Steven Puglisi
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PROJECT:
Beach Bungalow Inn & Suites
1050 Morro Ave
Morro Bay, CA 93402
Client: John Patel

SHEET:
EXTERIOR ELEVATIONS

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JOB: Beach Bungalow
DATE: 02/08/23
DRAWN: CA, HW
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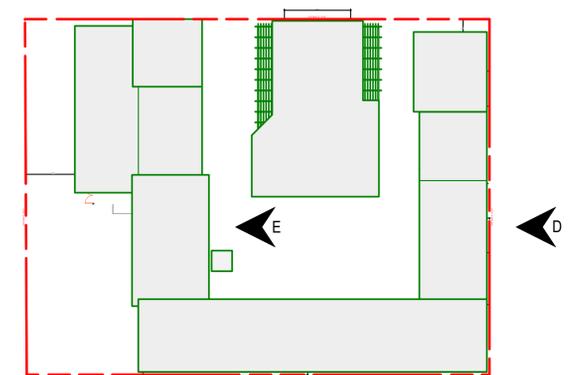
SHEET No
P5.1



D NORTH (SIDE) ELEVATION
Scale: 1/8" = 12"



E NORTH (SIDE) INTERIOR ELEVATION
Scale: 1/8" = 12"



SITE PLAN
Scale: 1/32" = 12"

Plot Date: 02/08/23



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PROJECT:
Beach Bungalow Inn & Suites
1050 Morro Ave
Morro Bay, CA 93402
Client: John Patel

SHEET:
EXTERIOR ELEVATIONS

PROJECT STATISTICS:

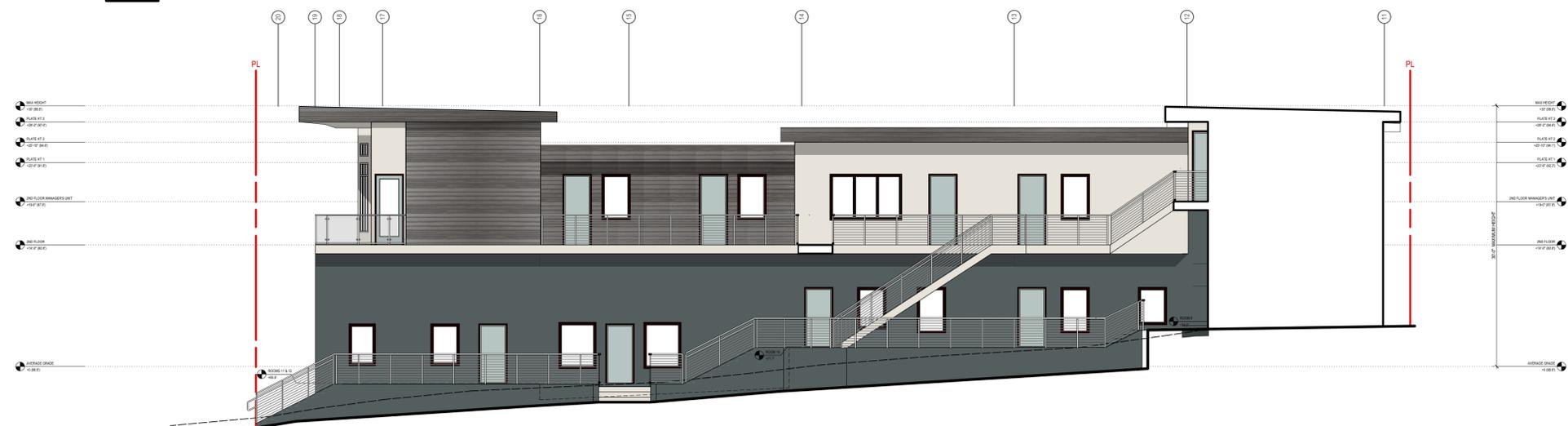
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JOB: Beach Bungalow
DATE: 02/08/23
DRAWN: CA, HW
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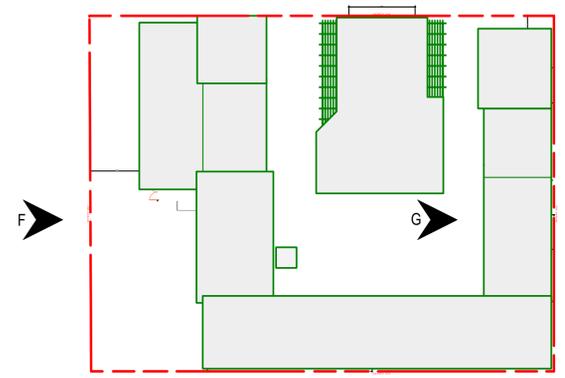
SHEET No
P5.2



F SOUTH (SIDE) ELEVATION
Scale: 1/8" = 12"



G SOUTH (SIDE) INTERIOR ELEVATION
Scale: 1/8" = 12"



SITE PLAN
Scale: 1/32" = 12"

Plot Date: 02/08/23



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PROJECT:
Beach Bungalow Inn & Suites
1050 Morro Ave
Morro Bay, CA 93402
Client: John Patel

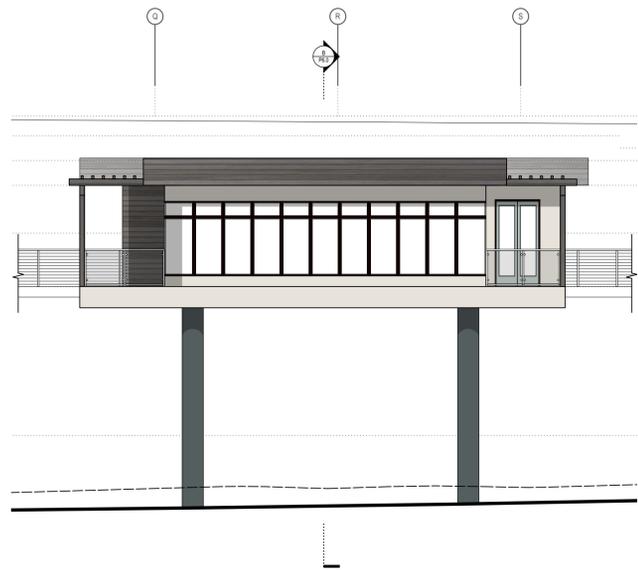
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EXTERIOR ELEVATIONS

PROJECT STATISTICS:

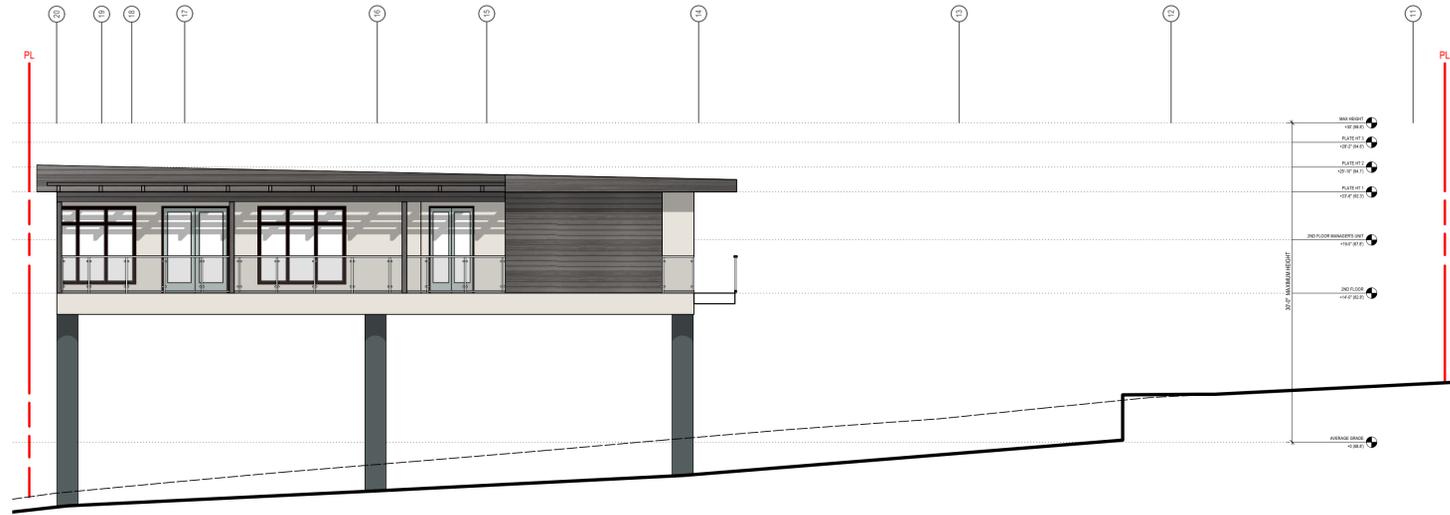
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JOB: Beach Bungalow
DATE: 02/08/23
DRAWN: CA, HW
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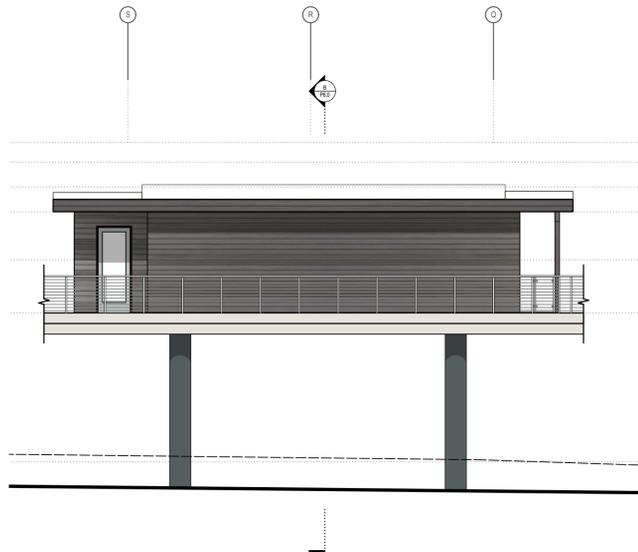
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H WEST (FRONT) ELEVATION
Scale: 1/8" = 12"



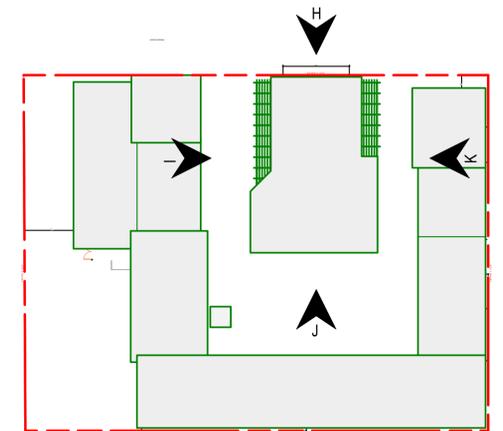
I SOUTH (SIDE) ELEVATION
Scale: 1/8" = 12"



J EAST (REAR) ELEVATION
Scale: 1/8" = 12"



K NORTH (SIDE) ELEVATION
Scale: 1/8" = 12"



SITE PLAN
Scale: 1/32" = 12"

Plot Date: 02/08/23



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PROJECT:
Beach Bungalow Inn & Suites
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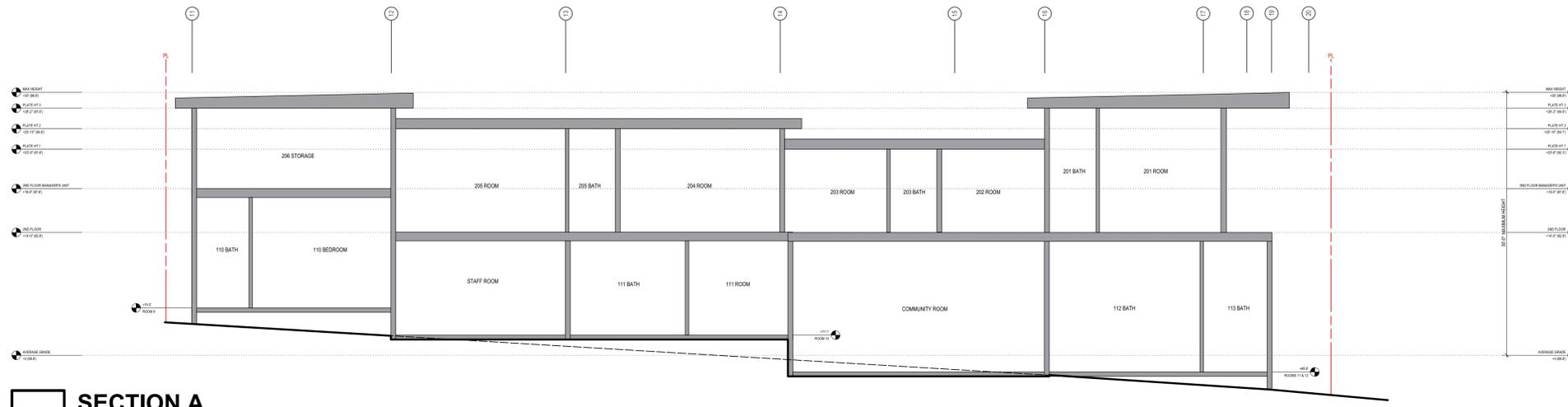
SHEET:
ELEVATIONS - KITCHEN/DINING

PROJECT STATISTICS:

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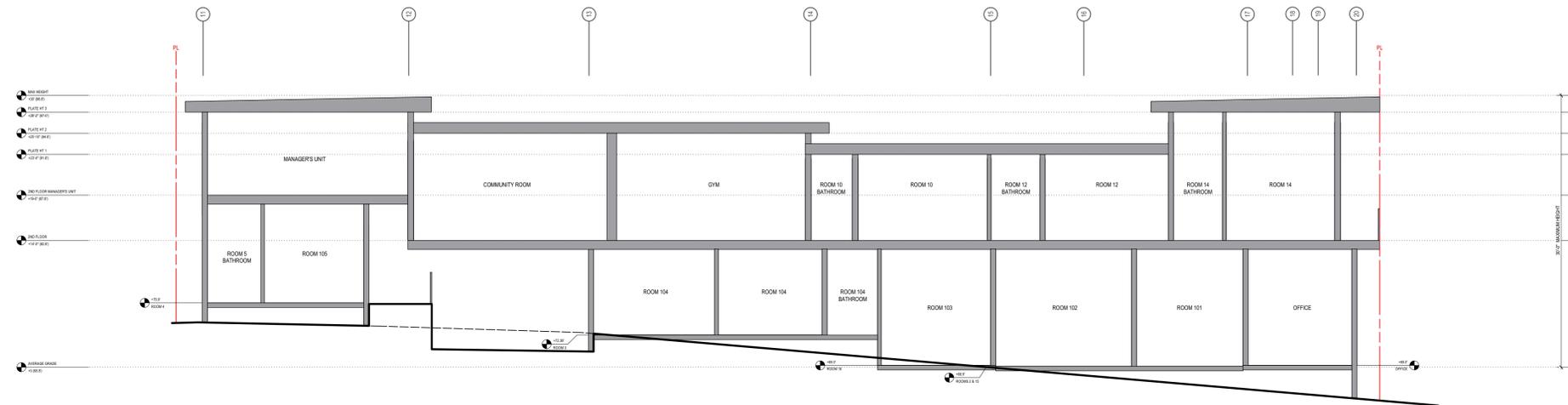
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DATE: 02/08/23
DRAWN: CA, HW
REV: []
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SHEET No
P5.4



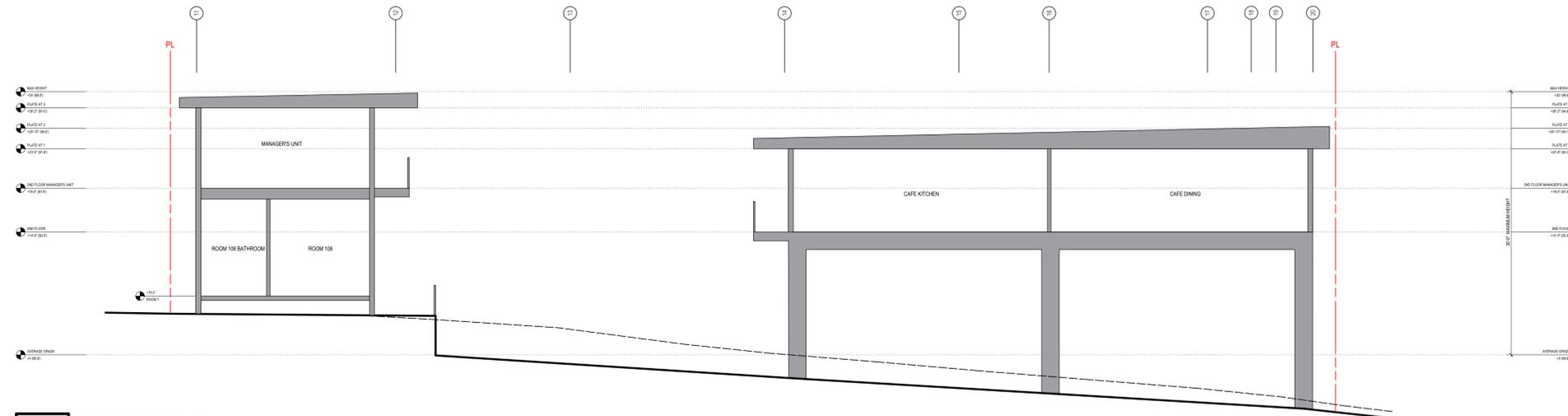
SECTION A

Scale: 1/8" = 12"



SECTION B

Scale: 1/8" = 12"



SECTION C

Scale: 1/8" = 12"



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PROJECT:
Beach Bungalow Inn & Suites
1050 Morro Ave
Morro Bay, CA 93402
Client: John Patel

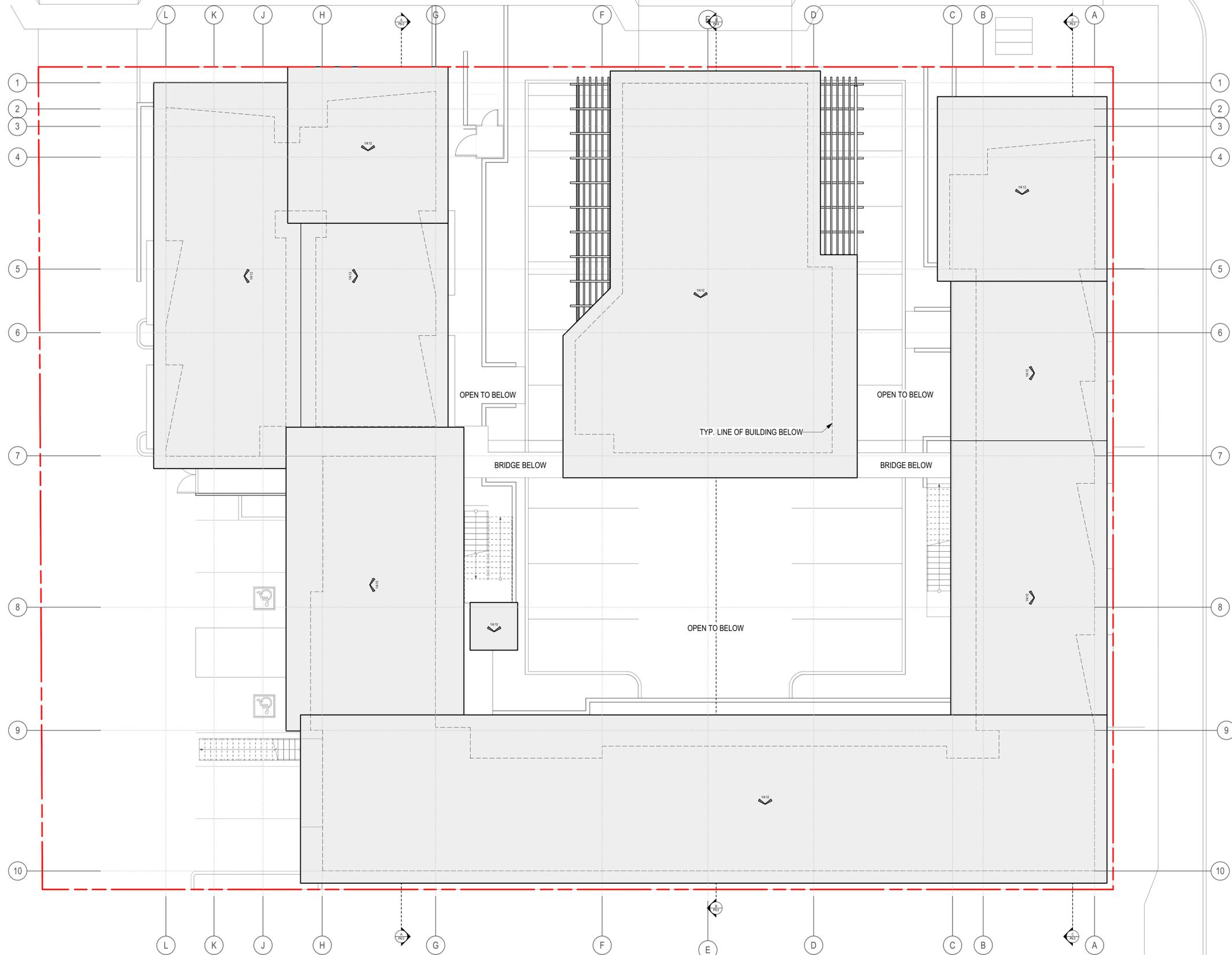
SHEET:
BUILDING SECTIONS

PROJECT STATISTICS:

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DATE:	02/08/23
DRAWN:	CA, HW
REV:	

SHEET No
P6.0



ROOF PLAN

Scale: 1/8"=12"

Plot Date: 02/08/23



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PROJECT:
Beach Bungalow Inn & Suites
1050 Morro Ave
Morro Bay, CA 93402
Client: John Patel

SHEET:
ROOF PLAN

PROJECT STATISTICS:

Blank area for project statistics.

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JOB:	Beach Bungalow
DATE:	02/08/23
DRAWN:	CA, HW
REV:	

SHEET №
P8.0

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Trim
Color: Dunn Edwards DEW383



Stucco
New color: Dunn Edwards DE6321



Stucco
Color: Dunn Edwards DE6226



New doors
Color: Dunn Edwards DE6304



New reinforced PVC cladding
Color: Apex, Alaskan Driftwood

Plot Date: 02/08/23



Steven Puglisi
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San Luis Obispo
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PROJECT:
Beach Bungalow Inn & Suites
1050 Morro Ave
Morro Bay, CA 93402
Client: John Patel

SHEET:
COLOR AND MATERIALS

PROJECT STATISTICS:

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JOB: Beach Bungalow
DATE: 02/08/23
DRAWN: CA, HW
REV: _____

SHEET No
P9.0

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HISTORIC RESOURCE EVALUATION



Beach Bungalow Inn & Suites

*1050 Morro Avenue
Morro Bay, CA
APN 066.042.001*

RECEIVED

**Prepared for: John Patel
1050 Morro Avenue
Morro Bay, CA**

NOV 17 2022

**City of Morro Bay
Community Development Dept.**

**Prepared by: Betsy Bertrando
Bertrando & Bertrando Research Consultants
267 East Foothill Boulevard
San Luis Obispo, CA 93405**

August 2022

TABLE OF CONTENTS

ABSTRACT 1

INTRODUCTION 1

PROJECT DESCRIPTION 1

METHODS 1

Archival Research 2

Field Investigation 2

SIGNIFICANCE CRITERIA 2

HISTORICAL CONTEXT 3

Morro Bay Prior to 1847 3

The American Period 3

FINDINGS 5

Archival Research 5

 Early Land Ownership 5

 Lands of March & McAlister 5

 William F. March and Sons

 Archibald McAlister

 1050 Morro Avenue 9

 The El Rey Court - Sallie and Robert Baker

 The Rock Motel - C. R. and Winifred Morine

 The Sandpiper Motel - Betty Patricia Koziel

 Beach Bungalow Inn & Suites - John and Joan Solu

Field Investigation 12

 Architecture 12

 Setting 13

SIGNIFICANCE DETERMINATION 14

CONCLUSION/RECOMMENDATIONS 15

REFERENCES CITED 15

Bibliography 15

Deeds 16

Documents 16

Maps 16

Newspapers 16

APPENDIX A: Project Location Maps

APPENDIX B: Proposed Project Plans

ABSTRACT

A request was made by the owner, John Patel, to conduct an historic building evaluation for his commercial property known as the Beach Bungalow Inn & Suites. The property is located at 1050 Morro Avenue in Morro Bay. The proposed project will result in impacts to structures that are over fifty years old. This study finds that the Beach Bungalow Inn & Suites does not meet the criteria for significance of historic structures as defined by the California Environmental Quality Act (CEQA). No further study of the built environment is recommended for the proposed project to proceed.

INTRODUCTION

The research carried out to complete this study was conducted by Betsy Bertrando, of Bertrando & Bertrando Research Consultants (BBRC), who was assisted in the field by Luther Bertrando. The project property (APN 066.042.001) is depicted on the Morro Bay South 7.5 quadrangle topographic map as existing in Morro Bay at 1050 Morro Avenue (Appendix A). The purpose of this study was to evaluate the existing structures for historic significance in accordance with CEQA, Public Resources Code and local guidelines.

PROJECT DESCRIPTION

The historic buildings evaluation has focused on a thorough search of all available records that pertain to the architecture and ownership history of the parcel and residence up to the present. The study also includes the history of previous owners and their relationship to the commercial property. The Beach Bungalow Inn and Suites includes fourteen units, office, storeroom and three covered parking areas.

The owner is proposing adding a second story, removing two walls in covered parking areas, one unit to be ADA compliant, and updating the exterior on existing units. In addition, the two central garden areas would be removed and supports placed for a second story restaurant with attached walkway to the units (Appendix B).

METHODS

Historic background information for the building and the property history was gathered to establish the structure's architectural history, background, historical use and people associated with the property. Resources used to produce this report came from the following sources.

Archival Research

Archival information was taken from historic literature, maps, directories, newspapers and documents found in the following sources. Construction history that took place during the previous ownership was generously provided by Joan Solu. Resources consulted include:

- *The private archive of Bertrando & Bertrando Research Consultants* - publications, maps and documents essential to the project.
- *Online sources*; the San Luis Obispo County Clerk/Recorder indices, San Luis Obispo County Assessor, California Digital Newspaper Collections and [ancestry.com](https://www.ancestry.com).

Field Investigation

The field investigation took place on August 11, 2022. The purpose of the investigation was to record and photograph the setting and exterior of the buildings on the property. Survey assistance was provided by Luther Bertrando. Notes were written focusing on the original features of the house and property. Important information collected included:

- Architectural features within the context of the “Historical Period of Significance”
- Type of construction and materials used
- Modifications through time
- Grounds, setting and landscaping

SIGNIFICANCE CRITERIA

Effective in February 1999, changes made to the California Environmental Quality Act of 1970 (CEQA) removed thresholds of significance from the main document and relied upon criteria set forth in Public Resources Code, Section 5024.1 Title 14 CCR Section 4852. To qualify as a historic property, it must meet at least one of the four eligibility criteria listed in 36 CFR Section 60.4, retain sufficient integrity and be at least fifty years old. These qualifying criteria for determining the significance of a resource include the following;

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. Is associated with the lives of persons important in our past.

3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic value.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Cultural resources displaying one or more of these criteria, may be considered significant and thereby subject to special measures of avoidance or evaluation prior to any potential impacts.

If impacts cannot be avoided then a mitigation plan is normally developed. CEQA directives regarding mitigation of cultural resources are also addressed in the Public Resources Code.

HISTORICAL CONTEXT

Morro Bay Prior to 1847

A scattering of native villages clustered around the fresh water sources from the creeks that entered Morro Bay prior to European arrival. The estuary, marine terraces and bay provided an abundance of food for the native population. The first European explorer to see Morro Rock was Juan Cabrillo as he sailed past in 1542. Cabrillo named the edifice *El Moro*, but it wasn't until 1769, that the first land expedition led by Gaspar de Portolá passed by heading north to find Monterey Bay. After leaving camp by the estuary in Los Osos, one of the diarist for the group, Juan Crespi, noted that Morro Rock was separated from the land during high tide. The field draft, written September 9, 1769, by Crespi is the first description of Morro Bay.

“The small valley of the village of San Adriano, Saint Adrian, belonging to La Navidad de María Santisima. This spot lies very close to the shore, the harbor that I spoke of being in sight from here, with the harbor mouth in front of this place; but we have been able to see clearly that there is no passage into it, for it is breakers everywhere. In front of us we have a quite high, round island rock; and a very high mountain range is in view a long way off, now that the weather has cleared a little this afternoon. Impossible to make an observation, as nearly the whole day it was very overcast.” (Brown 2001:491).

Three years later, Mission San Luis Obispo de Tolosa was established in 1772. The back valleys surrounding Morro Bay were used as grazing land by the mission. After Mexico won its independence from Spain, the lands formerly under the control of the mission were granted to citizens of Mexico. Three large tracts of land were granted that surrounded Morro Bay from the north to south; the Ranchos Moro y Cayucos, San Bernardo and Canada de Los Osos.

The American Period

In 1847, the Treaty of Hidalgo ceded California to the United States. The ranchos began to change ownership and settlers began to trickle into the county. Franklin Riley and his wife

Hannah filed for 160 acres of bay front property in 1861 (Homestead Declaration Book A:24). The Morro Township was established and Riley built the Embarcadero and the first house in 1870. Starting a small nursery, it was Riley who introduced the eucalyptus and cedar into the area to help control damage from the blowing sands (Hammond 2010). In 1872, Carolan Mathers surveyed and filed the first map of the township. Lots were still available over ten years later (The Library Associates 1993). Population estimates ranged between 100 to an optimistic 250 during the 1870s. Becoming a hub for the growing dairy industry, the area also engaged in the cultivation of flax, potatoes and hay. Another early settler was Ezra Stocking who kept a store and ran the first post office.

A partnership between Captain Williams and Franklin Riley in the early 1870s was formed to construct a new wharf and warehouse to provide regular service for transporting goods and merchandise between San Francisco and Morro Bay. A small shipping business was established, but the harbor was never really successful until 1878. At that time, lumber dealers Jones and Shepard acting as agents for a Santa Cruz lumber company, began shipping lumber down from the mills in Santa Cruz unloading at the two wharves in Morro Bay. The Morro Lumber Company supplied redwood and pine to the local community (Angel 1883). The same year, crops were successful and the outlook brightened for the harbor.

After 1900, the population grew as land speculators began to carve up the large tracts into small lots. E. G. Lewis developed the Atascadero Beach, constructing an hotel, beach cottages and a golf course on his 3,000 acres that were subdivided to enhance his Atascadero Colony (Lewis 1974). The Los Angeles firm of Miller and Murphy developed three large parcels totaling 1600 acres called Morro Bay Vista that included the Cabrillo Country Club. The promotional efforts focused on appealing to people living in the interior valleys as a way of escaping the hot summers. Camping, clamming, boating, duck hunting and fishing were features that brought visitors to Morro Bay.

The depression ended the dreams of the developers and they were looking for a buyer. The State of California picked up the Cabrillo Country Club in 1934. It became one of the first State Parks in California. The California Conservation Corps (CCC) crews began planting eucalyptus windbreaks and established a work camp. The Morro Bay State Park included an extensive bay frontage. The final park was due to cost \$132,000 and included about 1500 acres, golf course, tennis courts and camping ground (House of Representatives Document 283 - 1941). Improvements to the harbor by the government became based on Morro Bay being a potential recreational area for pleasure craft and developing commercial fishing.

Things soon changed as the Great Depression effectively brought an end to the real estate transactions. Developers went broke. Harbor work was being done by the Works Progress Administration (WPA) during the 1930s and early 1940s. They filled in the north entrance channel and built the north breakwater resulting in the causeway that tied Morro Rock to the land in 1936. WPA was also responsible for the revisions to the golf course and adjacent Morro Bay State Park and Campground. Quarrying Morro Rock, that began during the 1890s, continued

until 1963. Morro Rock became State Historical Landmark #821 in 1968. That effectively ended the quarrying activities.

World War II brought other changes to Morro Bay. Starting in 1940 with 100 acres of waterfront land that grew to 250 acres, an amphibious training base was established by the navy coast-patrol (Castle and Ream 2006). The facility included two "T" piers, rows of Quonset huts and large administrative buildings. Much of the navy base was in and around the land that was later taken over by P G & E for its power plant (now decommissioned).

The fishing industry that began shipping to the San Francisco Market in the 1890s continues to catch fish today, albeit in a smaller scope. In 1953, there were 75 fishing boats using Morro Harbor (Gates and Bailey 1982). A strong abalone industry formed and peaked between 1930 and 1960. It resulted in piles of abalone shells near the processing plants (Castle and Ream 2006).

After many attempts during the 1950s, in 1964 Morro Bay was finally incorporated. The process started by the Chamber of Commerce President Vernon D. Crass was not an easy one (Gates and Bailey 1982). The growth that began in the early 1900s slowly began again. Vacation cottages and small retirement homes became the face of Morro Bay.

FINDINGS

Archival Research

Early Land Ownership

In 1888, a *Map Showing the Lands of March and McAlister in the Town of Morro*, was surveyed by H. C. Ward and filed at the beginning of 1889 with the County Recorder. (Figure 1) The project parcel on Block 48 is within the last row of blocks lining the original northern boundary of the Town of Morro. The March & McAlister lands extended the town up past Surf Street to the southerly boundary of Rancho San Bernardo. The land extended west of Main Street starting at South Street hugging the coast line heading north (Figure 1).

Lands of March & McAlister

Soon after the lands of March and McAlister were surveyed, blasting began at Morro Rock to furnish rock to built the breakwater at Port Harford. Often the newspaper of the day referred to the development as Rockville while the blasting continued through the early 1890s.

"Morro

Ed. Tribune: At last Morro has got something to disturb her Rip Van Winkle slumbers. The new town of Rockville, situated on the east side of Morro rock, is building up rapidly. Granite is used for foundations and floors; already they have a Grand Hotel, blacksmith shop, a few dwellings and quite a number of inhabitants. Judging from the

racket, they must have a battery of at least four guns which they fire at intervals both day and night.

We are informed that they intend drilling a hole in the solid granite 49 feet deep, to be used as a big gun. The boss says it will require about two tons of powder for a charge, and several tons of rock as "grape and canister." When this gun goes off we look to see the old town move back toward the foothills.

T. C. H. Whitelow, we understand, has the contract of freighting the rock and getting away with a big share of the profits.

F. S. March left for Santa Cruz Thursday morning. He goes overland with his horses and buggy." (*Morning Tribune* - June 6, 1891)

However, improvements made were quickly taken away when the following was reported in the newspaper less than a year later.

"Morro

The most terrific storm known for years visited this place Tuesday evening. The gale reached its height about midnight, but before morning had passed, leaving unmistakable evidence of its violence. Fences that once stood, now lay. At the Santa Cruz Lumber Companies wharf at least \$300 damage has been done, the warehouse on the wharf is a total wreck, the chute is also carried away, and the lumber is scattered in all directions

At Rockville, we are told that the Blacksmith shop is wrecked and the cookhouse lost its roof." (*Morning Tribune* - January 2, 1892)

The wharf had finally been completed just the year before.

William F. March and Sons

William F. March was a lumber merchant in Santa Cruz originally from Maine. William was living in Santa Cruz in 1870 with his wife Jane and three sons, Frank, George and Edward, until he moved his business interests as a lumber dealer south to Morro Bay. By 1880, two more sons had joined the family

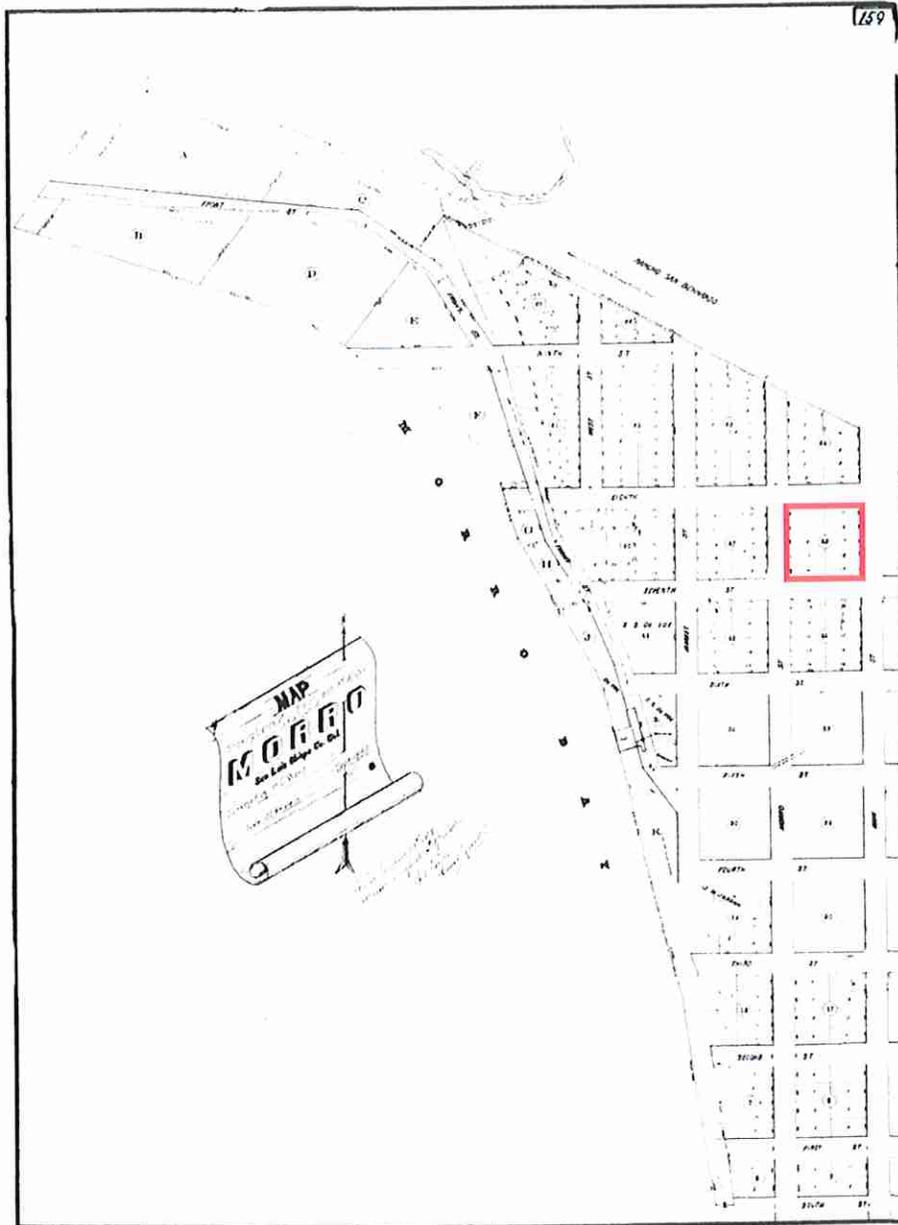
While William took over the lumber business in Morro Bay, he also served as Secretary for the Farmer's Alliance in Morro. The sons added to the entertainment opportunities in Morro when they opened the March Brothers Dance Hall in the old grain warehouse. By 1897, it became known as the "Pavilion" dance hall and skating rink (Gates and Bailey 1982).

By 1890 son, Frank Sewell March, was a lumber dealer in Morro Bay. He later headed north and in 1900 was living in San Simeon with his wife Luella and three small children. Frank had erected a new sawmill at the site of the old Enterprise Mill in Cambria to grow the family business.

In 1903, the old Leffingwell's Landing wharf in Cambria was in disuse. Frank March had purchased it with hopes of rebuilding the old wharf. He joined in partnership with Tognazzini, and an effort was made to expand by constructing a new wharf at the Cambria landing. Phoebe Hearst bought all surrounding land that would deny access to the wharf in effort

to protect Hearst interests in their wharf at San Simeon. All of Cambria was up in arms in protest to the Hearst efforts to stop the new wharf.

The March family legacy on the central coast remained with William and Frank. Some of the sons ran the lumber mill in Santa Cruz and others went into the printing business.



**Figure 1: 1888 Map Depicting the Lands of March and McAlister
Project Parcel is on the West Side of Block 48 Outlined in Red.**

Archibald McAlister

Born in Ireland in 1852, Archibald McAlister immigrated in 1869 settling in San Luis Obispo. In 1884, "Archie" married Maggie Phelan who was from a pioneer Cambria family. Archie had various enterprises and was generous in his involvements with the community. He served on juries and worked on the arrival of the Southern Pacific railroad to San Luis Obispo. He was on the committee to secure a Polytechnic School in San Luis Obispo; and was a leader in the Mission San Luis Obispo activities. Archie was also a stock raiser with a ranch near Simmler. In 1891, he was promoting a road through Calf Canyon to have access to his ranch and was responsible for the canyon's name. The family lived in the McAlister Building on Higuera Street opposite Garden Street above their general merchandise establishment. The McAlister Building was replaced before the Mission Mall was built. They had one daughter Marguerite, who married Ernest Vollmer. Both Vollmer's father and McAlister dealt in real estate and insurance while living in the city. Archie died in 1920 and is buried in the old Santa Rosa Church Cemetery where his wife later joined him.

Since the March and McAlister property was subdivided in 1888, the area developed slowly. The west half of the block was vacant land and was part of the land that reverted back to the state. The only structures in 1937 on the block were at the corner of Dunes and Main Streets and are depicted on the Sanborn Map (Figure 2). The original eight lots on the blocks in the 1872 map were now carved into 10 lots north of Harbor Street.

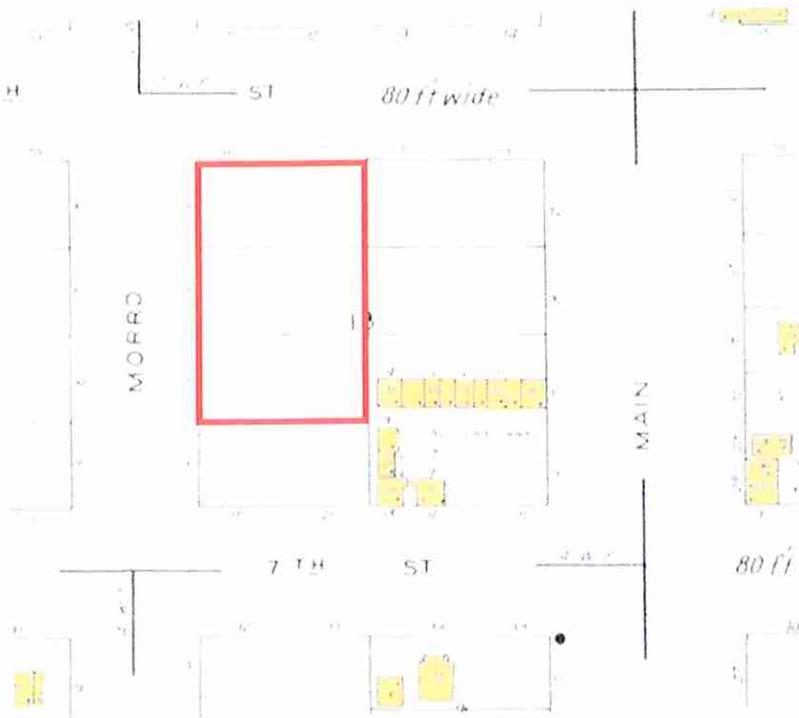


Figure 2: 1937 Sanborn Map Depicts No Structures On Project Parcel Outlined in Red - 7th Street is Now Dunes Street

1050 Morro Avenue

Morro Bay sewer district improvement bonds were issued in 1928. The bonds were acquired by Clarence Elwin Haines, holder of \$7500 in bonds. In 1939, about 100 Morro Bay lots were requested to be placed back on the county tax rolls by the Morrison Bond Company based in Los Angeles.

"Mr. Haines requested that the board make a voluntary levy for assessment district No. 4. ... Under his plan he stated he would have the property again on the tax roll in 1940-41." (*The Tribune* - May 2, 1939)

The following month, the county was sued by C. E. Haines until the bond issue was resolved by 1940. Soon C. E. Haines of the Morrison Bond Company and his attorney were business visitors interested in the improvement of the tract at Morro Bay (*The Tribune* - June 30, 1939, May 20, 1940). Block 48 was a part of that land when Clarence E. and Marie K. Haines sold the western half of the block to Robert and Sallie Baker in 1941 (Deed #1941006165).

The El Rey Court - Sallie and Robert Baker

Robert Clinton Baker was born in Massachusetts and arrived in Morro Bay in the 1920s. He worked as sales manager for the Murphy and Miller's "Morro Bay Vista" development that included the golf course. In 1928, Robert resigned and left for Tucson. While in Arizona, working as district manager for the WPA, he met his wife, Sallie McCutcheon. The former Sallie Walker brought her three children from a previous marriage to Robert McCutcheon to the union. The children were James Robert, Earl Walker, and Mary Ann McCutcheon.

The Baker family moved from Arizona back to Morro Bay in 1941 and began construction on lots 10, 11, and 12 in block 48. The result was the El Rey Auto Court owned and operated by Robert Baker. Two years later, Robert died at age 61 (*The Tribune* - July 31, 1943). His wife Sallie took over the business. During World War II, when the military occupied the many quonset huts in the area, officer's families were housed in the El Rey Court (Joan Solu pers. comm.)

During the rest of the 1940s, Sallie was the owner and manager the El Rey Court. By 1950 it was called the El Rey Hotel Court and it was promoted in the Fresno newspaper along with two other motor courts in "Visit Morro Bay" display ads (*Fresno Bee* - June 28, 1950).

Title changes were made in 1951 when a subordination agreement was made by Clyde F. Friend, Viola J. Friend, and Sallie Baker to Guarantee Building Loan. This allowed Clyde and Viola Friend to deed the property to C. R. and Winifred Morine for Lots 10, 11 and 12, including part of lot 13 in block 48 (Deed #1951012325). Previously, part of Lot 14 had been deeded from Sallie to her daughter Mary Ann McCutcheon (*The Tribune* - February 7, 1948).

Directories showed Sallie still living at the El Rey through 1954, although ads running in the valley in 1952 gave Ron and Wynne Morine owners and managers for the property. An ad in 1954 explained it more fully.

“FOR SALE

14 unit, hotel type motor court . 6 with kitchenettes, small house in rear and living quarters for owner. Magnificent view of Morro Rock and Ocean. Close to shopping center and waterfront. Price \$71,400. \$30,000 down. El Rey Hotel Court between 7th and 8th.” (*The Fresno Bee* - July 9, 1954)

Sallie was working as a bookkeeper at 247 Dunes Street in the late 1950s. By 1960, a permit was issued to Sallie Baker and R. N. Carroll for 4 unit apartment house costing \$23,766 in Morro Bay (*The Tribune* - January 22, 1960). Four months later they had an addition built for \$4,500. The location was 237 to 247 Dunes Street and named the Baker Apartments. It was also where Sallie lived. Tragically, in May the same year, Sallie’s son, Earl Walker McCutcheon, died in an accident. Earl worked as a fisherman and abalone diver and was working on the dock when a Tsunami wave hit the coast and Earl was killed when “struck on the head when a hoist fell during attempts to repair a dock which was damaged by the tidal surge and fall of the sudden tide.” (*The Tribune* May 23, 1960)

The Rock Motel - C. R. and Winifred Morine

Although, ownership was in the Morine family, in 1955 Louis E. Green came to Morro Bay, owned and operated the newly renamed Rock Motel until 1958 (Deed #1955004831). The 1956 newspaper listed C. R. Morine and Winifred had lots 10, 11, 12 and northerly 16.68 feet of lot 13 in block 48.

By 1961 ads were running for the Rock Motel; “For Rent - daily, weekly, monthly, winter and commercial rates, the Rock Motel 1050 Morro, with or without kitchen.” (*The Tribune* - October 5, 1961). The motel had various managers as the C. R. and Wynn were based in Fresno. In the early 1980s, the motel changed name and ownership once again.

The Sandpiper Motel - Betty Patricia Koziel

The new name and owner was announced in the newspaper when the property was acquired by Betty Patricia Koziel in 1983 (*The Tribune* - May 26, 1983). At the time, Betty was living at 2830 Alder Avenue, Morro Bay at another of her business ventures. (It is currently called the Pacific Cottage Motel.) Betty came to the United States from England with her family in 1952 and married in 1957. Betty and her husband Paul F. Koziel had three children before he died c. 1973. Betty worked hard and became a successful Morro Bay business



Figure 3: Betty Patricia Koziel

woman (Figure 3). Very involved in the Morro Bay community, she took in Salvation Army referrals from time to time at the Sandpiper. Eventually ads selling off dressers, dishes and other items from the units ran in 1988 (*The Tribune* - April 7, 1988). Unfortunately, records were not located as to when Betty sold the property or to whom sometime in the 1990s. Betty died in 2017 in her home on the beach at Arroyo Grande (*The Tribune* - February 26, 2017).

Beach Bungalow Inn and Suites - John and Joan Solu

In 1998, John and Joan Solu became the new owners of the twenty-two room Villager Motel at 1098 Main Street. The units, renamed the Days Inn Harbor House, occupied the east side of block 48 behind the Sandpiper.

Not long after, in 1999, Solu acquired the Sandpiper Motel which was in very poor condition. Originally, each bungalow had a kitchen and Joan Solu remembers that the units may not have been built all at once. They removed the kitchens and the number of units was reduced. During the interior renovation, original redwood siding was left in place and covered with drywall. Old newspapers had been used for insulation. The parapets that were added in the 1980s, blocked the view from the Days Inn and were lowered to about three feet soon after the Solu purchase.

In 2003, the Morro Bay Planning Commission approved a 1,064 square foot conference room that was requested by John Solu for the Sandpiper (*The Tribune* - January 3, 2003). The Sandpiper and Days Inn had a combined total of 62 rooms and were known as Days Inn Harbor House. John Solu was actively participating in Morro Bay community serving as President of the Rotary and President of the San Luis Obispo Visitors and Conference Bureau and recognized the need for a conference center.

A fictitious business notice was filed by John Solu in 2010 that changed the name and look of the old Sandpiper to Beach Bungalow Inn & Suites. The twelve room inn was to be managed by Reza R. Armani (*The Tribune* - May 20, 2010). An article at the beginning of 2011 gave a more in depth description of the Beach Bungalow Inn & Suites.

“Before Beach Bungalows Inn & Suites was renovated it was just another of the funky older motels in town. Owners John and Joan Solu did a complete overhaul of the property last year. The outcome is a series of beautifully appointed rooms and stylish grounds. All of them have large luxurious beds, flat screen TV's, fireplaces, chairs, tables, small refrigerators, wireless internet, Turkish robes, bath accessories, coffee and tea. There is a view of Morro Rock from the site and in one of the outside gardens is a fire pit that is lit at night.

John was in charge of the reconstruction while Joan did all of the decorating. She even salvaged an unusual fountain that she had placed in the garden area in front of the property. One of the nicest amenities offered is a voucher for a free full breakfast at a choice of The Hungry Fisherman or Mi Casa.” (*The Slo Coast Journal* - February 2011)

John and Joan Solu sold part of their property when the Days Inn facing Main Street was sold to Amit Patel. John and Joan Solu kept the Beach Bungalow Inn & Suites and purchased the Pleasant Inn Motel in 2014. It was later that Solu sold the Beach Bungalow Inn & Suites to its current owner, John Patel. It is Patel who is proposing the changes to the Beach Bungalow Inn & Suites.

Field Investigation

The field investigation of the exterior of the Beach Bungalow Inn & Suites took place on August 11, 2022. The property was found in good condition. Seventeen units, an office and storeroom were constructed around two garden/seating areas and parking in a “U” shape facing Morro Avenue.

Architecture

The one story textured stucco units are embellished with a decorative pent or shed roof that is covered with composite roof tiles that may have been added in the 1950s (Joan Solu pers. comm.) (Figure 4). The parapets were added in the 1980s, but they were interfering with the view of the Days Inn on Main Street and were lowered after the Beach Bungalows were purchased by Solu (Joan Solu pers. comm.) (Figure 5). Room 3 and Room 9 both have canales or weep holes under the parapet (Figure 6). They depict the original roof line of the units.

The windows have blue exterior shutters and metal framed sash windows. The wood framed doors have the bevel ends at the top. Most of the units have a step or more up to a small porch entry. The storeroom area off of the south driveway was a later addition. It is constructed with horizontal board siding and is adjacent to a fenced enclosure (Figure 7).

There are three covered parking areas. The two facing on the east side are original and have the same dimensions and 12 inch wide horizontal boards across the back. The covered parking area closest to Morro is wider with 5 inch wide split 2/3/ siding across the back.



Figure 4: Units at the Corner of Morro Avenue and Beach Street.



Figure 5: Image Depicts Where the Parapets were Removed.



Figure 6: Line Above the Canales is the Original Roof Line.



Figure 7: Storeroom at the Back of the South Side of Property

Setting

The improvements made by Joan and John Solu were visible in the contribution to the “beachy” and tropical vibe. The landscaping reflected that theme with palms and post pilings separating the various areas. Brickwork and pavers near the units were also added at that time. Of special note is the very tall palm that may have been part of the original development of the property.



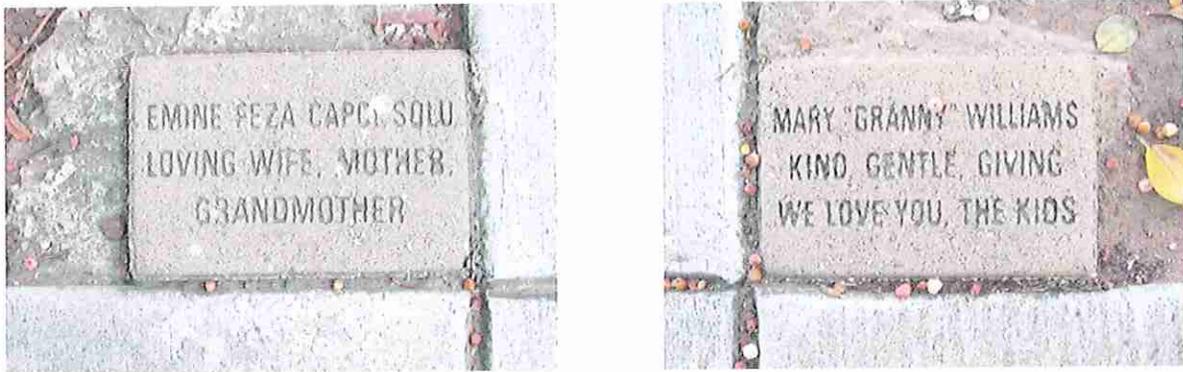
Figure 9: Small “Dog House” at the Corner of Morro and Beach



Figure 8: Garden Area with Ceramic Fountain

Other special and unusual touches during the Solu ownership was the ceramic fountain in the garden area and small ceramic house at the corner of Morro and Beach (Figures 8 and 9).

Continuing east along Beach Street under two trees on the sidewalk strip were two small plaques placed in memory of the mothers of John and Joan Solu (Figures 10 and 11).



Figures 10 and 11: Memory Plaques Placed Along Beach Street

The vicinity of the Beach Bungalow Inn & Suites is surrounded by two story commercial apartments and tourist accommodations.

SIGNIFICANCE DETERMINATION

The research developed for this report was applied to the following criteria from the Public Resources Code, Section 5024.1 Title 14 CCR Section 4852 to determine the significance of the residence at 350 Sicily Street.

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

No events important to our past approached the level of significance as defined by CEQA took place on the property. The most notable event was the housing of some of the officer families during World War II.
- Is associated with lives of persons important in our past.

The research did not uncover names specific to the El Rey Court, the Rock Motel, the Sandpiper and the Beach Bungalow Inn & Suites that were important to the history and development of Morro Bay. Owners that were involved with the history of the motel were also involved in other Morro Bay commercial enterprises.
- Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic value.

The units do not rise to a distinctive level of architecture during its period of significance, the developing tourist industry after World War II.
- Has yielded, or may be likely to yield, information important in prehistory or history.

No information important in Morro Bay history was uncovered while doing this research.

CONCLUSION/ RECOMMENDATIONS

The existing Beach Bungalow Inn & Suites, while over fifty years of age, does not meet the standards for historical significance. There were no historic events that took place, nor people important to our past, connected with the property since its c.1941 date of construction. The units on the property do not reach the level of design and uniqueness that would be consistent with the significance guidelines. No additional studies are required.

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The Library Associates

1993 *A Vast Pastoral Domain, San Luis Obispo County in the 1870s.* Reprints produced by the Robert E. Kennedy Library, California Polytechnic State University.

Deeds

#1941006165 - Clarence E. and Marie K. Haines to Robert and Sallie Baker
 #1951012325 - Clyde and Viola Friend and Sallie Baker to C. R. and Winifred Morine
 #1955004831 - Louis E. Green to C. R. and Winifred Morine

Documents

1861 Homestead Declaration - Book A:24
 1941 June - House of Representatives 63rd Congress, Doc #283

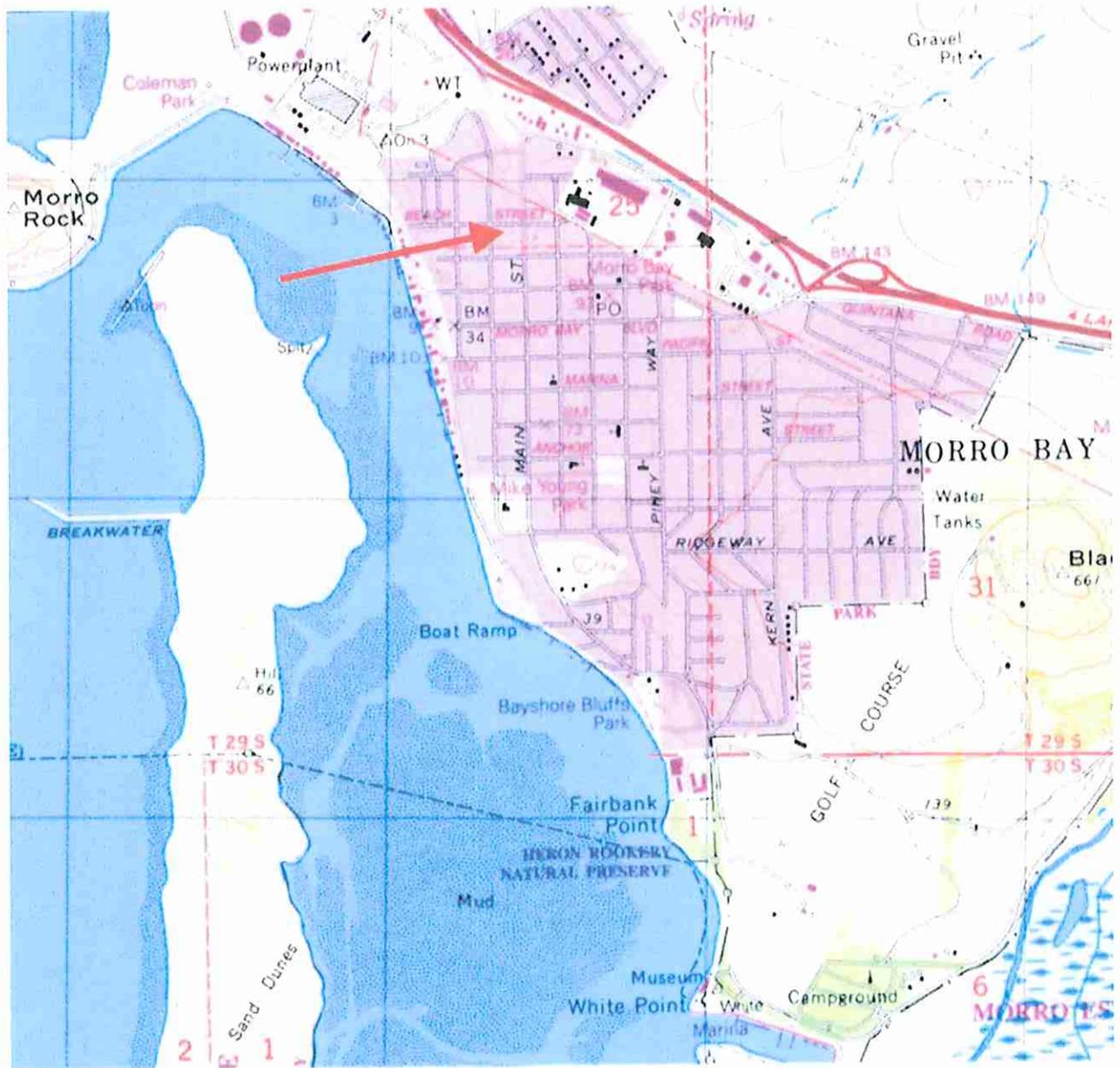
Maps

1888 Map Showing the Lands of March and McAlister in the Town of Morro, surveyed by H. C. Ward (filed January 23, 1889)
 1937 Map of Morro Bay - Produced by the Sanborn Map Company

Newspapers

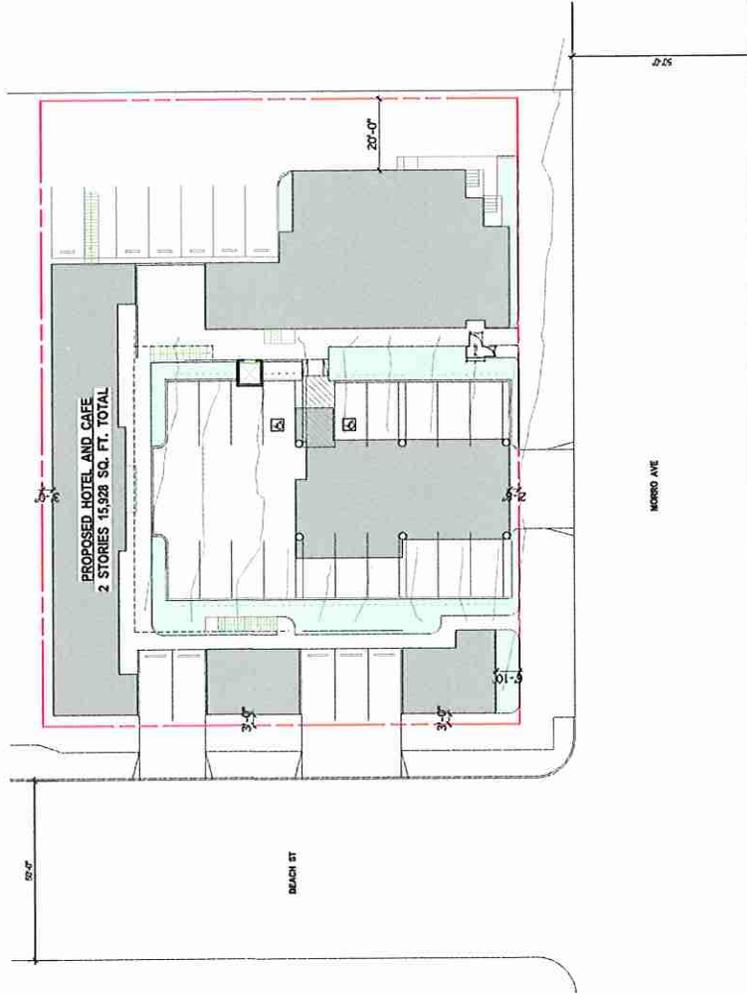
1891 June 6 - *The Morning Tribune*
 1892 January 2 - *The Morning Tribune*
 1939 May 2 - *The Tribune*
 1939 June 30 - *The Tribune*
 1940 May 20 - *The Tribune*
 1943 July 31 - *The Tribune*
 1948 February 7 - *The Tribune*
 1950 June 28 - *The Fresno Bee*
 1954 July 9 - *The Fresno Bee*
 1960 January 22 - *The Tribune*
 1960 May 23 - *The Tribune*
 1961 October - *The Tribune*
 1983 May 26 - *The Tribune*
 1988 April 7 - *The Tribune*
 2003 January 3 - *The Tribune*
 2010 May 20 - *The Tribune*
 2011 February - *Slo Coast Journal*
 2017 February 26 - *The Tribune*

APPENDIX A: Project Location Maps



Project Location

APPENDIX B: Proposed Project Plans



Degree of Land Disturbance: 0%
 Site already developed - No tree disturbance
 Location of damage transmittable across: none

Project: 61122

SHEET NO
P2.3

DATE	BY	CHKD

NO.	DATE	DESCRIPTION

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PROJECT STATISTICS:

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SHEET:

SITE PLAN - PROPOSED

PROJECT:

Beach Bungalow Inn & Suites
 1050 Morro Ave
 Morro Bay, CA 93402
 Client: John Pabst

--

PROJECT:

Steven Puglisi
 ARCHITECTS
 549 Highway Street Suite A
 San Luis Obispo, CA 93401
 Ph: 805.595.1700 Fax: 805.595.1880



ARCHITECTURAL SITE PLAN



AGENDA NO: B-2

MEETING DATE: September 19, 2023

Staff Report

TO: Planning Commissioners

DATE: September 7, 2023

FROM: Scot Graham, Community Development Director
Cindy Jacinth, Planning Manager

SUBJECT: Request for Zoning Code/ Coastal Implementation Plan (IP) Amendments and Plan Morro Bay General Plan (GP)/Local Coastal Program (LCP) Land Use Map and Zoning Map Amendment for APN Parcels 065-022-009 and 065-022-011 located west of Highway 1 near northerly City limit line (more commonly known as Dog Beach), #MAJ23-004

RECOMMENDATION:

FORWARD FAVORABLE RECOMMENDATION to City Council for approval of Zoning Code/ Coastal Implementation Plan (IP) Amendments and for approval of change in the Land Use Map and Zoning Map included in the GP/LCP for parcels APN# 065-022-009 and APN# 065-022-011 by adopting Planning Commission Resolution 15-23 making the necessary findings for approval of MAJ23-004.

Plan Morro Bay Background

Plan Morro Bay is the City's combined GP/LCP. The Local Coastal Program consists of the Coastal Land Use Plan (LUP), Coastal Land Use Map, and Coastal Implementation Plan (IP) which is a portion of the City's Zoning Code (indicated by an IP notation throughout sections of the Zoning Code document). The GP, LUP, and Coastal Land Use Map were adopted by City Council in May 2021 and certified by the California Coastal Commission (CCC) in August 2021.

In November 2022, the City Council adopted Ordinance 654 which included a comprehensive update to the City's Zoning Code/ IP (Title 17 of the Morro Bay Municipal Code) as part of the Plan Morro Bay update project. In December 2022, an application for LCP amendment was submitted to the CCC for certification which is currently pending. The proposed amendments presented with this staff report reflect CCC requested edits received on the City's LCP amendment application as well as City staff recommended cleanup amendments needed to provide clarification/corrections to address issues encountered in using the new Zoning Code since the Council's 2022 adoption.

Prepared By: CJ

Department Review: SG

Organization of Proposed Amendments

To distinguish between CCC and City edits, those edits required by CCC are shown in red underline font for new text additions and deletions shown as red strikethrough font. City staff recommended edits are shown as blue underlined font for new text additions and deletions shown as blue strikethrough font. Because of the multiple edits received from the CCC, staff has prepared a summary spreadsheet itemizing each proposed edit followed by a corresponding staff explanation (See Spreadsheet provided as Exhibit A to the staff report).

Coastal Commission required Implementation Plan Amendments

A key feature of the 2022 Zoning Code that differs from the previous 1995 Zoning Code is the document separated out the IP chapters¹ from the Zoning Code in order to make it easier to amend in the future in those cases where coastal resource protection is not impacted. As noted in the Exhibit A spreadsheet, CCC is requesting several additional chapters of the Zoning Code be added to the IP. This is noted in row 1 of the spreadsheet (Exhibit A) and includes all of Division 1, including the Land Use Map and Zoning Map change to Dog Beach parcels, all of Division II with the exception of 17.07 and 17.08 Supplemental Regulations, Chapters 17.23, 17.26, 17.27, 17.29, 17.30, 17.38, 17.42, 17.43, 17.44, 17.53, and 17.54.

Each policy edit made by CCC is included in rows 2 through 31 of the spreadsheet and identifies the specific section or chapter number where edits are found. These edits include clarification to Coastal Resource Protection policies including SB 9 development, parking for ADUs proposed within a new coastal parking boundary map, low cost visitor serving accommodations, visual resources, ESHA buffers, coastal hazards, shoreline protection, evaluation of coastal resource impacts on Planned Developments, and required parking changes to the Embarcadero.

City initiated Zoning Code Amendments

The description of proposed City initiated Zoning Code amendments is specified in rows 32-46 of the Exhibit A spreadsheet. These include miscellaneous refinements to the document to provide clarity on standards, correct typographical errors, and in the case of Accessory Dwelling Units (ADUs) update the ordinance to the latest State legislation. Many of the edits recommended for amendment are the result of Planning staff using the Zoning Code with the public or with applicants to process projects and where we discovered that in some cases greater clarity was needed. In particular, rows 38-41 itemize several changes to Chapter 17.29 which contains the Sign ordinance requirements. This includes cleanup edits, clarifying sign

¹ The portions of the Zoning Code which comprise the IP are indicated with an (IP) following the chapter or section name.

calculations and sign types as well as providing additional flexibility for businesses.

General Plan / LCP Land Use Map and Zoning Map Amendment

The proposed series of amendments also includes a request for a Land Use Map and corresponding Zoning Map amendment for two unaddressed parcels APN # 065-022-009 and APN # 065-022-011 located west of Highway 1 near the northerly City limit line and more commonly known as the southern portion of Dog Beach. The land use designation for these two parcels were inadvertently changed in 2021 with the General Plan/LCP Update from Open Space to Agriculture. The proposed amendment remedies that error by changing both the land use map and zoning map from Agriculture (AG) back to Open Space (OS). Refer to row 32 of the spreadsheet (Exhibit A) and Exhibit B for the existing and proposed Land Use Map and Zoning Map changes for this portion of the city.

California Environmental Quality Act (CEQA)

Pursuant to State CEQA guidelines, a Program EIR for the Plan Morro Bay project was prepared, released for a 45 day public review process on October 19, 2020 to December 4, 2020 and certified by the City Council on May 25, 2021 (State Clearinghouse number 2021111026).

The proposed Zoning Code / Coastal Implementation Plan Amendments and Land Use and Zoning Map changes further implements the GP/ LCP which was considered through the programmatic EIR review referenced above. That document provides a programmatic review of the potential impacts associated with implementation of the overall Plan Morro Bay project. State CEQA Guidelines Section 15162 provides that no further review is required under CEQA when there are no substantial changes in the Project, there are no substantial changes with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance, which was not known and could not have been known at the time of certification of the EIR. The proposed Zoning Code/ IP Amendments as requested by the Coastal Commission and the City staff recommended cleanup edits as well as the proposed GP / LCP Land Use Map and Zoning Map amendment for the two Dog Beach parcels (APN # 065-022-009 and 065-022-011) from Agriculture to Open Space are consistent with the analysis presented in the EIR and therefore, pursuant to State CEQA Guidelines Section 15162, no subsequent analysis is required.

Public Noticing

Notice of a public hearing of this item was published in the San Luis Obispo Tribune newspaper on September 8, 2023 as a 1/8th page legal display ad as required for items affecting more than 1,000 residents which applies to the Citywide Zoning Code / IP amendment. The notice of public hearing was also sent to all owners and occupants within 500 feet of the subject two parcels for the proposed land use map and zoning map changes

which provided meeting location and invitation to comment.

CONCLUSION:

Staff recommends the Planning Commission review the proposed Zoning Code/ IP Amendments, review the proposed Land Use Map and Zoning Map amendments, take public comment, and forward a favorable recommendation to City Council for adoption of the 2023 Amended Zoning Code /IP and General Plan/LCP Land Use and Zoning Map change

Exhibits:

Exhibit A – Planning Commission Resolution 15-23

Exhibit B – Spreadsheet Summary with all proposed changes itemized

Exhibit C – Existing and Proposed Land Use Map and Zoning Map amendment for APN 065-022-009 and APN # 065-022-011

ONLINE ATTACHMENTS:

1. [Adoption Hearing Draft of Zoning Code / Implementation Plan Amendments, September 2023 in track changes](#)
2. [Adoption Hearing Draft of Zoning Code / Implementation Plan Amendments, September 2023 in final formatting with no edits](#)
3. [November 2022 Adopted Zoning Code / IP](#)
4. [November 2022 Adopted Zoning Map](#)
5. [Ordinance 654](#)
6. [Plan Morro Bay: General Plan / LCP Coastal Land Use Plan, adopted 2021](#)

*More project information is available on the Plan Morro Bay website at:

www.morrobayca.gov/planmb

RESOLUTION NO. PC 15-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR ADOPTION OF ZONING CODE / COASTAL IMPLEMENTATION PLAN AMENDMENTS AND APPROVAL OF AN AMENDMENT TO THE LAND USE MAP AND ZONING MAP OF THE GENERAL PLAN/ LOCAL COASTAL PROGRAM FOR PLAN MORRO BAY AND FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTION 15162

WHEREAS, California Government Code Section 65300 requires the City adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, Government Code Section 65860 requires that the City's zoning regulations be consistent with the General Plan and that in the event that zoning regulations become inconsistent with the general plan by reason of amendment to the General Plan, the zoning shall be amended so that it is consistent with the General Plan as amended; and

WHEREAS, in May 2021 the City adopted a comprehensive update to its General Plan and Local Coastal Program Coastal Land Use Plan (LCP) known as Plan Morro Bay; and

WHEREAS, in November 2022 the City adopted a comprehensive update to its Zoning Code / Coastal Implementation Plan via Ordinance 654 which was subsequently submitted to the California Coastal Commission as an LCP amendment application for certification and which is currently pending; and

WHEREAS, amendments to the Zoning Code /Coastal Implementation Plan (IP), Land Use Map and Zoning Map are necessary to provide consistency with the General Plan/LCP and to ensure compliance with the California Coastal Act; and

WHEREAS, the City determined that the General Plan /LCP, including Plan Morro Bay's Zoning Code/ Coastal Implementation Plan (IP) (also referred to herein as "Project") was a project requiring review pursuant to the California Environmental Quality Act (CEQA), Public Resources Code 21000 et seq. and that an Environmental Impact Report (EIR) was prepared to evaluate the potential environmental effects of the Project; and

WHEREAS, on May 26, 2021, the City Council adopted Resolution 20-21, certifying the EIR for the General Plan Update (State Clearinghouse Number SCH#2021111026), adopting Findings of Fact and Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on September 19, 2023 conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering a favorable recommendation to the Morro Bay City Council for adoption of the Zoning Code / Coastal Implementation Plan Amendment and Land Use Map and Zoning Map Amendment (“Project”); and

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

WHEREAS, the Planning Commission has duly considered all evidence, including the written and oral staff report, presentation, public testimony on the Project, and whether the Project should be adopted; and

WHEREAS, the written staff report and exhibits to the staff report regarding the Project are found to be true and accurate in all respects and is incorporated herein by this reference;

WHEREAS, prior to the final consideration and any possible approval of any and all physical aspects of the proposed Project, the Planning Commission and all City legislative bodies involved with the proposed Project will consider the Project and the Planning Commission recommends all other governmental agencies and legislative bodies that must review or approve, if at all, the proposed Project do the same; and

WHEREAS, the Planning Commission has completed review of the Project and related materials.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay recommends that the City Council finds for approval and adoption of the Zoning Code / Coastal Implementation Plan Amendment and Land Use Map and Zoning Map Amendment based upon the follow findings:

Section 1: California Environmental Quality Act

Finding: No further environmental review is required pursuant to State CEQA Guidelines Section 15162.

Evidence: The proposed Zoning Code /Implementation Plan Amendments further implement the General Plan/LCP, which was considered through the

General Plan /LCP Update Environmental Impact Report (EIR) (SCH No. 2021111026). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan/LCP. The EIR is comprised of a Draft EIR (Draft EIR) and Final EIR (Final EIR). The Final EIR was released for public review on October 19, 2020 and certified by the City Council on May 25, 2021.

The proposed Zoning Code/ IP Amendments and Land Use Map and Zoning Map Amendment change for Parcels #APN 065-022-009 and 065-022-011 are consistent with the analysis presented in the EIR and, pursuant to State CEQA Guidelines Section 15162, no subsequent analysis is required.

Therefore, there are no substantial changes in the Project, there are no substantial changes with respect to the circumstances under which the Project is undertaken, and no new information of substantial importance, which was not known and could not have been known at the time of certification of the EIR, and no further environmental review is required.

Section 2: The Local Coastal Plan Implementation Program Amendments are intended to further the goals of the California Coastal Act, as set forth in Section 30001.5 of the Public Resources Code, to:

Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.

Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.

Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.

Assure priority for coastal-dependent and coastal-related development over other development on the coast.

Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Pursuant to Morro Bay Municipal Code Section 17.64.080, no amendment to the Coastal Implementation Plan portion of Zoning Ordinance shall be legally effective in the coastal zone until the amendment is certified by the Coastal Commission. If the Coastal Commission certifies this Ordinance conditioned on substantive changes being made, then the Council will introduce and adopt another ordinance to incorporate those substantive changes. If the Coastal

Commission certifies this Ordinance conditioned on non-substantive changes being made to this Ordinance, then the City Clerk is authorized to amend this Ordinance to reflect those non-substantive changes.

ACTION. The Planning Commission does hereby forward a favorable recommendation to the City Council to adopt the Zoning Code/ Coastal Implementation Plan Amendments and Land Use Map and Zoning Map Amendment for the General Plan / LCP.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 19th day of September, 2023 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

William Roschen, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 19th day of September, 2023.

Zoning / IP Edits List of Amendments and Land Use Map / Zoning Map Amendment

Plan Morro Bay Zoning Code / IP Update Project

Section No. and

Chapter Title

Chapter or Section Title

Proposed Change / Comment

Staff Response / Additional Info

Coastal Commission edits required prior to LCP Zoning/IP certification hearing:

1	Multiple	All of Division I and II with exception of supplemental regulations at 17.07.040 and 17.08.040; plus portions of Chapters 17.23; Chapter 17.26, 17.27, 17.42, 17.43, 17.44, 17.53, and portions of 17.54.	Additional chapters to be added to the IP. Required by Coastal Commission to ensure protection of coastal resources, or to enable evaluation if project goes to them on appeal. The list of chapters in addition to <u>Division I and Division II</u> includes portions of <u>17.23 General Site Regulations; 17.26 - Nonconforming Uses, Structures, and Lots; 17.27 - Parking and Loading; 17.42 - Modifications; 17.43 - Reasonable Accommodation; 17.44 - Variances; 17.53 - Use Classifications; and 17.54 - Terms and Definitions (partial)</u>	Ok
2	17.01.010, 17.01.020 (Purpose and Effect)	Title, Authority	Miscellaneous text additions by Coastal.	Ok
3	17.01.050 (Purpose and Effect)	Local Coastal Program Coastal Implementation Plan (IP)	Text edits by Coastal to update list of chapters/ sections that would be in the IP. (with City edit clarifying in this section that Supplemental Regulations are not part of the IP).	Ok
4	17.01.050.K and 17.01.050.L (Purpose and Effect)	Incomplete and Complete Applications at Certification	These two paragraph sections deleted by Coastal to remove reference to projects deemed complete prior to LCP certification. No vesting in a previous Zoning code is allowed per Coastal Commission legal. The effect is that those planning applications in process that have not yet been approved by the City prior to certification will be subject to new Zoning Code/ IP requirements and standards.	Ok
5	17.01.070 (Purpose and Effect)	Responsibility for Administration	Miscellaneous text additions by Coastal.	Ok
6	17.02.020 (Interpretation)	General Rules	Miscellaneous text additions by Coastal.	Ok
7	17.03.030 (Zoning Districts and Zoning Map)	IP Provisions - new section	New section added by Coastal to clarify intent of Implementation Plan.	Ok
8	17.07.030 (Residential Districts)	Additional Development Standards	Subparagraph 5 and 7 added by Coastal to clarify SB 9 development standards	Ok
9	17.07.040 / 17.07.050 (Residential Districts)	Supplemental Regulations / SB 9 Urban Lot Splits	Coastal staff initially requested this (along with all of Division II) be included in the IP and after discussions with the City agreed to exclude Supplemental Regulations from the IP with exception of the SB 9 development regulations. To split this section and for readability, SB 9 regulations are deleted from 17.07.040 and moved to a new 17.07.050 section.	Ok
10	17.08.040 (Commercial and Mixed Use Districts)	Supplemental Regulations	Coastal staff initially requested that this (along with all of Division II) be included in the IP and after discussions with the City agreed to exclude Supplemental Regulations from the IP. All of Chapter 17.08 Commercial and Mixed Use Districts is then in the IP with exception of 17.08.040 Supplemental Regulations	Ok

Section No. and Chapter Title	Chapter or Section Title	Proposed Change / Comment	Staff Response / Additional Info
11 17.14.010 (Coastal Resource Protection (CRP) Overlay District)	Purpose and Applicability	Miscellaneous text additions by Coastal.	Ok
12 17.14.040 (Coastal Resource Protection (CRP) Overlay District)	Land Uses - new subsection	Clarification text added to 17.14.040.A. Also new additions to this section specifically 17.14.040.B would require that ADU and SB 9 development be found consistent with applicable LCP provisions, would also require parking be provided for ADU / SB 9 development projects on properties west of the coastal parking boundary map (as a heightened parking standard). This includes a new Figure 17.14.040.(B)(2) that shows the heightened coastal parking requirements.	The new Figure 17.14.040(B)(2) was produced after several discussions with Coastal staff regarding the appropriate boundary line where heightened parking standards would apply. Coastal's initial request was to draw the line approximately at Highway 1. The agreed upon map insteads draws the line in areas that recognize proximity to coastal access. The effect is that for those properties west of Coastal Parking Standards boundary, then ADU and SB 9 development applications would require parking be provided or replacement parking be provided on a garage conversion project.
13 17.14.040.B.3 (Coastal Resource Protection (CRP) Overlay District)	Land Uses	This is a new section added by Coastal that would require for projects seeking affordable housing density bonuses, that an analysis of coastal resources impacts associated with the proejct be done to identify any LCP deviations, ensure consistency with applicable Coastal Act and LCP provisions, and that analysis be performed that concludes that the project to be approved avoids significant adverse coastal resource impacts.	Staff discussed this section with Coastal staff and this section is consistent with other jurisdiction's IP (for ex. County of SLO). Coastal staff confirmed this analysis can be done as part of the staff report analysis presented to the Planning Commission and/or City Council.
14 17.14.040.C (Coastal Resource Protection (CRP) Overlay District)	Low Cost Visitor Accommodations (LCVS)	Multiple edits by Coastal to this section would apply LCVS requirements citywide, revises the definition of low- and high-cost accomodations, and adds clarity to subparagraph b regarding the process for obtaining LCVS Reductions.	This section was initially drafted by Coastal to state that LCVS Accommodations are based on data from Statewide Average Daily Room Rate (ADR). City staff discussed this section with Coastal over multiple meetings and Coastal agreed to revise this to also include the City's LCVS Technical Memo that was prepared in 2017 as part of the Plan Morro Bay Coastal Land Use Plan (LCP) update. The Technical Memo documented the City's existing rates for hotel/motel accomodations and includes policies that require the City to update the data over time to remain in compliance with Coastal Act requirements.
15 17.14.050 (Coastal Resource Protection (CRP) Overlay District)	Community Design	Edits by Coastal to require development conform to both Community Design and Visual Resources and Viewsheds policies. Also includes miscellaneous cleanup text edits.	Ok
16 17.14.080.E (Coastal Resource Protection (CRP) Overlay District)	Environmentally Sensitive Habitat Areas	Edits by Coastal regarding ESHA buffers to add clarity on size of required buffers and include cross-references to LUP Policies C-1.15 and C-1.6	Ok
17 17.14.090.D (Coastal Resource Protection (CRP) Overlay District)	Ancillary and other Structures - new section	This is a new section added by Coastal that addresses Visual Resource Protection policies as it relates to fencing and hedges, public utilities, and telecommunication facilities. Coastal is requiring this new section to be consistent with Coastal Act requirements.	Fences and utilities were sections that were initially requested by Coastal to be included in the IP. After meeting with Coastal staff, it was agreed that with addition of this new section, they would accept removal of fences and utilities from the IP.
18 17.14.100.B / 17.14.100.C (Coastal Resource Protection (CRP) Overlay District)	Coastal Hazard Risks Acknowledged / Applicability	Minor edit added by Coastal to include cross-reference to LUP Policy PS-3.6. Also edit to Coastal Bluff definition to include exact same text as is included in the LUP (previously the definitions were slightly different).	Okay

Section No. and Chapter Title	Chapter or Section Title	Proposed Change / Comment	Staff Response / Additional Info
19 17.14.100.C.3 and 17.14.100.C.8 and 17.14.100.E (Coastal Resource Protection (CRP) Overlay District)	Geologic Report, Shoreline Protection Restrictions, and Geologic, Slope, and Stability Hazards - new subsection	Coastal deleted subparagraph m and edited subparagraph n regarding shoreline protective devices. Edits made to be consistent with Coastal Act permitting requirements. In addition a new sub-paragraph added at 17.14.100.C.8.c.vii regarding siting and design of new shoreline protective devices to avoid armoring. Other minor text edits to include SB 9 development reference.	Ok
20 17.18.050.D (Planned Development (-PD) Overlay District)	Coastal Resources - new section	This is a new section by Coastal that would require projects that apply for a Planned Development (PD) approval to include an evaluation of coastal resource impacts and protection of coastal resources.	Ok
21 17.23.010 and 17.23.020 and 17.23.040 and 17.23.050 and, 17.23.070, and 17.23.100, and 17.23.140, and 17.23.170 (General Site Regulations)	Purpose and Applicability, Accessory Structures, Development on Substandard Lots, Encroachments into Required Setbacks, Heights and Height Exceptions, Open Space, Sloping Lots, Underground Utilities	Coastal is requiring that portions of Chapter 17.23, General Site Regulations, be added to the IP. These are IP sections that Coastal would need to utilize for their project evaluation if a project were to come to them on appeal. 17.23.050, Encroachments into Setbacks, includes minor text edits by Coastal to clarify coastal resource setbacks. 17.23.170, Underground Utilities, includes minor text edits by Coastal to clarify public views and visual resource protection.	Ok
22 17.26.010 (Nonconforming Uses, Structures, and Lots)	Purpose (Nonconforming Uses Chapter)	Minor edit added by Coastal to Nonconforming Uses chapter to clarify nonconforming use conflict with coastal bluff, hazards, and shoreline armoring policies.	Ok
23 17.27.040.A (Parking and Loading)	Required Parking Spaces	Coastal edits made that would revise the parking requirement in the Waterfront District from not required to requiring parking but with options to satisfy requirement, on-site, off-site, or via in lieu fees with cross references added to applicable LUP policies CIR-4.1 and CIR-4.3	City staff had multiple conversations with Coastal staff regarding this change. The City's 11/2022 Zoning/IP Adoption was based on consistency with the General Plan/LCP which includes policies to remove parking from the Embarcadero area and facilitate re-use of buildings and consolidate parking. Coastal's position is that it would be inconsistent with the LCP to require no parking but that options for reduced parking with findings made could be allowed with new section added to 17.27.050.F that addresses this.
24 17.27.040 Table (Parking and Loading)	Accessory Dwelling Unit Parking	Text edit by Coastal to note that the no parking requirement for the ADU is except for those properties west of the coastal parking boundary area (heightened parking requirements in Figure 17.14.040(B)(2)).	City staff discussed this with Coastal staff regarding recent State legislation that prohibits cities from requiring parking. While this is the case, it also does not lessen Coastal Act requirements to not adversely impact public coastal access.
25 17.27.050 .A (Parking and Loading)	Transit Accessibility	Text edit by Coastal to reference Assembly Bill (AB) 2097 and that parking reductions shall not adversely impact public coastal access.	Ok

Section No. and Chapter Title	Chapter or Section Title	Proposed Change / Comment	Staff Response / Additional Info
26 17.27.040.F (Parking and Loading)	Embarcadero District - new section	This is a new section required by Coastal regarding how parking would be required within the Embarcadero district (City-managed Tidelands Trust lease sites). Coastal is requiring this be added to avoid any adverse impacts to public coastal access that might result if parking spaces were lost without adequately making findings that parking impacts have been appropriately mitigated.	The City's historic practice with regard to parking requirements on the City-managed Tidelands Trust lease site is to recognize historic parking credits from the original uses. This new section would codify this practice and allow for parking reduction opportunity consistent with the General Plan/LCP goals and policies.
27 17.30.040.G (Standards for Specific Uses)	Required Parking for Accessory Dwelling Units	Edits to ADU Required Parking section to note that parking is not required for ADUs, <u>except</u> as required in Section 17.14.040 which includes the Coastal-required Coastal Parking Standards map that requires heightened parking standards for properties nearest the coast needed to avoid adverse public coastal access impacts.	Ok
28 17.39.070 (Coastal Development Permits)	Required Findings for CDP Approval - Hazards	Subparagraph J added regarding Hazards as a new finding to clarify LCP consistency.	Ok
29 17.39.090 (Coastal Development Permits)	Appeals of CDP Decisions	Coastal deleted 17.39.090.B.1.c regarding projects in a sensitive coastal resource area because this is an area that in the Statute was never mapped in 1976. Deletion is a clean up edit.	Ok
30 17.44.030 (Variances)	Review Authority - Variances	Coastal added a sentence to this section clarifying process for variances sought for a CDP.	Ok
31 17.54.020 (Terms and Definitions)	Definitions	Clarifying sentence added by Coastal to specify those definitions that are included in the IP.	Ok
City trailing amendments - miscellaneous clean up edits / policy clarification			
32 17.03 (Zoning Districts and Zoning Map)	Zoning Districts and Zoning Map (and corresponding General Plan/LCP Land Use Map amendment)	Zone districts mapped erroneously and include corrections to both the Zoning Map and corresponding Land Use Map for the following properties: 1. <u>Dog Beach</u> , (APN:065-022-009/065-022-011) Land use and zoning designated as AG but proposed to be corrected to Open Space - these parcels were previously Open Space and were supposed to remain as Open Space designation.	
33 17.07.030 and 17.07.050 (Residential Districts)	Development Standards and SB 9 Urban Lot Splits	Miscellaneous text clarifications by City.	
34 17.07.020 and 17.08.020 , 17.53.020 (Commercial, Residential Districts, Terms and Definitions)	Community Assembly land use classification	Community Assembly added as conditionally allowed use in RL, RS, and RM residential zones and minor use permit required in RH residential zone. This is to allow religious institutions or other community assembly uses consistent with previous Zoning Code (majority of existing religious institutions in the city are currently located in residential not commercial zones). In new Zoning Code, the uses were inadvertently moved to commercial zones instead of residential. Also updated community assembly land use classification to clarify this includes religious institutions. Edited permitted "P" to clarify community assembly uses require conditional use permit approval. Other commercial zones unchanged.	

Section No. and Chapter Title	Chapter or Section Title	Proposed Change / Comment	Staff Response / Additional Info
35 17.08.020 and 17.10.020 (Commercial Districts and Public & Semi-Public Districts)	Commercial and Mixed Use Districts Table and Public and Semi-Public Districts Table	Zoning tables updated to allow Public Works and Utilities projects as a conditionally permitted use in both the Visitor-Serving Commercial (VSC) and Parks and Recreation (PR) zones. This update is to recognize existing conveyances and infrastructure that exist in these areas which would otherwise be made non-conforming uses if not amended.	
36 17.23.060.A.4 (General Site Regulations)	Fences and Freestanding Walls	Clarified Exceptions subparagraph 4 to state that Director approval for additional height requires Zoning Clearance approval.	
37 17.27.100.F1 (Parking and Loading)	Driveway Length	City clean up edits to the driveway length section for RS-A and RS-B zoned lots. The 2022 adopted Zoning Ordinance inadvertently had superseded references to an earlier Zoning Code draft. Driveway lengths are based on lot size.	
38 17.29.020.B.3 (Signs)	Other Permanent Signs	Directory sign as a new type of other permanent sign. This is a clean up edit. The 2013 version of the draft Sign Code included ability for Master Sign Program to include a directory sign but was deleted with the 2018 draft Zoning Code. The option to have a directory sign would assist multi-tenant buildings with increased business visibility.	
39 17.29.040 Table (Signs)	Standards Applicable In All Districts	Standards for Architectural, Monument, Dock, Directory, Monument, & Dock Signs added to table for Standards Applicable in All Districts. <u>Architectural sign</u> setback typo corrected from "setback" to "property" line. <u>Directory sign</u> standards added to be allowed with a Master Sign Program approval and maximum size area of 9sf. oriented to pedestrians, etc. <u>Monument sign</u> standards were included in each District table but inadvertently excluded from Table 17.29.040 that provides additional standards for all districts. Similar to previous sign code, monument signs allowed up to 8 feet in height, but no more than 6 feet tall in Embarcadero district. <u>Sidewalk signs</u> standards revised to be allowed in Embarcadero district. Previously allowed in other Districts with requirements to maintain minimum sidewalk width of 8 feet, etc. which also would apply to the Embarcadero. <u>Dock sign</u> standards were originally allowed only as a temporary sign on the dock with display only during open business hours. Standards revised to allow dock signs to be attached to railing as a permanent sign as long as it does not exceed height of railing or otherwise obstruct view corridor, and if approved as a permanent attached docks sign, the revised standards would allow sign to be displayed during non-open hours.	
40 17.29.050.D and Table (Signs)	Embarcadero District - Additional Applicable Regulations and Allowable Sign Types and Sign Area Table	Added new subparagraph 4 to add clarity that for businesses with two tenants total, the façade calculations are determined by business façade, not overall building facades. Updated Sign standards for Monument, Sidewalk, and Directory signs. Also, added allowance of having a sidewalk sign in the Embarcadero District which was previously not allowed. LED lighting types are generally not allowed in the Embarcadero District due to concerns for excessive illumination. An exception was added as footnote 3 in this table that states LED lighting may be allowed if certified under the LEED Green Building Rating System or if Dark Sky compliant due to the lower illumination associated with LEED buildings.	

Section No. and Chapter Title	Chapter or Section Title	Proposed Change / Comment	Staff Response / Additional Info
41 17.29.050.D through 17.29.100.D (Signs)	All Sign Districts - Additional Applicable Regulations and Allowable Sign Types and Sign Area Table	In all Sign Districts added new subparagraph 4 to add clarity that for businesses with two tenants total, the façade calculations are determined by business façade, not overall building facades. Added Directory Sign as a sign type in association with a Master Sign Program approval for Embarcadero, Downtown, Quintana, and North Main Districts.	
42 17.30.040 (Standards for Specific Uses)	Accessory Dwelling Units	Updated ADU Ordinance to be consistent with new State laws. Various edits including 17.30.040.B which clarifies that CC&R's cannot prohibit ADUs per Assembly Bill (AB) 670. Text edits to clarify 17.30.040.C.2 per AB 2221. Design and Materials at 17.30.040.D.3 revised for greater clarity per Senate Bill (SB) 897. Edits at 17.30.040.E4 regarding sanitation facilities edits per SB 897. Edits at 17.30.040.H to clarify sale and rental limitations (new subparagraph I) per AB 587. Edits at 17.30.040.J for Permit Review to provide clarification via AB 345 and AB 2221.	
43 17.30.240	Renewable Energy Systems	Minor text edits to clarify CUP process for accessory or minor renewable energy systems	
44 17.36.060.C	Common Procedures	Clarifying typo correction. Revised section to delete reference to "from date of action". Intent is to maintain noticing requirements from current City practice.	
45 17.38.090	Design Review Approvals - new section	Added clarity to the Design Review chapter to specify approval process for those projects that do not require Planning Commission approval.	
46 Multiple	Miscellaneous grammatical edits or typos corrected	--	



City of Morro Bay Dog Beach Existing Landuse

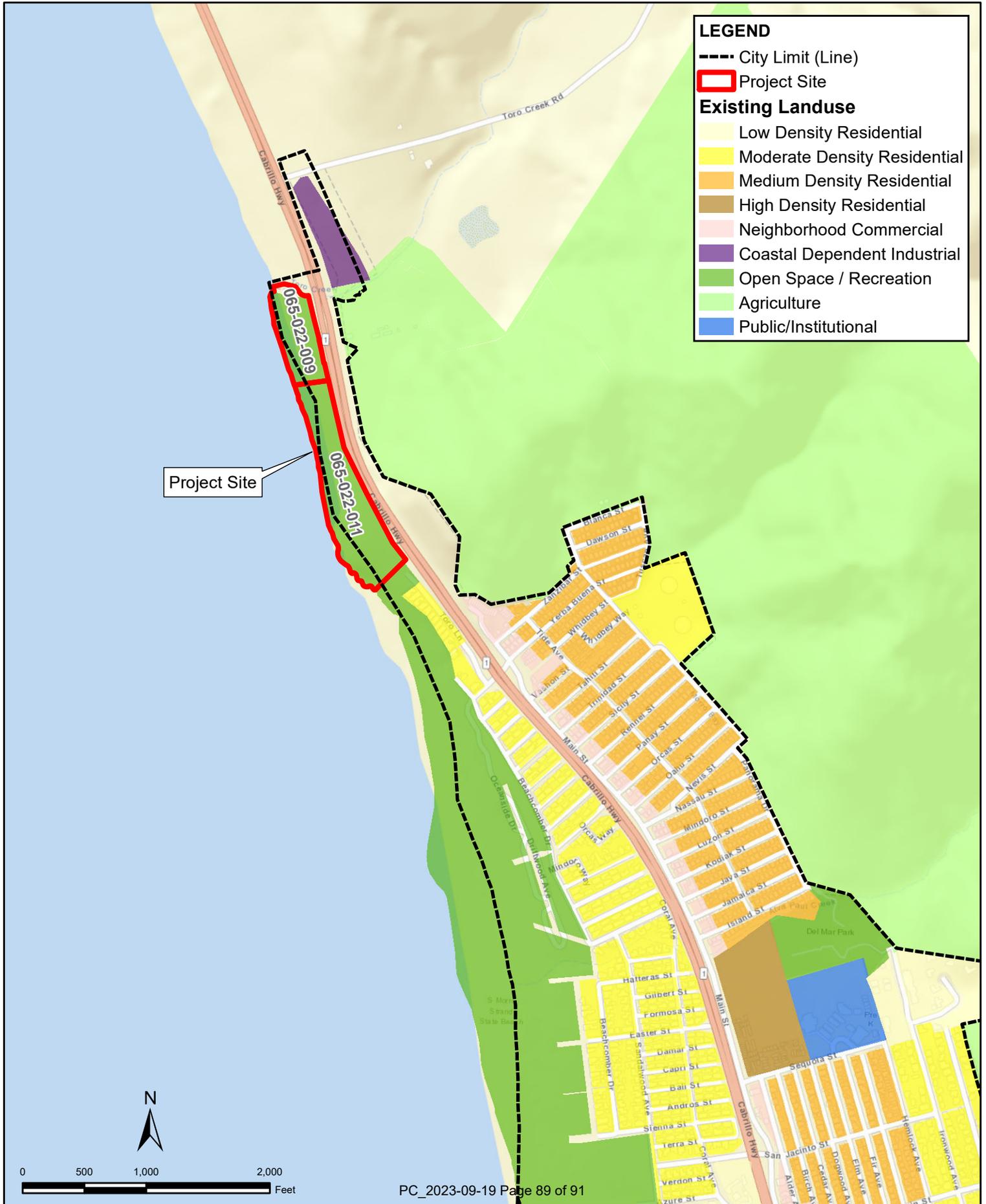
Exhibit C





City of Morro Bay Dog Beach Proposed Landuse

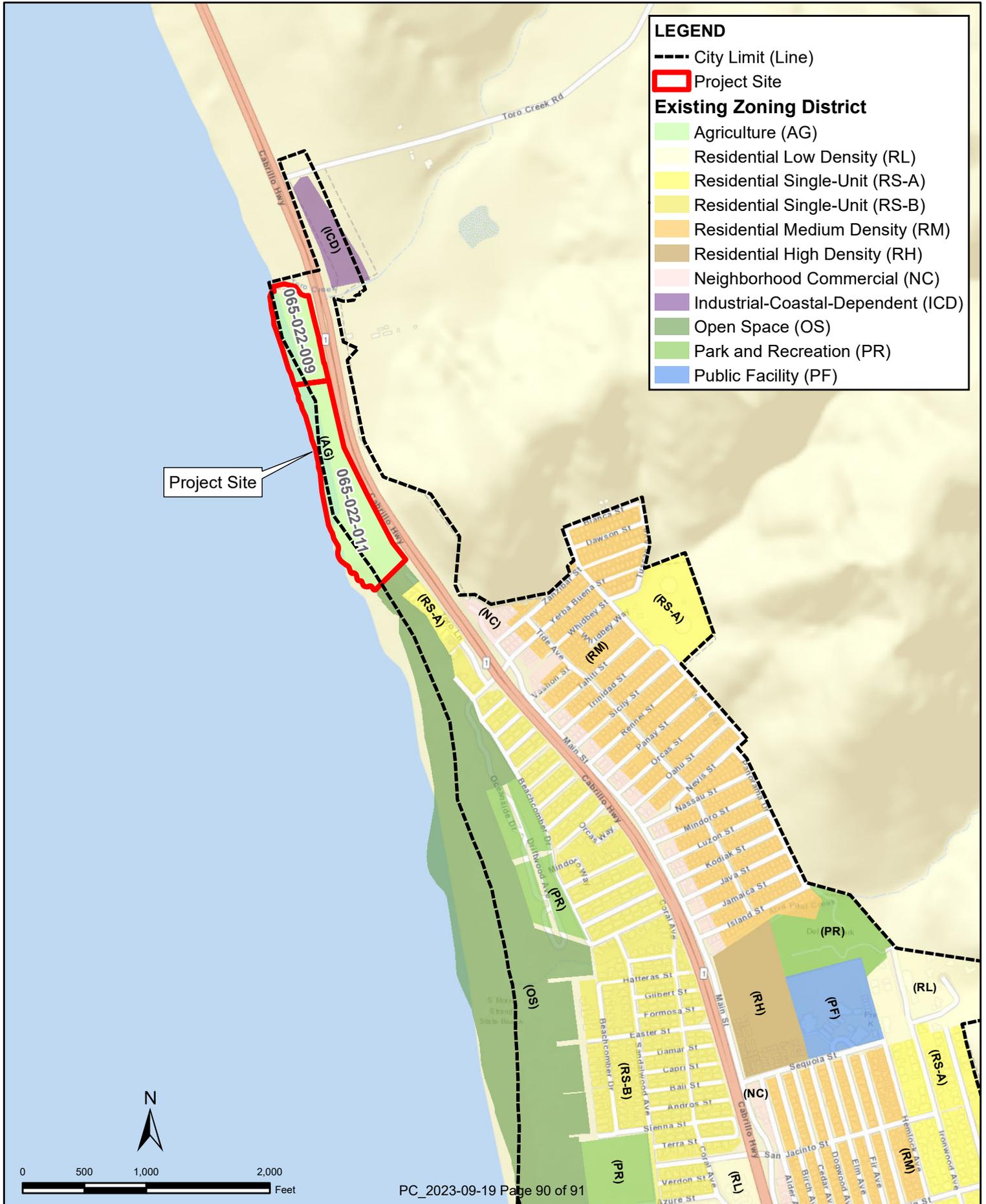
Exhibit C





City of Morro Bay Dog Beach Current Zoning

Exhibit C





City of Morro Bay Dog Beach Proposed Zoning

Exhibit C

