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, August 6, 2024
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 ALLEGENCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Members of the audience wishing to address the Planning Commission on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Planning Commission at this time.

PRESENTATIONS

A. CONSENT CALENDAR

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

A-2 Approval of the minutes from the Planning Commission meeting of May 21, 2024.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of the minutes from the Planning Commission meeting of June 4, 2024.
Staff Recommendation: Approve minutes as submitted.

A-4 Approval of excused absences request for Chairman William (Bill) Roschen.
Staff Recommendation: Staff recommends the Planning Commission approve the request submitted by Chairman Bill Roschen to excuse his absences from the June 4 and July 2, 2024, Regular Planning Commission meetings.

B. PUBLIC HEARINGS

B-1 Case No: Coastal Development Permit CDP24-018 and Conditional Use Permit CUP24-01
Site Location: 1108 Front St, Morro Bay, CA
Proposal: Coastal Development Permit and Conditional Use Permit for the expansion of an existing second floor short-term rental unit from 970 sf to 1285 sf with an 86 sf west-facing deck. The increase represents a 32% increase in the size of the conditioned space in this unit. Total retail on the lower level is 2500 sf and following completion of this addition, the short-term rental units will be 2681 sf of interior living space. The site is located in a VSC/RM zone zoning district, the portion of the property that the project is located on is in the VSC zone. The property is within the Coastal Appeals Jurisdiction.
CEQA: Exempt under Section 15301, Class 1e for small additions to existing buildings.
Staff Recommendation: Conditionally Approve
Staff Contact: Susana Toner, Assistant Planner, stoner@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 August 20, 2024, 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 with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a $326 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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

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

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

AGENDA NO: A-1

MEETING DATE: August 6, 2024

Memorandum

TO: **Chairperson Roschen and Members of the Planning Commission**

FROM: **Kim Fowler, Planning Manager, Planning Division**

SUBJECT: **Current and Advanced Project Tracking List**

The format for the Current and Advanced Project Tracking Sheet has been updated as a result of recent internal department streamlining procedures. The subsections are now presented as follows:

I. CURRENT PLANNING PERMITS:

The new Current Planning List is attached as Exhibit A. Current projects that have had recent activity include three (3) asterisks*** and/or are **highlighted in red.** Advanced projects are no longer included but instead, summarized below in Section II.

Key of ASSIGNED TO:

aortega = Alex Ortega, aortega@morrobayca.gov, (805) 772-6578
asingewald = Airlin Singewald, asingewald@morrobayca.gov, (805) 772-6291
kfowler = Kim Fowler, kfowler@morrobayca.gov, (805) 772-6277
pnewman = Pamela Newman, pnewman@morrobayca.gov, (805) 772-6215
stoner = Susana Toner, stoner@morrobayca.gov, (805) 772-6270

II. ADVANCED PLANNING:

Below is a summary of Advanced Planning items:

1. Community Development Block Grant/HOME Program – Urban County Consortium
    a. Staff has ongoing responsibilities for contract management in coordination with County staff administration.
2. Climate Action Plan
    a. Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014.
    b.

III. CURRENT BUILDING PERMITS:

The new Building Permit List is attached as Exhibit B. Current projects that have had recent activity include three (3) asterisks*** and/or are **highlighted in red.**

IV. EXHIBITS:

Exhibit A Current Planning Permit List
Exhibit B Current Building Permit List

City of Morro Bay
Community Development Planning Department
Current & Advanced Project Tracking Sheet

Permit Type/Available Tasks

PERMIT NUMBER	PERMIT TYPE	APPLICANT NAME	ADDRESS
STATUS	ASSIGNED TO		
PARCEL NUMBER		CONTRACTOR NAME	
PROJECT DESCRIPTION			

Number of Admin Coastal Dev Permit (Admin CDP): 16

CDP22-015	Admin Coastal Dev Permit (Admin CDP)	Sandra Vanderbyl	531 Yerba Buena
OPEN	stoner		
Shed Conversion into 468 sf Detached 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. Letter of intent sent 7/1/2024 asking for a resubmittal or an update on the project. Applicant reached back out and is expected to speak with staff regarding the project on or after 8/10/2024

CDP22-019	Admin Coastal Dev Permit (Admin CDP)	Steven Cauzza	471 Panay
OPEN	stoner		
065-055-043			
Admin Costal Development Permit (CDP22-019) for the new construction of a 1735 single family home with a 491sf garage and an upper-level deck and roof deck totaling 560sf on vacant lot at 471 Panay Street. The property is located in an R-1/S.1 overlay zone and outside the coastal appeals jurisdiction.			

***Incomplete Letter Sent 6/14

BLDG. - Approved 6/14/22 CO

CDP22-034	Admin Coastal Dev Permit (Admin CDP)	Jeff Smart	590 Radcliff Ave, Morro Bay, CA 93442
OPEN	aortega		
068-154-001			
DIGEPLAN- New two story, 1956-sf single family residence with a 640-sf deck and a 522-sf attached garage at 590 Radcliff. The property is zoned R-1/S.2 and is outside of the coastal appeals jurisdiction.			

***

Incomplete letter sent 11/22/22. Resubmitted 1/29/24. Incomplete letter sent 2/22. Resubmitted 5/7. Incomplete letter sent 5/20. Resubmitted 7/12. Determined Complete 7/23. Noticing Period from 7/29-8/5. Administrative decision on or after 8/6.

CDP22-038	Admin Coastal Dev Permit (Admin CDP)	Jorge Montelongo	983 Carmel St
OPEN	stoner		
066-201-079			
Admin Coastal Development Permit (CDP22-038) for a new 857 sf attached Accessory Dwelling Unit (ADU) to an existing 900 sf single story home with a 491-sf garage at 983 Carmel St. The property is zoned R-1 and is outside of the coastal appeals jurisdiction.			

***Incomplete letter sent 12/13/22. Resubmitted 1/17/24, incomplete letter sent 2/15/24. Resubmitted 4/19/2014, Incomplete letter sent 5/17. Project resubmitted 7/3, under review.

CDP23-002	Admin Coastal Dev Permit (Admin CDP)	Thanh Kieu Ngyuen & Morris Pham	300 Sicily St, Morro Bay, CA 93442
OPEN	stoner		
065-044-034			
DIGEPLAN - Admin Coastal Development Permit (CDP23-002) for a new 2,155sf Single family home with a 284sf garage, 49sf deck and a 360sf roof top deck on a vacant lot at 300 Sicily Street The property is located in an NC-MCR zone and outside of the Coastal Appeals Jurisdiction.			

***Incomplete letter sent 3/13/2023. Resubmitted 12/7, application for Minor Use Permit, as well as new code needed for approval. Project resubmitted 7/8/2024, under review.

BLDG. - Approved 2/10/23 CO

CDP23-006	Admin Coastal Dev Permit (Admin CDP)	Jeffrey Borges	640 Kings Ave, Morro Bay, CA 93442
OPEN	stoner		
066-101-025			

Admin Coastal Development Permit (CDP23-006) for a new 720sf detached garage with an attached 908sf Accessory Dwelling Unit (ADU) adjacent to an existing single family home. The property is zoned R-1 and is outside of the coastal appeals jurisdiction.

***Incomplete Letter sent 4/20. Letter of Intent to Deem Application Withdrawn sent 12/19/2023. Resubmitted 2/22. Incomplete letter sent 3/6.

BLDG. - Disapproved CO

CDP23-025	Admin Coastal Dev Permit (Admin CDP)	Brent Wilson	2840 ALDER AVE, Morro Bay, CA, 93442
OPEN	stoner		
068-212-007			
DIGEPLAN - MFH Replacement.			

***Incomplete letter sent 2/12. Awaiting resubmittal.

CDP24-007	Admin Coastal Dev Permit (Admin CDP)	Loch Soderquist	1317 BERWICK DR, Morro Bay, CA, 93442
OPEN	kfowler		
068-154-012			
DIGEPLAN - Proposed 2 story single family dwelling & garage with attached ADU.			

***Incomplete letter sent 3/8. Awaiting resubmittal.

CDP24-011	Admin Coastal Dev Permit (Admin CDP)	Joshua Karp	765 PACIFIC ST, Morro Bay, CA, 93442
OPEN	aortega		
066-073-023			
DIGEPLAN - Preexisting Garage / workshop to ADU conversion.			

***Incomplete letter sent 5/7. Resubmitted 6/10. Incomplete letter sent 7/1. Resubmittal 7/15, under review.

CDP24-012	Admin Coastal Dev Permit (Admin CDP)	Mike McClure	3398 MAIN ST, Morro Bay, CA, 93442
OPEN	kfowler		
065-085-020			
Admin CDP for ADU and JADU attached to a proposed single family home approved as part of a parcel map approval in 2010. Project has ESHA and MND conditions.			

***Applicant resubmitted plans 7/29/2024. Currently under review.

CDP24-022	Admin Coastal Dev Permit (Admin CDP)	Kay Frye	244 SHASTA AVE, Morro Bay, CA, 93442
OPEN	aortega		
066-255-014			
DIGEPLAN - Conversion of an existing 360 sf detached garage into a 360 sf ADU.			

*** Incomplete letter sent 6/17. Resubmitted 6/27. Incomplete letter sent 7/19. Resubmitted 7/22, under review.

CDP24-023	Admin Coastal Dev Permit (Admin CDP)	Garth Kornreich	612 AGAVE DR, Morro Bay, CA, 93442
OPEN	stoner		
068-340-035			
DIGEPLAN - Administrative Coastal Development Permit for a new 1,629 sf single family residence with an attached 703 sf ADU, attached 686 sf garage and 201 sf carport, with 2,283 sf landscaped areas.			

***Project deemed complete 7/25/2024. Noticing period set from 7/29 to 8/8. Administrative decision on or after 8/9.

CDP24-024	Admin Coastal Dev Permit (Admin CDP)	Aleji Davar, P.E.	2880 Juniper Ave, Morro Bay, CA 93442
OPEN	aortega		
068-391-002			
DIGEPLAN - New 7,398 sf SFR, 3-story with 3-car garage on hillside.			

***Under Planning review.

CDP24-025	Admin Coastal Dev Permit (Admin CDP)	Mike Evans	255, 257, & 259 MORRO BAY BLVD, Morro Bay, CA, 93442
OPEN	stoner		
066-056-003			
DIGEPLAN - Commercial - Demo existing roof at 255 Morro Bay Blvd, install new gable roof. (255 & 257 Retail/Office being converted to food & beverage use.)			

***Waiting on Fire review. Initial incomplete letter sent 7/26.

***Resubmittal routed, under review.

CDP24-028	Admin Coastal Dev Permit (Admin CDP)	2900 Alder LLC	2900 ALDER AVE, Morro Bay, CA, 93442
OPEN	stoner		
068-192-011			
DIGEPLAN - Administrative Coastal Development Permit and Parcel Map for a 3 Single Family Residence subdivison for 3 single-family townhomes located at 2900 Alder. The project is invoking SB 684, meaning the project will be handled ministerially. The project is located in the RM zone and is located outside of the Coastal Appeals Jurisdiction.			

*** Project submitted 7/29, under review.

CDP24-029	Admin Coastal Dev Permit (Admin CDP)	Matthew Davis	2665 JUNIPER AVE, Morro Bay, CA, 93442
OPEN	aortega		
068-241-023			
DIGEPLAN - Code Case Resolution. Proposed conversion of 582 sf lower floor of SFR into an ADU, and extension of 206 sf second story deck, 86 sf of lower level deck.			

Number of Coastal Development Permit (Regular CDP): 3

CDP19-047	Coastal Development Permit (Regular CDP)	Robert Crizer	197 MAIN ST, Morro Bay, CA, 93442
HOLD	kfowler		
NEW SFR on Undeveloped Parcel.			

***This permit was approved by CC, but appealed to CA Coastal Commission. CCC wants the permit withdrawn and the applicant to submit a new permit (under new zoning code it would be a Regular CDP) with no parking shown on the bluff buffer and the home designed so no part of it is within the bluff buffer area. Applicant has not agreed to withdraw the permit application.

CDP20-026	Coastal Development Permit (Regular CDP)	Morro Bay Power Company LLC (Vistra)	1290 Embarcadero
OPEN	asingewald		
Construct, operate and maintain a Battery Energy Storage System and associated infrastructure. It consists of batteries capable of storing 600 megawatts (MW)of electric energy and discharging the electricity to the grid for a minimum of four hours.			

***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 closed May 28, 2024. Environmental consultant currently responding to submitted DEIR comments.

CDP21-013	Coastal Development Permit (Regular CDP)		545 ATASCADERO RD, Morro Bay, CA, 93442
OPEN	kfowler		
New town home; 15 units with gym/office.			

Number of Conditional Use Permit (CUP): 3

CUP21-04	Conditional Use Permit (CUP)		545 ATASCADERO RD, Morro Bay, CA, 93442
OPEN	kfowler		
New town homes; 15 units with gym/office; 2 affordable.			

***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 utilitiy 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. Environmental consultant contract and related reimbursement agreement are under review.

CUP24-01	Conditional Use Permit (CUP)	Michael Smith/MSA Architects, Inc	1108 FRONT ST, Morro Bay, CA, 93442
OPEN	stoner		
DIGEPLAN - Coastal Development Permit and Conditional Use Permit for the expansion of an existing second floor short-term rental unit from 970 sf to 1285 sf with an 86 sf west-facing deck. The increase represents a 32% increase in the size of the conditioned space in this unit. Total retail on the lower level is 2500 sf and following completion of this addition, the short-term rental units will be 2681 sf of interior living space. The site is located in a VSC/RM zone zoning district, the portion of the property that the project is located on is in the VSC zone. The property is within the Coastal Appeals Jurisdiction.			

***Planning comments sent 11/23/21, requires resubmittal. Applicant 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). CUP/CDP incomplete letter sent 5/22. Project resubmitted 6/17. Project deemed complete 7/12 and Planning Commission Hearing scheduled for 8/6/2024 with noticing period done from 7/24-8/6.

BLDG. - Approved 11/17/21 CO

CUP24-02	Conditional Use Permit (CUP)	City of Morro Bay	551 Embarcadero Rd, Morro Bay, CA 93442
OPEN	stoner		
066-137-008			
Digeplan - A demo/reconstruct for Grays Inn 2 (Morro Bay Paddlesports building). Proposed project would include 3 hotel rooms, retail, and new dock/gangway, and kayak rental float plus lease line adjustment.			

Number of Combined Concept & Precise CUP: 2

CUP20-14	Combined Concept & Precise CUP	Morro Bay Power Company LLC (Vistra)	1290 Embarcadero
OPEN	asingewald		
Construct, operate and maintain a Battery Energy Storage System and associated infrastructure. It consists of batteries capable of storing 600 megawatts (MW)of electric energy and discharging the electricity to the grid for a minimum of four hours.			

***Project deemed complete 2/17/2021. Environmental process ongoing - City is in the process of responding to Draft EIR public comments received.

CUP22-05	Combined Concept & Precise CUP	Morro 94 LLC	3300 PANORAMA DR, Morro Bay, CA, 93442
OPEN	asingewald		
Creation of 46 parcel planned unit subdivision.			

***Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. 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. Scheduled for a conceptual review at a PC hearing November 7, 2023. Project requires modifications based on the PC comments and resubmittal.

BLDG. - Approved 2/14/22 CO

Number of Concept CUP with PD Overlay: 1

CUP23-04	Concept CUP with PD Overlay	Cathy Novak	495 EMBARCADERO RD, Morro Bay, CA, 93442
OPEN	kfowler		
066-137-003			
DIGEPLAN: CONCEPTUAL REVIEW - Associated Pacific Constructors mixed-use redevelopment project with dock and pilings and public access amenities.			

***Went to Planning Commission Conceptual Review 6/4/2024.

Next steps: Project re-design and then schedule for Planning Commission hearing, date TBD.

Number of Concept Review (CR): 1

CR24-001	Concept Review (CR)	GV Investments, LLC	1180 Front Street, Morro Bay, CA, 93442
OPEN	kfowler		
066-034-015			
DIGEPLAN - Front Street Getaway Hotel - Conceptual Review application for new 10-unit bluff-face hotel in Front Street parking lot. Located in Coastal Commission original jurisdiction.			

***Tentatively scheduled for Planning Commission Conceptual Review 7/2/2024.

Number of Design Review (Regular): 2

DR24-001	Design Review (Regular)	Morro Rock, LLC	1260 MAIN ST, Morro Bay, CA, 93442
OPEN	stoner		
DIGEPLAN - Convert 5 hotel units.			

***Under review, requires new zoning code - on hold until new zoning code is certified by CCC. Requires PC Design Review Permit. Applied, incomplete letter sent 5/15/2024.

DR24-002	Design Review (Regular)	Thomas P Shorey	391 PINEY WAY, Morro Bay, CA, 93442
OPEN	stoner		
066-342-024			

DIGEPLAN - Administrative Design Review permit for a 1,345 S.F. addition, and detached 2 car garage. The project is in the RS-A zone and located outside of the Coastal Appeals Jurisdiction.

***Project submitted 7/8, under review.

Number of Major Revision: 2

MAJ21-002	Major Revision	LJ Steiner LLC	301 - 390 SEA SHELL COVE, Morro Bay, CA, 93442
HOLD	kfowler		
Waiting on project application materials to be formally submitted.			

MAJ23-001	Major Revision		1290 Embarcadero
OPEN	asingewald		
066-461-016			
Morro Bay Power Plant Master Plan.			

***2/20/2024 PC Study Session. The 2/20/24 PC meeting is not a public hearing, it is solely a study session to solicit additional input to assist with development of the draft 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. Planning Commission study session and presentation from Consultant to be 2/20/2024.

Number of Minor Revision: 2

MIN21-012	Minor Revision	Lawrence Guesno	220 Atascadero
HOLD	stoner		
Minor Amendment - Change temporary outdoor dining area to permanent outdoor dining.			

MIN24-001	Minor Revision	Eric Pennachio	2810 JUNIPER AVE, Morro Bay, CA, 93442
OPEN	aortega		
068-391-009			
DIGEPLAN - New 1,393 sf One-Story Single-Family Residence and attached 663 sf 2-car Garage. (CDP23-012, originally a 2-story proposal.)			

***Incomplete letter sent 6/5. Resubmitted 7/2. Determined complete 7/17. Noticing Period from 7/18-7/29. Administrative Decision on or after 7/30.

Number of Miscellaneous Type: 1

MSC23-003	Miscellaneous Type	Terry Simons	1060 QUINTANA RD, Morro Bay, CA, 93442
PLANCHECK	PNewman		
066-091-024			
Appeal of street tree removal as part of 1060 Quintana frontage improvements.			

Total Number of Permits: 33

Exhibit B

City of Morro Bay
Community Development Building Department
Current & Advanced Project Tracking Sheet

Permit Type/Available Tasks

PERMIT NUMBER	PERMIT TYPE	APPLICANT NAME	ADDRESS
STATUS	PERMIT SUBTYPE		
PARCEL NUMBER		CONTRACTOR NAME	
PROJECT DESCRIPTION			

Number of Addendum: 8

B23-0187	Addendum	Chris Parker	833 EMBARCADERO RD
PLANCHECK			
066-322-009		Travis Leage Construction	
Addendum #4 to B20-0220 - Install mechanical, electrical and plumbing to the shell of a new commercial kitchen, bar, sushi bar and snack shop in the new Harbor Walk Plaza building. NOTE: Architectural plans for the Restaurant T.I. will be a future separate submittal.			

***Bldg - Disapproved 9/13/23; Fire Conditionally Approved 8/8/23. Resubmmital needed.

B23-0221	Addendum	Brian & Nicole Dorfman	570-A Olive Street
PLANCHECK			
066-223-002		Estero Builders, Inc	
Addendum #1 to Permit B22-0122 - Addition of a 49 sf unconditioned utility room, at rear of ADU.			

***Planning disapproved 9/25/23., Approved 11/28/23; Bldg. - Approved 9/18/23 Ready to Issue

B23-0267	Addendum	Tom & Denise Phelps	490 Piney Way, Morro Bay, CA 93442
PLANCHECK			
066-191-018		Jerry Lithwin Construction Inc.	
Addendum #1 to B22-0017 - Drainage details that were not included on the landscape or erosion control sheets in the approved plans.			

***Ready to Issue.

B23-0324	Addendum	Jon & Sara Peterson	390 MORRO BAY BLVD, Morro Bay, CA, 93442
PLANCHECK			
066-116-023		Tricamo Construction, Inc.	
Addendum #2 to Permit B22-0171 - As Built drainage changes per plans.			

***Bldg - Approved 12/15/23, PW Approved 12/2023. Ready to Issue.

B24-0052	Addendum	Orrom Properties LLC	507 MORRO BAY BLVD, Morro Bay, CA, 93442
PLANCHECK			
066-066-007		Wildside Construction	
Addendum #1 to permit B23-0080 - Move entry door, recess into (E) structure to provide accessible entry. Bldg - Approved 2/21/24, Planning Approved 2/16/24, PW Approved 2/20/24, Fire Approved 3/1/24. Ready to Issue.			

***Bldg - Approved 2/21/24, Planning Approved 2/16/24, PW Approved 2/20/24, Fire Approved 3/1/24. Ready to Issue.

B24-0104	Addendum	Paul S. Drinkwater et al	301 MAIN ST, Morro Bay, CA, 93442
PLANCHECK			
066-211-043		Rogall Painting, Inc	
DIGEPLAN - Addendum #1 to B23-0308 - Changed location of stairs on north end of deck, also changed dimension of north west side of deck, new deck square footage is 493 sf.			

***Bldg Approved 4/10/24, Planning Disapproved 4/10/24. Resubmittal needed.

B24-0131	Addendum	Charles Currey	154 ORCAS ST, Morro Bay, CA, 93442
PLANCHECK			
		DTM Development	
Addendum #1 to Permit B22-0062 - Change includes changing subfloor to concrete slab in ADU portion, additional shear walls.			

***Bldg - Approved 5/1/24 Ready to issue

B24-0182	Addendum	Mike Dores	150 GILBERT ST, Morro Bay, CA, 93442
PLANCHECK			
065-133-024			
DIGEPLAN - Addendum to Permit E23-0047 Main breaker revised to 200AMP/200AMP. Sheets PV-5 has been revised.			

***Application intake incomplete, awaiting corrections.

Number of Single Family: 36

B19-0075	Single Family	Richard & Patty Birch	565 Mimosa
PLANCHECK	Alteration		
068-340-028			
Installation of 13' x 27' Absolute Steel detached R.V. carport structure.			

***4/25/19 Open Code Enforcement Case.

B21-0133	Single Family	George Daniels	964 Las Tunas
PLANCHECK	Addition		
066-082-033			
300 sf addition creating a bedroom, bathroom & hallway to the back of existing home, also remodel laundry room.			

***Planning approved 5-12-22, Bldg. - Approved 5/16/21 On Hold until further notice.

B22-0264	Single Family	Perry Enterprises 8344 LLC, Mark & Michael Perry	3202 BEACHCOMBER DR, Morro Bay, CA, 93442
PLANCHECK	Demolition/Reconstruction		
065-106-032		David Zuvic Construction	
Demo an existing 1,616 sf SFR and 747 sf lower level garage and construct new 2,567 sf single family residence, with a 2,412 sf garage on lower level and a 963 sf roof deck.			

***Planning - Disapproved 2/19/23 (nh), disapproved 6/15/23 - minor correction on title page. Approved 11/15/23 (nh), Bldg - Approved 6/20/23, PW Disapproved 3/4/24, waiting on final map.

B22-0265	Single Family	Perry Enterprises 8344, LLC, Mark & Michael Perry	3230 BEACHCOMBER DR, Morro Bay, CA, 93442
PLANCHECK	New		
065-106-032		David Zuvic Construction	
New single family residence 1,816 sf living, with a 471 sf attached garage.			

***Planning disapproved 2/19/23 (nh), Disapproved 6/15/23 (nh) - minor correction on title page, Approved 11/15/23 (nh), Bldg - Approved 6/20/23, PW - Disapproved 2/9/24, waiting on final map.

B22-0269	Single Family	Craig & Connie Vejvoda	305 ARBUTUS AVE, Morro Bay, CA, 93442
PLANCHECK	Addition		
066-241-001			
DIGEPLAN - 390 sf addition to an existing 2,067 sf SFR, 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 375 sf rear deck.			

***Planning Approved 7/20/23, Bldg Approved 6/12/23, PW Approved 7/20/23, On Hold for now 8/28/23.

B22-0273	Single Family	Morro Bay Ventures, LLC	201 Verdon Ct
PLANCHECK	New		
065-386-015			
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 conditionally approved 7/26/23 (nh), Planning – Disapproved 7/8/24, Bldg. - Approved 7/20/23, PW - Disapproved 5/1/24. Resubmittal needed.

B22-0274	Single Family	Morro Bay Ventures, LLC	205 Verdon Ct, Morro Bay, CA 93442
PLANCHECK	New		
065-386-015			
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 conditionally approved 7/26/23 (nh), Planning – Disapproved 7/8/24, Bldg. - Approved 7/20/23, PW - Disapproved 5/1/24. Resubmittal needed.

B22-0275	Single Family	Morro Bay Ventures, LLC	210 Verdon Ct, Morro Bay, CA 93442
PLANCHECK	New		
065-386-015			
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 conditionally approved 7/26/23 (nh), Planning – Disapproved 7/8/24, Bldg. – Conditionally Approved 7/20/23, Approved 4/17/24, PW - Disapproved 5/1/24. Resubmittal needed.

B22-0276	Single Family	Morro Bay Ventures, LLC	206 Verdon Ct, Morro Bay, CA 93442
PLANCHECK	New		
065-386-015			
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 conditionally approved 7/26/23 (nh), Planning – Disapproved 7/2/24, Bldg. – Approved 7/20/23, PW - Disapproved 5/1/24. Resubmittal needed.

B22-0277	Single Family	Morro Bay Ventures, LLC	202 Verdon Ct, Morro Bay, CA 93442
PLANCHECK	New		
065-386-015			
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 conditionally approved 7/26/23 (nh), Planning – Disapproved 7/8/24, Bldg. - Approved 7/20/23, PW - Disapproved 5/1/24. Resubmittal needed.

B23-0004	Single Family	Sean Hanlon	425 SHASTA AVE, Morro Bay, CA, 93442
PLANCHECK	Addition		
066-184-012			
DIGEPLAN - Create a 220 sf addition by enclosing an existing upper level entry/breezeway, remove existing garage roof and utilize vaulted space from garage and new 220 sf addition to create a 440 sf primary suite (bedroom & bath) and 65 sf non-habitable storage area. Relocated entry and installed new garage roof.			

***Planning disapproved 2/16/23, approved 3/5/24, PW - Disapproved 2/1/23, 8/17/23, Approved 3/11/24, Bldg. - Approved 8/15/23, Fire - Cond Approved 2/2/23 Ready to Issue

B23-0078	Single Family	Richard Torres	381 NEVIS ST, Morro Bay, CA, 93442
PLANCHECK	Alteration		
065-054-011			
DIGEPLAN - Remodel existing SFR, expand existing kitchen (and add 18 sf), relocate existing bathroom, new doors and windows, new electrical panel, tankless water heater, replace flat roof with trusses.			

***Bldg Approved 12/19/23, Planning Disapproved 12/21/23, PW Disapproved 12/27/23. Resubmittal needed.

B23-0133	Single Family	Allen Wolfenden	1005 CARMEL ST, Morro Bay, CA, 93442
OPEN	Addition		
066-207-002			
DIGEPLAN - Remodel an existing single family residence and add an 865 sf addition with new interior stairs and an attached 455 sf garage/workshop. New MEP systems, and 629 sf decking is proposed.			

***Bldg Disapproved 5/14/24, PW – Disapproved 5/10/24, Planning Disapproved 4/9/24, Resubmittal needed.

B23-0189	Single Family	Ingrid Siegel	535 Bernardo Ave
PLANCHECK	Alteration		
066-154-006			
Install a 10'x20' with 12" overhang detached carport in front of existing residence.			

***Bldg Disapproved 8/15/23, Planning Disapproved 8/16/23, Resubmittal needed.

B23-0275	Single Family	Mike Malis	255 KERN AVE, Morro Bay, CA, 93442
PLANCHECK	Addition		
066-263-017			
DIGEPLAN - 615 sf addition to an existing single level SFR, the addition will create a new bedroom and bath at the rear of the home, also a 172sf deck accessed by the existing living room and new bedroom. Bldg Disapproved 12/23, 6/5/24, Planning Disapproved 11/23, 6/4/24, PW Disapproved 12/23, 6/13/24, Fire Conditionally Approved 1/5/24, Resubmittal needed.			

***Bldg Disapproved 12/23, 6/5/24, Planning Disapproved 11/23, 6/4/24, PW Disapproved 12/23, 6/13/24, Fire Conditionally Approved 1/5/24, Resubmittal needed.

B23-0309	Single Family	Cavan Hadley & Sarah Hart	381 TAHITI ST, Morro Bay, CA, 93442
PLANCHECK	Addition		
065-041-026		Mettle Construction Group	
DIGEPLAN - 242 sf addition and renovation to an existing 977 sf single family residence. Repairs and mediation due to mold damage, foundation deficiencies, and sub-standard/non-compliant construction.			

***Bldg Approved 3/21/24, Planning Approved 3/18/24, PW Approved 4/17/24, Ready to Issue.

B23-0318	Single Family	Maria Pantoja	440 MINDORO ST, Morro Bay, CA, 93442
PLANCHECK	Alteration		
065-063-035		Krohn Construction	
Adding 141 sf 2nd story deck, w/ access door from upper bedroom. (Removing existing window to install access door.)			

***Bldg & Planning Disapproved 12/14/23, PW Approved 12/11/23, Resubmittal needed.

B23-0329	Single Family	Gamaliel Aguilar	351 PANAY ST, Morro Bay, CA, 93442
PLANCHECK	Demolition/Reconstruction		
DIGEPLAN - Demolish an existing 760 sf SFR and construct new 1,610 sf SFR with a 226 sf attached garage, 62 sf porch, and 282 sf rooftop deck. See permit B24-0010 for 316 sf attached lower floor ADU.			

***Bldg Approved 6/12/24, Planning Approved 6/5/24, PW Disapproved 6/14/24. Resubmittal needed.

B23-0337	Single Family	Kamil & Neda Erfanian	310 Sicily St, Morro Bay, CA 93442
PLANCHECK	New		
065-044-035			
CONCURRENT WITH PLANNING APPLICATION - New Single Family Residence, 1,991 sf living, 287 sf garage with 2nd story 180 sf deck and.			

***Under review - Concurrent with planning application that's to be noticed 6/26/24

B24-0012	Single Family	Steve Brum	431 Avalon St
PLANCHECK	Addition		
		Crizer Construction Inc	
662 sf addition and remodel to an existing 673 sf SFR. 306 sf addition at west side and 336 sf addition at rear, (total 1,335 sf SFR), 75 sf covered porch and 182 sf covered patio. New garage door and windows on detached garage.			

***Planning disapproved 2/6/24. Disapproved 6/20/24, Bldg. - Disapproved 2/14/24, Approved 6/19/24, PW - Disapproved 2/23/24, Disapproved 6/14/24. Resubmittal needed.

B24-0024	Single Family	Wesley & Colleen Newman	961 BALBOA ST, Morro Bay, CA, 93442
PLANCHECK	New		
066-082-042		Pacific Development	
New 2058 sq. ft. residence with attached 409 sq. ft. garage, also detached 450 sq. ft. ADU under separate permit (B24-0029).			

***Bldg - Disapproved 6/24/24, Planning - Approved 6/25/24, PW - Disapproved 6/26/24. Resubmittal needed.

B24-0030	Single Family	Amit Patel	646 Sequoia Ct, Morro Bay, CA 93442
PLANCHECK	New		
065-150-009		Naran Construction, Inc	
New two-story single family residence, 4,941 sf living, with 1,493 sf basement level garage, 1,156 sf of decking on various levels. Also see B24-0031 for 336 sf interior JADU (Jr. Accessory Dwelling Unit).			

***Bldg Disapproved 2/13/24, PW Disapproved 3/11/24, Planning Approved 2/22/24. Bldg & PW Under Review.

B24-0033	Single Family	Larry & Laurie Paris	3250 Beachcomber Dr, Morro Bay, CA 93342
PLANCHECK	Addition		
065-105-030			
204 sq ft addition, consisting of new master bedroom with bathroom, and a kitchen remodel.			

***Bldg Approved 5/14/24, Planning Approved 5/21/24, PW Disapproved 5/30/24. Resubmittal needed.

B24-0046	Single Family	Salbi Family Trust	450 Marina Morro Bay, CA, 93442
PLANCHECK	New		
066-141-005			
DIGEPLAN - New Single Family Residence, 1525 sf living, 682 sf attached 3 car garage, 167 sf 2nd level deck. See Permit B24-0065 for attached ADU.			

***Bldg Disapproved 3/25/24, Planning Disapproved 3/13/23, PW Disapproved 4/17/24, Resubmittal under review.

B24-0075	Single Family	Yves and Dominque DeClerck	462 MAIN ST, Morro Bay, CA, 93442
HOLD	Alteration		
066-176-002			
DIGEPLAN - Kitchen remodel, add bathroom and laundry in existing bdrm space, replace water heater and HVAC, add parking space, and repair sewer latteral.			

***4/8/24 HOLD UNTIL FURTHER NOTICE.

B24-0082	Single Family	LEE KRAFT	2660 JUNIPER AVE, Morro Bay, CA, 93442
PLANCHECK	Addition		
068-258-006		Crizer Construction Inc	
DIGEPLAN - Convert an existing 88 sf laundry room to new bathroom and add 64 sf to an existing 242 sf garage.			

***Planning- Disapproved 7/2/24, Bldg - Approved 6/12/24, PW - Disapproved 5/31/24. Resubmittal needed.

B24-0109	Single Family	Kathleen M. Baker Trust	1288 Berwick Dr, Morro Bay, CA 93442
PLANCHECK	Alteration		
		Steve Bullard Construction	
Main bathroom remodel - remove existing shower floor and wall tile, enlarge shower 11", add a freestanding tub right of the current shower. Remove a wall and door that separates the main bath from closet, move toilet 4', build a 36"x77" wall, relocate sink vanity to the wall L of opening.			

***Bldg approved 4/25, PW disapproved 5/2, 6/27, Planning Disapproved 4/30, 6/20. Resubmittal needed.

B24-0121	Single Family	Ronald and Tawny James	360 TULARE AVE, Morro Bay, CA, 93442
PLANCHECK	Alteration		
DIGEPLAN - 111 sf addition from converting existing garage space to conditioned space (reduced garage size 601 sf). Remove & replace windows throughout, remodel kitchen, hall bath, and primary bath. New 205 sf deck and stairs at rear (new home size 2666 sf).			

***Bldg disapproved 5/22, resubmittal under review, PW disapproved 5/31, resubmittal under review, Planning disapproved 5/21, approved resubmittal 7/1.

B24-0164	Single Family	Becky Clarke and Tom Moore	2772 INDIGO CIR, Morro Bay, CA, 93442
PLANCHECK	New		
065-387-016			
DIGEPLAN - New single story SFR, 2,491 sf living, 559 sf attached garage, 192 sf attached (unconditioned) studio, and 393 sf covered patios.			

***Bldg & PW Under review, Planning approved 6/28/24.

B24-0174	Single Family	Sean Andersen	451 LA JOLLA ST, Morro Bay, CA, 93442
PLANCHECK	Alteration		
068-262-022			
DIGEPLAN - Replace existing 2nd story deck with new 170 sf 2nd story waterproof deck with cable railing. New wood posts, new exterior door on 1st floor, replace French door with window on 2nd floor, remove 5' window and replace with sliding door to new deck.			

***Planning - Disapproved 7/8, Bldg - Approved 6/12/24, PW - Approved 6/13/24. Resubmittal needed.

B24-0181	Single Family	Greg Markarian	750 MONTEREY AVE, Morro Bay, CA, 93442
PLANCHECK	Addition		
066-121-004			
DIGEPLAN - Construct new 720 sf detached garage (unconditioned) with electrical and plumbing (hose bibs), incudes DG driveway. Planning, Bldg, & PW - Under Review			

***Planning disapproved 7/9, Bldg & PW - Under review.

B24-0191	Single Family	Frank Scognamillo	1126 Scott St, Morro Bay, CA 93442
PLANCHECK	Alteration		
066-036-031			
251 sf upper level deck extension to an existing 246 sf cantilevered deck, remove wood guardrail, relocate trash enclosure, remove, reconfigure & replace stairs, add 35' of temp glass wind screen, and lighting installation.			

***Bldg - Disapproved 6/19, Planning - Disapproved 6/18, PW - Approved 7/1. Resubmittal needed.

B24-0194	Single Family	Maria Antionio	480 NASSAU ST, Morro Bay, CA, 93442
PLANCHECK	Alteration		
065-061-024		Estero Glass	
OTC - Install 8 retrofit windows			

***Bldg Review ONLY

B24-0204	Single Family	John & Karen Bradley Revocable Trust	2285 Emerald Circle, Morro Bay, CA 93442
PLANCHECK	New		
065-388-026			
DIGEPLAN - New SFR, 2368 sf living, 560 sf attached garage, 209 sf attached covered porch.			

***Bldg, Planning, PW - Under review

B24-0212	Single Family	Scott & Pamela Jones	1362 BERWICK DR, Morro Bay, CA, 93442
PLANCHECK	Alteration		
068-153-020		Residential Custom Builders	
DIGEPLAN - Demo existing garage gable roof and roof framing, construct rooftop deck over garage, re-shingle existing roof, replace an existing wood deck, railing, and steps, cantilevered fire place, remodel kitchen, new windows, MEP's.			

B24-0219	Single Family	A. R. Salbi	495 Napa
PLANCHECK	Alteration		
066-181-003			

Number of Accessory Dwelling Unit: 8

B22-0279	Accessory Dwelling Unit	Morro Bay Ventures, LLC	205-A Verdon Ct
PLANCHECK	New		
065-386-015			
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 (nh), Disapproved 7/8/24, Bldg.- Conditionally Approved 7/20/23, Approved 4/17/24, PW - Disapproved 5/1/24. Resubmittal needed.

B22-0280	Accessory Dwelling Unit	Morro Bay Ventures, LLC	210-A Verdon Ct, Morro Bay, CA 93442
PLANCHECK	New		
065-386-015			
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 (nh) Disapproved 7/8/24, Bldg.- Conditionally Approved 7/20/23, Approved 4/17/24
PW - Disapproved 5/1/24. Resubmittal needed.

B24-0010	Accessory Dwelling Unit	Gamaliel Aguilar	351-A PANAY ST, Morro Bay, CA, 93442
PLANCHECK	New		
DIGEPLAN - 316 sf attached first floor Accessory Dwelling Unit (ADU). See permit B23-0329 for new two-story SFR.			

***Planning disapproved 2/6/24, Approved 6/27, Bldg - Disapproved 3/6/24, Approved 6/27, PW - Disapproved 3/4/24, 6/27, Resubmittal under review.

B24-0029	Accessory Dwelling Unit	Wesley Newman	961-A BALBOA ST, Morro Bay, CA, 93442
PLANCHECK	New		
066-082-042		Pacific Development	
DETACHED ADU - New 450 sf accessory dwelling unit (ADU) located in the rear yard. (see permit B24-0024 for new SFR permit).			

***Bldg Disapproved 6/24, Planning Approved 6/25, PW Disapproved 6/26. Resubmittal needed.

B24-0065	Accessory Dwelling Unit	Salbi Family Trust	450-A Marina, Morro Bay, CA, 93442
PLANCHECK	New		
066-141-005			
DIGEPLAN - NEW 648 sf attached Accessory Dwelling Unit (ADU) constructed with new SFR. See Permit B24-0046 for new SFR.			

***Planning, Bldg, PW Under Review.

B24-0202	Accessory Dwelling Unit	John Draxler	1279 BERWICK DR, Morro Bay, CA, 93442
PLANCHECK	Addition		
068-157-002			
CDP Needed			

***NEEDS A CDP - INCOMPLETE.

B24-0207	Accessory Dwelling Unit	Naschke Joint Living Trust	443-A WHIDBEY WAY, Morro Bay, CA, 93442
PLANCHECK	New		
065-033-013			
DIGEPLAN - DETACHED ADU, remove existing sheds and construct new 683 sf single story detached accessory dwelling unit (ADU), at the rear of the primary dwelling.			

B24-0220	Accessory Dwelling Unit	Eric Warren	540-A Monterey St
PLANCHECK	New		
066-142-001			
After the fact building permit to convert an existing 2nd story addition of a single family home to an attached accessory dwelling unit (ADU).			

Number of Junior Accessory Dwelling Unit: 1

B24-0031	Junior Accessory Dwelling Unit	Amit Patel	646-A Sequoia Ct
PLANCHECK	New		
065-150-009		Naran Construction, Inc	
New 336 sq. ft. JADU, with New two story SFD (B24-0030) and basement-garage.			

***Bldg Disapproved 2/13/24, PW Disapproved 3/11/24, Planning Approved 2/22/24. Resubmittal needed.

Number of Commercial: 11

B23-0295	Commercial	Anthony Barket	1314 MAIN ST, Morro Bay, CA, 93442
PLANCHECK	Alteration		
068-168-021			
Remove sliding window and replace with solid glass window at front of commercial building, approximately 44" x 43". Bldg Only - Ready to Issue.			

***Bldg Only - Ready to Issue.

B23-0296	Commercial	City of Morro Bay	833 EMBARCADERO, Units E & F, Morro Bay, CA, 93442
PLANCHECK	Alteration		
066-322-009			
DIGEPLAN - Commercial T.I. for new restaurant space (Umi Seafood Grill & Bar) includes installation of kitchen equipment and finishes. Drywall, mechanical, electrical and plumbing (MEP's) will be issued separately under the existing active permit for the two story Harbor Walk Plaza Building.			

***Bldg Disapproved 1/3/24, PW Approved 12/11/23, Planning disapproved 11/22/23. Resubmittal needed.

B23-0298	Commercial	Tesla, Inc (Josh Emley)	390 MORRO BAY BLVD, Morro Bay, CA, 93442
PLANCHECK	Alteration		
DIGEPLAN - Install 81.48 kw Photovoltaic Parking Canapy with 168 modules in existing rear parking lot (Scout Coffee). Also an Electric Vehicle (EV) charging station, switchboard, and cabinets.			

***Bldg Disapproved 5/20/24, PW Approved 5/28/24, Planning disapproved 5/29/24, Fire disapproved 4/23/24. Resubmittal needed.

B24-0018	Commercial	Rock Harbor Fellowship // Diamond Communications	1478 QUINTANA RD, Morro Bay, CA, 93442
PLANCHECK	Alteration		
068-411-012			
T-Mobile - Temp Site - SV99040			

***Intake Incomplete - Waiting for corrections.

B24-0099	Commercial	Scenic Coast Board of Realtors, a CA Corp.	830 MORRO BAY BLVD, Morro Bay, CA, 93442
PLANCHECK	Alteration		
066-075-004			
DIGEPLAN - Commercial remodel of existing Assoc of Realtor offices, relocate restroom with ADA upgrades, interior & exterior accessibility upgrades (parking & path of travel), replace doors, windows, HVAC, electrical, and reroof with tile roofing.			

***Bldg Disapproved 4/12, PW Approved 4/26, Planning Disapproved 5/7, Fire Cond Approval 4/23. Resubmittal needed.

B24-0102	Commercial	Morro Strand One, LLC Larry Guesno	210 & 220 Atascadero
PLANCHECK	Alteration		
DIGEPLAN - Repair substandard drainage improvements and provide proper parking lot drainage for Morro Strand RV Park(both locations, see separate permit for location across Atascadero Road) and Flippos.			

***Bldg, Planning and Fire Approved, PW Resubmittal under review.

B24-0112	Commercial	Morro Strand One, LLC Larry Guesno	221 Highway 41
PLANCHECK	Alteration		
DIGEPLAN - Repair sub-standard drainage improvements and provide proper parking lot drainage (continuation of B24-0102, as Morro Strand RV Park encompases three properties, two are located across Atascadero Rd).			

***Bldg, Planning and Fire approved. PW resubmittal under review.

B24-0130	Commercial	Scott Meisterlin	844 Main
PLANCHECK	Addition		
Adding ADA bathroom to commercial space.			

***Fire Approved, Bldg, Planning & PW disapproved. Resubmittal needed.

B24-0153	Commercial	Sand Dollar Inn LLC, Ben Tilbury	310 SAN JACINTO ST, Morro Bay, CA, 93442
PLANCHECK	Alteration		
068-212-015			
DIGEPLAN - Application to remodel four residential units. Removal of all materials down to studs, and construct new kitchens, baths, replace drywall, insulation, water heater, furnace, electrical,plumbing, exterior siding, roof.			

***Bldg Approved, Fire Cond Approval, Planning Under Review, PW disapproved.

B24-0177	Commercial	Capci Family Partnership LP and Seven Branches LLC	1141 MAIN ST, Morro Bay, CA, 93442
PLANCHECK	Alteration		
066-024-024			
DIGEPLAN - Commercial T.I. to convert an existing 4,183 sf vacant commercial Quonset hut building into a new 10 room hotel inn with exterior patio spaces and reconfigured parking. - Under Review			

***Under review

B24-0188	Commercial	Elegant Image Limos, Inc. Derek Stafford	990 QUINTANA RD, Morro Bay, CA, 93442
PLANCHECK	Addition		
066-081-010			
DIGEPLAN - After the fact building permit for a 218 sf single story unconditioned storage structure with LED surface mount can lights, receptacles and sliding doors attached to the rear of an existing 1680 sf commercial warehouse building.			

***Under Review

Number of Grading: 1

G22-0002	Grading	Morro Bay Ventures, LLC	2783 CORAL AVE, Morro Bay, CA, 93442
PLANCHECK			
065-386-015			
DIGEPLAN - On-site Grading, drainage, and improvements (utilities, CMU's, irrigation, and landscaping) for a new five lot single-family residence subdivision.			

***Resubmittal needed.

Total Number of Permits: 65

AGENDA ITEM:	A-2
DATE:	August 6, 2024
ACTION:	DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 21, 2024
VETERANS MEMORIAL HALL – 6:00 PM

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

STAFF:	Kim Fowler	Interim Planning Manager
	Susana Toner	Assistant Planner
	Greg Kwolek	Public Works Director
	Cindy Cecil	City Engineer

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
https://youtu.be/Vr_mRCPigbg?t=69

PLANNING COMMISSIONER ANNOUNCEMENTS
https://youtu.be/Vr_mRCPigbg?t=106

None given.

PUBLIC COMMENT PERIOD
https://youtu.be/Vr_mRCPigbg?t=115

None given.

Chair Roschen closed Public Comment Period
https://youtu.be/Vr_mRCPigbg?t=143

Public Participation:
Remote public participation is allowed in the following ways:

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at planningcommission@morrobayca.gov prior to the meeting.*

DRAFT

- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City website.*

- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the "raise hand" feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*
  Please click the link below to join the webinar:
  - *https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09*
    Password: 135692

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

PRESENTATIONS

A. CONSENT CALENDAR

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

A-2 Approval of the minutes from the Planning Commission meeting of April 16, 2024.
Staff Recommendation: Approve minutes as submitted.

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

B. PUBLIC HEARING

B-1 **Case No**: Coastal Development Permit CDP24-014
Site Location: 499 Little Morro Creek Road, Morro Bay, CA
Proposal: Request for Coastal Development Permit for the demolition of an existing single-story 1,625-sqft single family residence irreparably damaged by flooding in January 2023 and replacement with a single-story 2,240-sqft modular home. The existing 799-sqft garage and 855-sf accessory structures shall remain. The property is zoned RS-A, fully within the Cultural Resources Overlay and partially within the originally mapped ESHA. The property is located within the coastal appeals jurisdiction.
CEQA: Exempt under Section 15301, Class 1l(1) for the demolition of a single family residence and Section 15303, Class 3a for the construction of a single family home.
Staff Recommendation: Conditionally Approve
Staff Contact: Susana Toner, Assistant Planner, stoner@morrobayca.gov

Susana Toner, Assistant Planner, presented the staff report.

Commissioners presented questions to staff.

Staff answered questions from the Commissioners.

Heather Baker, Owner, addressed questions regarding the damages to their property from the January and March 2023 storms.

Chairperson Roschen opened the Public Comment Period.
https://youtu.be/Vr_mRCPigbg?t=1223

Linda Winters, Morro Bay, commented on flood trauma that she has been through.

Onan Champi, Morro Bay, offered his condolences to the Bakers and hoped the project would be approved.

Terry Simons, Morro Bay, commented on the permit type and wanted clarification that the next step would be straight to getting a building permit.

Staff answered questions to the commissioners.

Chairperson Roschen closed the Public Comment period.
https://youtu.be/Vr_mRCPigbg?t=1475

Commissioners provided comments.

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

C. NEW BUSINESS

C-1 Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2024/25
Staff Recommends the Planning Commission recommend to City Council: Allocate 50 WEUs for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY 2024/25.

Cindy Cecil, City Engineer introduced herself.

Greg Kwolek, Public Works Director, presented the request for Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2024/25.

Commissioners presented questions to staff.

Staff answered comments and questions to the commissioners.

Chairperson Roschen opened the Public Comment period.
https://youtu.be/Vr_mRCPigbg?t=3550

Terry Simons, Morro Bay, commented on the water issue in California, especially our county.

Betty Winholtz, Morro Bay, asked questions about the water allotment and how it works with businesses like new hotels. Then commented on the WEU percentages, and how it affects ADU's.

Michelle (last name indiscernible), Morro Bay, asked about ADUs being sold separately from the main property and needing a separate water meter and how that would work with water allotment.

Staff answered questions and comments to the commissioners.

Chairperson Roschen closed the Public Comment period.
https://youtu.be/Vr_mRCPigbg?t=4053

Commissioners discussed concerns and provided comments.

Staff answered comments and questions to the commissioners.

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

D. UNFINISHED BUSINESS
None.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
Commissioner Meyer would like to have more discussion about how Morro Bay was an art colony and recognize the art history here.

Commissioner Rodriguez reiterated that he would like the Public Community Benefits Item on the agenda again once the new director starts.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
None.

G. ADJOURNMENT
The meeting was adjourned at 7:30 pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 4, 2024, at 6:00 p.m.

AGENDA ITEM:	A-3
DATE:	August 6, 2024
ACTION:	DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 4, 2024
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT:	Mike Rodriguez	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Asia King	Commissioner
ABSENT:	Bill Roschen	Chairperson
	Eric Meyer	Commissioner
STAFF:	Michael Codron	Interim Community Development Director
	Kim Fowler	Interim Planning Manager

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
https://youtu.be/nLZeUmOVByY?t=41

PLANNING COMMISSIONER ANNOUNCEMENTS
https://youtu.be/nLZeUmOVByY?t=73

Vice-Chairperson Rodriguez announced that Chairperson Roschen was absent due to being in Washington D.C. fundraising for a historical site there.

Vice-Chairperson also stated that he and council members Barton and Ford attended a tour of the BESS facility at Moss Landing on May 30, 2024. He then thanked Michael Codron, Interim Community Development Director for helping the City.

Commissioner Ingraffia mentioned the Friends of the Library will be losing their storage room at the library, it is used for their donations to sell, and if anyone can help, to reach out to elected officials.

PUBLIC COMMENT PERIOD
https://youtu.be/nLZeUmOVByY?t=287

Rachel Wilson, Cayucos, presented a PowerPoint presentation on tourism and how it helps Morro Bay, versus having a BESS located on the waterfront possibly catching on fire like the Otay Mesa BESS in San Diego County.

Norm Williams, Morro Bay, commented on the fire at Otay Mesa BESS, and the risk of lithium batteries.

Jeanne Marie Colby, Morro Bay, commented on the Otay Mesa BESS fire, and the threat to life that was announced there.

Steve Ray, Morro Bay, commented on Assembly Bill AB205, California Energy Commission and how Morro Bay is exempt, and the California Coastal Commission has jurisdiction on decisions.

Sechelle Cann, commented on the storage room at the library, and which elected officials to contact.

Commissioner Ingraffia addressed the library concern again and recommended contacting county supervisors, assemblymen, etc.

Betty Winholtz, Morro Bay, commented on the bike path connecting Morro Bay and Cayucos. She didn't recall the project coming before the Planning Commission, since part of it will be within the city's jurisdiction.

Staff reminded the commissioners that the bike path project lead is Public Works, and not aware if it had been on a planning commission agenda. Staff will look into it.

Public Participation:
Remote public participation is allowed in the following ways:

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at planningcommission@morrobayca.gov prior to the meeting.*

- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City website.*

- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the "raise hand" feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*
  Please click the link below to join the webinar:
  - *https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09*
    Password: 135692

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

PRESENTATIONS

A. CONSENT CALENDAR

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

A-2 Approval of the minutes from the Planning Commission Meeting of May 7, 2024.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner King moved to approve minutes and receive and file current and advanced planning processing list. Commissioner Ingraffia seconded, and the motion passes 3-0, with King, Ingraffia, and Rodriguez voting yes.

B. PUBLIC HEARING
None.

C. NEW BUSINESS

C-1 **Case No.:** CUP23-04
Site Location: 431, 451 and 495 Embarcadero / City lease sites 49 L 49 W, 50 L 50 W, 51 L 51 W and 52 L 52 W
Proposal: Conceptual Review of a potential new development and redevelopment of City lease sites 49 L 49 W, 50 L 50 W, 51 L 51 W and 52 L 52 W at 431, 451 and 495 Embarcadero to include the renovation of the Associated Pacific Constructors, Inc. (APC) building to remove existing stairs, relocate the front entry, include a public restroom, two retail units on the east and west sides, delicatessen, food service, takeout window, and new observation/view deck. The existing vacation rental buildings will be demolished, and a new two-story building with eight (8) vacation rentals will be constructed. A new water area will include one (1) new floating dock, (3) new finger slips, and one (1) finger dock space with a low floating dock for a kayak rental business. A new Harborwalk connection is proposed to connect pedestrians along the Embarcadero to Tidelands Park.
Staff Recommendation: Review and provide comments.
Staff Contact: Kim Fowler, Planning Manager, (805) 772-6577

Kim Fowler, Interim Planning Manager, presented the staff report.

Commissioners presented questions to staff.

Vice-Chairperson Rodriguez opened the Public Comment Period.
https://youtu.be/nLZeUmOVByY?t=2057

Paul Gillen, Leaseholder of 495 Embarcadero, spoke about the time he took with the project, including the public benefits, economic feasibility, and architecture of the development being over the water.

Gene Doughty, Architect, spoke about the project.

Ted Schiafone, Harbor Director, addressed that the harbor's revenue comes from rents, and this project will generate more revenue for their department.

Sean Green, Morro Bay, commented on the applicant and how he's been on the waterfront many years, and stated some suggestions he would like to see implemented.

Terry Simons, Morro Bay, spoke in favor of the project, and hoped the waterfront master plan would be updated.

Betty Winholtz, Morro Bay, stated she objected to the categorical exempt status of the CEQA since the project is going over the water, the proposed building height and how it could affect the hotel across the street.

Vice-Chairperson Rodriguez closed the Public Comment Period.
https://youtu.be/nLZeUmOVByY?t=3594

Commissioners discussed concerns and provided comments.

Paul Gillen, Leaseholder, answered questions to the commissioners.

Staff answered questions to the commissioners and recommended the commissioners to direct staff to obtain a finalized copy of the public benefits report to bring back to the Planning Commission at a future date.

Gene Doughty, Architect, asked if another Conceptual Review or CUP (Conditional Use Permit) was needed.

Staff answered concerns and questions.

MOTION: Commissioner Ingraffia moved to approve staff recommendation to bring back the public benefits report and conceptual review if the applicant was willing, to a future meeting. Vice-Chairperson Rodriguez seconded the motion, and the motion passes 3-0, with Ingraffia, Rodriquez and King voting yes.

Mayor Wixom thanked Michael Codron for being our Interim Community Development Director.

D. UNFINISHED BUSINESS
None.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
https://youtu.be/nLZeUmOVByY?t=6216

Vice-Chairperson Rodriguez mentioned the Community Benefits coming the first meeting of July.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
https://youtu.be/nLZeUmOVByY?t=6232

Interim Director reminded everyone that the new Community Development Director will be starting June 24th.

G. ADJOURNMENT
The meeting was adjourned at 7:46 pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 18, 2024, at 6:00 p.m.

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

AGENDA NO: A-4

MEETING DATE: August 6, 2024

Staff Report

TO: **Members of the Planning Commission**

FROM: **Kim Fowler, Planning Manager, Planning Division**

SUBJECT: **Approval of Excused Absence Request for Chairman William (Bill) Roschen**

I. RECOMMENDATION:

Staff recommends the Planning Commission approve the request submitted by Chairman Bill Roschen to excuse his absence from the June 4 and July 2, 2024, Regular Planning Commission meetings.

II. ALTERNATIVES:

The Commission may choose not to excuse Mr. Roschen's absence from these meetings.

III. BACKGROUND/DISCUSSION:

City Council adopted Resolution No. 39-22 in April 2022 to amend the By-Laws for all standing advisory bodies to establish a policy regarding absences. That policy, which is included in the current Advisory Bodies Handbook and By-Laws, states:

> *"Because of quorum requirements, when an absence is anticipated, the individual advisory body member is responsible for notifying the Chair and the staff responsible a minimum of seven days in advance and the absence shall be counted in that member's attendance record. An advisory body member may include a written request that the absence be excused; said request must be submitted in advance and formally approved at a regular meeting of the advisory body. The unexcused absence from two consecutive regular meetings or twenty-five (25) percent of the regular meetings during any calendar year period shall constitute the resignation of such absent member. An advisory body member determined to have not met the attendance requirements herein may submit a written request to the City Council to have the previous absences excused."*

Staff received a request from Chairman Bill Roschen (see Exhibit A) for Commission consideration to excuse his absence from the June 4 and July 2, 2024, regular meetings. Mr. Roschen's attached email details his reason for the absence, which staff accepts as reasonable and warrants Commission consideration. Mr. Roschen has no excused or unexcused absences in the 2024 calendar year.

IV. CONCLUSION:

Staff recommends the Commission approve Mr. Roschen's request for an excused absence from the June 4 and July 2, 2024, Regular Planning Commission meetings.

V. EXHIBITS:

Exhibit A Letter of Request for Excused Absence

June 21, 2024

To the Morro Bay Planning Commission
Re: Request for two excused absences for the June 4 and July 2 meetings

Dear Commissioners:
Thank you for considering my request for two excused absences from our regularly scheduled meetings. Our city attorney has suggested that I write to you with this request per our city protocol for your review and approval.

The justification for my absences involves “the Octagon House” in Washington DC, a historic house museum, which is owned and operated by the Architects Foundation, a nonprofit philanthropic partner for the American Institute of Architects. I am the current President of the Architects Foundation and have been a key player in a current six-week fundraising effort to initiate an endowment campaign to raise 18 million dollars for the stewardship of the Octagon House. The outreach involves meetings and events many days over this period in DC, Philadelphia and New York City. My participation has been essential to the fundraising campaign and we are seeing real success for our efforts which have been in the planning stage for 2 1/2 years.

I am grateful for your review and appreciate your support for these important efforts. I look forward to being back in Morro Bay for our second meeting in July.

With thanks,

Bill Roschen, Chair MBPC

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

AGENDA NO: B-1

MEETING DATE: August 6, 2024

Staff Report

TO: **Chairperson Roschen and Members of the Planning Commission**

FROM: **Susana Toner, Assistant Planner, Planning Division**

SUBJECT: **1108 Front Street; Coastal Development Permit (CDP24-018) and Conditional Use Permit No. 23-04 – Associated Pacific Constructors, Inc.**

I. SUMMARY:

A 315 square foot (s.f.) expansion of one of the two (2) second floor residential units at 1108 Front Street (970 s.f. to 1285 s.f). with an 86 s.f. west-facing deck (See Figure 1). The increase represents a 32% increase in the size of the conditioned space in this unit. Total retail on the lower level is 2,500 s.f. and following completion of this addition, the two (2) residential units will include a total of 2,681 s.f. of interior living space. The residential units are not envisioned to be short-term (STR) rental units. The overall site includes 14,640 s.f. and is located in the Visitor Servicing Commercial (VSC) and Residential Medium (RM) zoning district; the portion of the property that the project is located on is in the VSC zone. The property is located within the Coastal Appeals Jurisdiction.

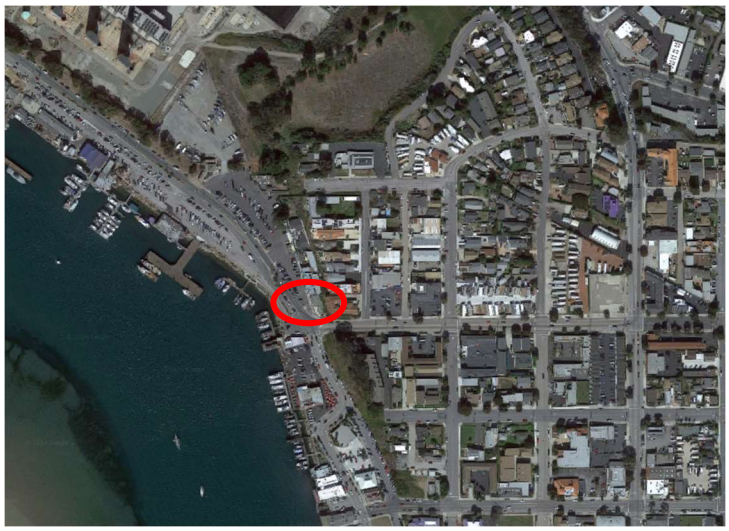

Figure 1 – Project Location

II. RECOMMENDED ACTION:

Staff recommends the Planning Commission approve Coastal Development Permit No. CDP24-018 and Conditional Use Permit No. CUP24-01 for the expansion of an existing second floor residential unit from 970 sf to 1,285 s.f. as shown on plans date stamped June 17, 2024, by adopting **Planning Commission Resolution 03-24** which includes the attached Findings and Conditions of Approval (Exhibit A).

III. DEVELOPMENT BACKGROUND:

SWCA was retained by the applicant to prepare an architectural evaluation of the property (Exhibit B). The evaluation indicated that the property is located within the Bakerfield Colony Tract, surveyed in 1920, but not developed until approximately 40 years later, likely sometime in the late 1950s or early 1960s, which is prior to the incorporation of the City of Morro Bay. Building permits were not required at this time.

The architectural evaluation concluded that the building lacks significance, and the historic-period built environment resources present on the property do not meet the eligibility criteria for listing on the California Register of Historic Places (CRHP).

As this property predates City incorporation, the building is deemed to be lawfully established and the two (2) residential uses on the second floor are considered legal nonconforming.

IV. PROJECT DESCRIPTION:

The existing building currently includes 2,504 s.f. of retail area on the first floor and 2,366 s.f. of residential uses (including two (2) residential units) on the second floor. The portion of the property in the RM zone has two (2) residential units totaling 3,995 s.f. in area. The project site is located in the Embarcadero neighborhood and has a land use on the west side of VSC and Medium Density Residential on the eastern portion. The site is located between Front Street and West Avenue, between Beach Avenue on the south and Surf Street on the North. The project scope is solely located within the VSC Zone. The VSC land use district is one of five commercial land use areas in Morro Bay and is intended to provide areas for visitor-oriented services and uses located at easily accessible locations and tourist destinations. This project is not located within the Mixed Use Residential Overlay area.

Below in Figure 2 (and Exhibit C) are photographs of existing conditions as well as renderings of the proposed project from two different viewpoints.

Figure 2: Photo Simulations

V. AUTHORIZATION/GUIDELINES:

Morro Bay Zoning Code Table 17.08.020 prohibits new residential uses in the VSC Zone without a Mixed-Use Residential Overlay.

As this use is considered existing, and deemed lawfully established, Section 17.26.030, allows a right to continue such use, provided there is no alteration, enlargement, addition, or other change to any building or structure.

Under Section 17.26.060, expansions of nonconforming uses may only be expanded with Planning Commission approval with corresponding findings. These findings are provided in the attached Resolution (Exhibit A).

Development proposals require both development and use permits. Sections 17.39.010.B.2 and 17.40.030.A authorize the Planning Commission to review and take action on the CDP and CUP permit applications. The final determination by the Planning Commission on this application may be appealed to the City Council pursuant to the time periods and requirements established in the Zoning Code for appeals.

VI. PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on July 24, 2024, a sign was posted at the site with the project number and photo simulation (see Figure 3), and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to share their concerns on this application.

Figure 3: Public Notice

VII. ENVIRONMENTAL REVIEW:

Environmental review was performed for this project. The project location is in the Cultural Resource overlay as identified in the City's 2022 Zoning Map, however, no groundwork is proposed, all work is proposed on the second story of the existing building. The existing structure is over 50 years old and an Architectural Evaluation was prepared by SWCA in April of 2022 (Exhibit B). The evaluation found that the building contained no significance under any of the 4 Criterion of eligibility. Therefore, staff has determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1 for small additions to existing buildings.

VIII. PROJECT BACKGROUND:

Applicant and Architect:	MSA Architects, Inc. Michael Smith P.O. Box 1500 San Luis Obispo, CA 93406 805-457-5440 mike@msaarchitects-inc.com
Owner:	Morro Bay LLC Richard Kelter 19332 Ocean Heights Lane Huntington Beach, CA 92648 714-654-4658 rvw@retlek.com
Street Address:	1108 Front Street
Accessors Parcel Number(s):	066-034-009
State-granted Tidelands Lease Site Number(s):	N/A

General Plan/Coastal Local Plan Designation:	VSC and RM
Other Applicable Regulatory Documents:	Downtown Waterfront Strategic Plan (DWSP) – Downtown and Waterfront Area
Zoning Classification:	VSC and RM
Surrounding Land Uses:	North: Commercial South: Beach Street East: Residential West: Embarcadero Road
Coastal Zone Original Jurisdiction:	Not within original jurisdiction
Cultural Resources Overlay:	Yes, however no ground disturbing activities are proposed with this project; all work will be limited to the second story of the existing structure.
Mixed Use Residential Overlay:	Not within mixed use residential overlay

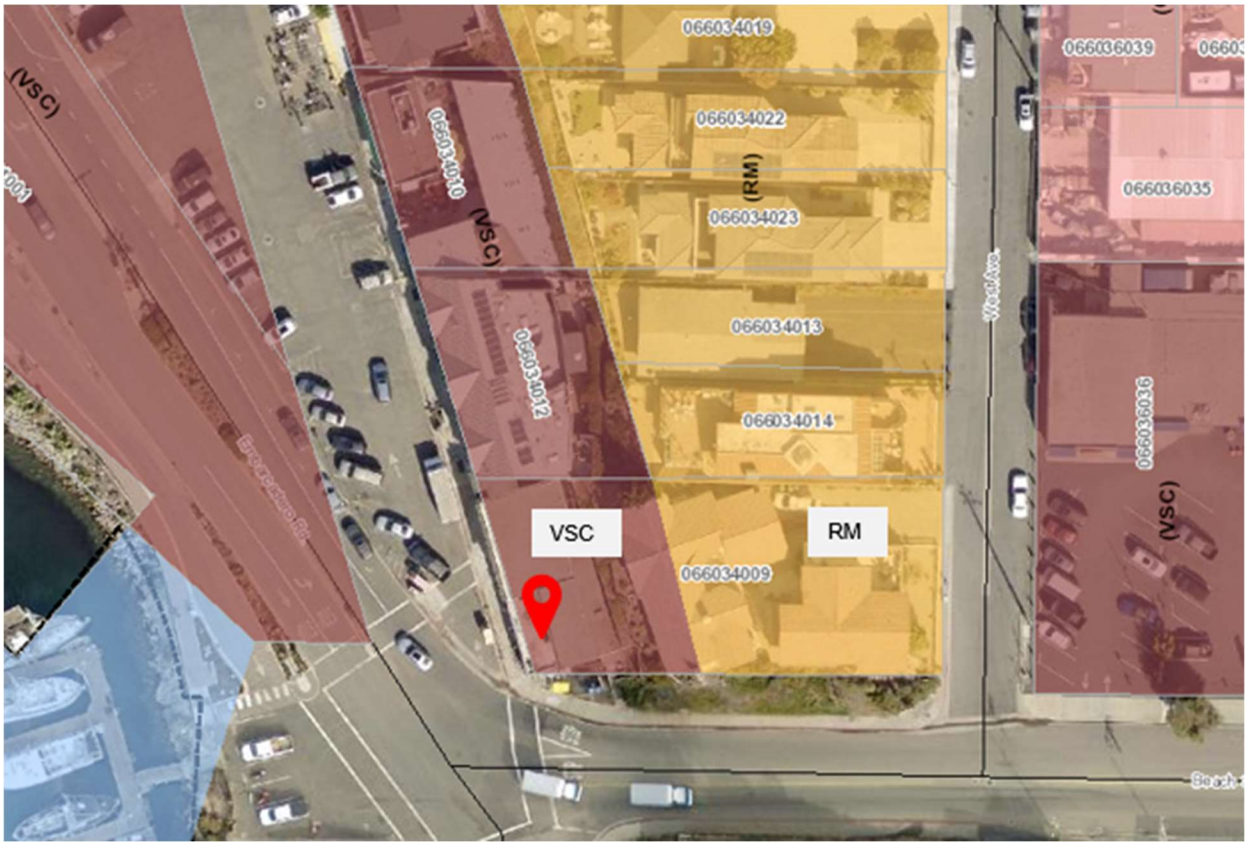

Figure 4: Land Use and Zoning

IX. ANALYSIS:

Zoning Code and DWSP Development Standards

VSC Development Standards (Section 17.08.030)		
	Standards	**Existing Building Footprint**
Maximum Floor Area Ratio (FAR)	1.25	0.35
Maximum Height	30 Feet	16’ 5” feet – Addition will match the existing building height
Minimum Setbacks - Front	0 feet	0 feet (no changes proposed)
Minimum Setbacks - Corner Side	0’, 10’ adjacent to a Residential District	0.75 feet from existing first floor 0.75 feet to proposed second story bay window
Minimum Setbacks - Interior Side	0 feet	0 feet (no changes proposed)
Minimum Setbacks - Rear	0 feet, except 10 feet when adjacent to a residential district	Approx. 112 ft to West Ave
Parking (17.27)	1 per 300 sf of commercial space (8 spaces) 2 per two-bedroom unit, 12 total spaces	No onsite commercial parking existing, none proposed.
RM Development Standards (Section 17.07.030)		
	Standards	**No changes proposed on this portion of the site.**
Lot Coverage	Max. 50%	
Maximum Height	25 Feet	
Minimum Setbacks - Front	20 feet	
Minimum Setbacks - Interior Side	5 foot max/3 foot min	
Minimum Setbacks - Exterior Side	10 foot max/5 foot minimum	
Minimum Setbacks - Rear	5 feet	
DWSP Development Standards		
	Standard	**Consistency Analysis**

Site Design	Consistent street frontage	Yes
	Continuity of interest	Yes
	Street-facing building frontage	Yes
Buildings	Use articulation that replicates the area's urban design	Yes
	Incorporate architectural elements and details	Yes
	Vary materials and colors	Yes
	Use of second-story step-back	Yes
	Building walls facing public streets and walkways should provide visual interest to pedestrians	Yes
	Designs should use architectural elements to enhance the character of building facades	Yes
	Upper stories should include expressive design features such as balconies and bay windows	Yes
	Balconies should include transparent or semi-transparent railings to enhance natural lighting and maximize "eyes on the street"	Yes
	Designs should maximize transparent windows on all sides of buildings	Yes

The project plans show the whole property proposed site plan on sheet A0.1 (Exhibit D). The sheet shows no changes being proposed to the two existing residential units on the eastern portion of the property, no changes being proposed to northern residential unit. Sheet A0.2 zooms in to the portion of the property with the proposed work, outlining the addition, along with the rebuild of the existing wood stairs and wood deck on the property.

Sheet A1.2 shows the upper-level demolition plan, outlining the walls that will be demolished to make room for the proposed addition. The addition is dimensioned and outlined in sheet A2.1.

In summary, the proposal is consistent with both the Zoning Code and DWSP. The project does not change the existing building footprint or height; the proposed changes are an extension of

the existing residential unit on the second floor and will be contained to the existing building footprint.

Visual Resource Protection:

Per Section 17.14.090, in order to enhance public views and the scenic qualities of the City's Coastal Zone, and to maintain consistency with the LCP's Land Use Plan (LUP), development shall conform to all applicable Land Use Plan Visual Resources and Viewsheds policies.

The proposed building addition will not contribute to bluff erosion and maintains the existing view corridor from the public right-of-way at the top of the bluff. Additionally, the proposed colors, textures, and architectural style are compatible with development on adjacent blocks and do not cause the project to stand out from surrounding built and natural features.

Architectural Elements:

The building currently orients to face public streets, and the building addition does not change that. Additionally, the addition will be architecturally compatible with the existing building. The proposed addition also provides more visible articulation from the pedestrian point of view. The addition will match the existing roof height, not detracting from the existing view of the hillside. As the building currently sits, the second unit sits approximately 15 feet back from the rest of the second stories along Front Street. The addition would bring a portion of the second story forward to create more continuity with the rest of the street while still providing relief and variation.

The proposed addition will include a bay window feature (see Figure 5) to provide architectural interest as seen on the south elevation below.

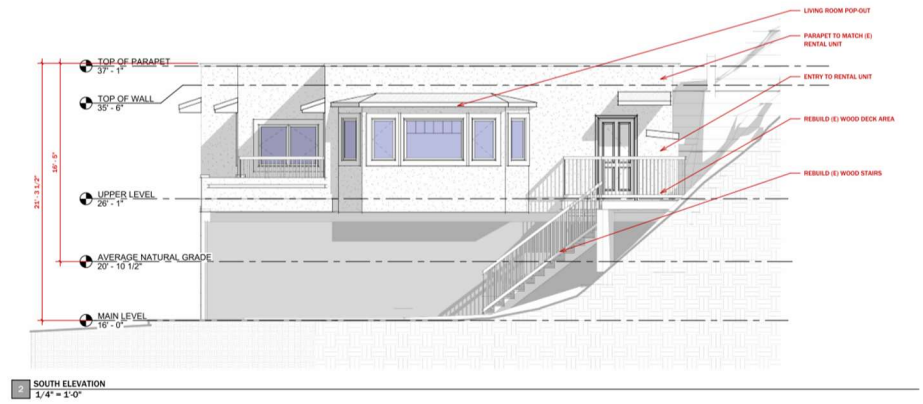

Figure 5 – Architectural Feature – Bay Window

The elevation below (see Figure 6) shows the street view elevation.

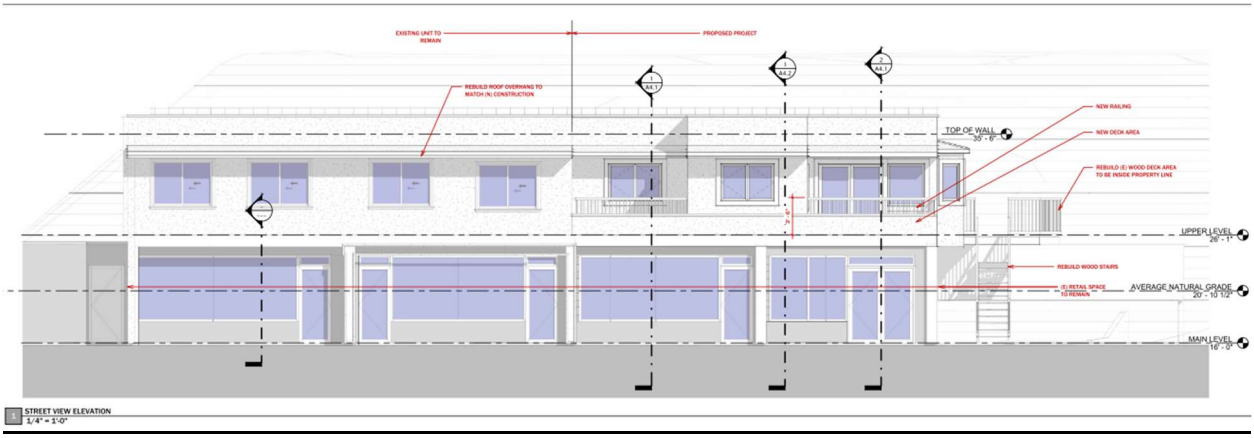

Figure 6 – Elevation - Street View

In summary, the above-mentioned elements are consistent with Section 17.08.040 of the Zoning Code.

<u>Fences and Freestanding Walls:</u>

Fences and freestanding are not required or proposed.

<u>Lighting and Illumination</u>:

All proposed lighting fixtures will be downcast, shielded, diffused, or indirect to be dark-sky compliant and avoid glare. This project is not located in the Coastal Resource Protection (CRP) Overlay District; an Exterior Lighting Plan pursuant to Section 17.14.090.B is not required.

<u>Landscaping:</u>

The project addition does not expand the existing floor area by 10 percent or more and is therefore exempt from landscaping requirements.

<u>Parking:</u>

The portion of the site located in the VSC zone is almost entirely covered by the existing structure. The required parking for the existing uses on the property is 12 spaces. The property is located adjacent to the Front Street parking lot, that provides approximately 100 public parking spaces. The addition to an residential use, while expanding the current use, will not create an additional parking demand as the number of residential uses will remain the same.

Signage:

The project does not propose new signage. Existing signage will remain unchanged. Any new or revised signage will require a separate zoning clearance or sign permit from the Community Development Director consistent with Section 17.29 of the Zoning Code.

Variance Request:

This project does not include a variance request.

Conclusion:

The project as designed, is consistent with the General Plan, LCP, and Zoning Code. The project is also consistent with the DWSP. The proposed addition would add to the articulation and visual interest of the building, as well as enhance the continuity of the buildings along Front Street.

X. PLANNING COMMISSION ACTION:

Approval as recommended: If the Planning Commission intends to approve this proposal, the Commission should approve a motion to approve CDP24-018 and CUP24-01, stating that the proposal satisfies the requisite findings, and adopt the attached Resolution that incorporates the requisite environmental and permit findings and the conditions of approval.

Approval with modifications: If the Planning Commission intends to approve this proposal with modifications as discussed on the record, the Commission should approve a motion to approve CDP24-018 and CUP24-01 as based on the record, direct staff to amend the staff report accordingly, stating that the amended staff report will satisfy the requisite findings, and adopt a Resolution that will incorporate the requisite environmental and permit findings and the conditions of approval, as modified by the Commission.

Denial: If the Planning Commission intends to deny this proposal, the Commission should approve a motion to deny CDP24-018 and CUP24-01, stating that the finding(s) of the proposal does not satisfy with reasons based on the record, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decisions and specific findings.

Continuation: If the Planning Commission intends to continue this proposal, the Commission should approve a motion to continue CDP24-018 and CUP24-01, and direct staff to work with the applicant to revise the proposal in the meantime.

If any Planning Commissioner or other interested party has questions or comments regarding this matter prior to the meeting, please contact Susana Toner, Assistant Planner, at 805-772-6270, or by email at stoner@morrobayca.gov.

Approved:

Airlin Singewald
Community Development Director

Exhibit A	Planning Commission Resolution 03-24
Exhibit B	Architectural Elevations
Exhibit C	Project Photosimulations
Exhibit D	Project Plans

RESOLUTION NO. PC 03-24

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR COASTAL DEVELOPMENT PERMIT #CDP24-018 AND CONDITIONAL USE PERMIT #CUP24-01 FOR a 315 SF ADDITION TO AN EXISTING RENTAL UNIT, AT 1108 FRONT ST

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing on August 6, 2024, 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 CDP24-018 and CUP24-01 for a 315 square foot (s.f.) addition to a legal nonconforming residential use to be located at 1108 Front Street; and

WHEREAS, notices of said public hearing were made 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 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)

1. That for purposes of the California Environmental Quality Act, Case No. CUP24-01 is categorically exempt under Section 15301 Class 1 for small additions to existing buildings. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

Nonconforming Use Findings

1. The nonconforming use was legally established.

   The building was constructed prior to City incorporation and is therefore deemed lawfully established. Zoning Code Section 17.26.030 allows a right to continue such use, and Section 17.26.060 allows the Planning Commission to approve expansions of use.

2. The proposed expansion of the nonconforming use would not be detrimental to public health, safety, or general welfare.

   The proposed expansion of one residential unit benefits the occupant and would not be detrimental to public health, safety, or general welfare.

3. With exception of the nonconforming use, the proposed expansion would not be inconsistent with the General Plan and Land Use Plan and would not preclude or interfere with implementation of any applicable City Specific Plan.

   The proposed expansion is consistent with development standards identified in the General Plan and Land Use Plan. The project area is also located within the boundaries of the Downtown Waterfront Strategic Plan (DWSP) and is consistent with the design guidelines listed therein.

Conditional Use Permit Findings

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Title (Title 17) and all other titles of the Municipal Code.

   The proposed development is consistent with the Zoning Code provisions for nonconforming uses.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

   The project is in compliance with the General Plan and certified Local Coastal Program as well as the Downtown Waterfront Strategic Plan (DWSP) and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

3. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.

   The proposed use is existing, benefits the occupant, and will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.

4. The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of Title 17.

   The proposed use complies with both the Zoning Code and DWSP design and development standards.

5. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity.

   The proposed expansion of an existing residential uses is adjacent to other existing residential uses and is therefore deemed compatible with the existing and reasonably foreseeable future land uses in the vicinity.

6. The site is physically suitable for the type, density, and intensity of the use being proposed.

   The site is physically suitable for the type, density, and intensity of the residential expansion being proposed.

Coastal Development Permit Findings

1. **LCP Consistency**. The project is consistent with the LCP.

Plan Morro Bay was adopted in 2021, encompassing both the City's General Plan and Coastal Land Use Plan (LCP). The project falls within the General Plan's land use designation of Visitor Serving Commercial, which is intended to provide areas for visitor-oriented services and uses located at easily accessible locations and tourist destinations. A range of visitor-serving uses are allowed, including hotels and motels, restaurants, retail, recreation, and other uses that accommodate visitor needs and activities.

2. **Public Views**. The project protects or enhances public views.

Plan Morro Bay includes various policies related to the protection and enhancement of coastal public views. This project does have proximity to the coast, the proposed addition steps back from the first story at the southwest corner of the building to ensure that the view of coastal resources is protected, however, the proposed addition will not be visible from any defined public viewshed.

3. **Habitat Protection**. The project protects vegetation, natural habitats and natural resources consistent with LCP.

The Conservation Element of Plan Morro Bay addresses the use and preservation of natural resources to improve the environmental quality of Morro Bay. The property is not located within mapped Environmentally Sensitive Habitat.

4. **Design Consistency.** The design, location, size, and operating characteristics of the proposed development is consistent with applicable LCP design requirements, including design plans and area plans incorporated into the LCP.

Plan Morro Bay designates the City of Morro Bay Zoning Code as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The design, size, location, and operating characteristics of this project are consistent with Sections 17.08 and 17.23 of the Morro Bay Zoning Code.

5. **Coastal Access.** The project protects or enhances public access to and along the coast.

Plan Morro Bay includes various policies related to the protection and enhancement of public access to and along the coast. This project does not create a higher parking demand or deter the public from accessing the coast and therefore does not negatively affect public access to and along the coast.

6. **Visitor Serving.** The project supports the LCP goal of providing for visitor-serving needs as appropriate, including providing low and no cost visitor and recreational facilities.

Plan Morro Bay includes various policies related to visitor-serving needs. The existing building provides both retail and overnight accommodation for visitors to Morro Bay in the Embarcadero area. This project does not meet any of the thresholds to require low-cost visitor-serving accommodation.

7. **Appropriate Use.** The project is consistent with the allowed LCP uses associated with the property.

   Plan Morro Bay was adopted in 2021, encompassing both the City's General Plan and Coastal Land Use Plan (LCP). The project falls within the General Plan's land use designation of Visitor Serving Commercial, which is intended to provide areas for visitor-oriented services and uses located at easily accessible locations and tourist destinations. A range of visitor-serving uses are allowed, including hotels and motels, restaurants, retail, recreation, and other uses that accommodate visitor needs and activities.

   Plan Morro Bay designates the City of Morro Bay Zoning Code as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The design, size, location, and operating characteristics of this project are consistent with Sections 17.08 and 17.23 of the Morro Bay Zoning Code.

8. **Coastal Resources.** The proposed development protects or enhances coastal resources, where applicable.

   Plan Morro Bay includes various policies related to the protection or enhancement of coastal resources. This project site is within the Cultural Resources Overlay but the addition is limited to the existing building footprint and will not include any ground disturbing activities.

9. **Environmental Justice.** The project addresses whether proposed development results in environmental justice impacts, consistent with LCP environmental justice policies. When relevant, the project includes mitigation measures to minimize or eliminate potential adverse and/or disproportionate impacts of development on environmental justice communities.

   The project does not trigger environmental justice impacts. No mitigation measures are required to minimize or eliminate potential adverse and/or disproportionate impacts of development on environmental justice communities.

10. **Hazards.** The proposed development is consistent with the LCP's coastal hazards provisions.

    Coastal hazards include, but are not limited to, episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, coastal flooding, landslide, bluff and geologic instability, and the interaction of same, and all is impacted by sea level rise. This project does not meet any of the thresholds to require any coastal hazard provisions.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit #CDP24-018 and Conditional Use Permit #CUP24-01 subject to the following conditions:

STANDARD CONDITIONS:

1. Permit: Coastal Development Permit (CDP24-018) and Conditional Use Permit (CUP24-01) to allow a 315 square foot (s.f.) addition to a legal nonconforming residential use to be located at 1108 Front Street. The project zoning is VSC, and the property is located within the coastal appeals jurisdiction. The property is located within the Cultural Resources overlay area.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Manager (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanour.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

BUILDING CONDITIONS:

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

9. 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.

10. 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.

11. 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.

12. The owner shall comply with the City's 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 in order 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.

13. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

14. 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. Alternative, submit a completed City of Morro Bay soils report waiver request.

15. BUILDING PERMIT APPLICATION. To apply for building permits submit three (3) sets of construction plans to the Building Division.

16. The Title sheet of the plans shall include:
    a. Occupancy Classification(s)

b. Construction Type
c. Maximum height of the building allowed and proposed
d. Floor area of the building(s)
e. Fire sprinklers proposed or existing
f. 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.)

CONDITIONS TO BE MET DURING CONSTRUCTION:

17. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

18. 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.

19. 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.

20. 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.

21. EXISTING BUILDINGS: Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height

requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2022 California Residential Code.

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

22. Prior to Building Division final approval all required inspections from the other various divisions must have been 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.

23. 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.

24. 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.

25. 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.

26. Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.

27. Final T-24 energy reports (Certificates of Installation).

FIRE DEPARTMENT CONDITIONS (*Fire review was done in late 2021, all code 2019 Fire Code references shall be subject to the 2022 updates during the building permit process):

28. 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.

29. Automatic Fire sprinklers are required throughout existing structures where alterations encompass more than 50% of the existing square footage of the structure AND/OR is in excess of 300 square feet addition OR where there is a change of occupancy to a more hazardous use as determined by the Building Official or Fire Chief.

30. 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

31. 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. (CFC 1001.8)

32. 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. (CCR, Title 19, Sec. 3.29)

33. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)

PUBLIC WORKS CONDITIONS:

The following Public Works conditions shall be satisfied prior to Building Plan submittal:

34. Preliminary Title Report: Submit a copy of a preliminary title report to verify lot dimensions.

35. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "Performance Requirement Determination Form" and identify new and replaced impervious surfaces, 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/11114/MB-Stormwater-Management-EZ-manual Note: All runoffs must be directed onto vegetated areas prior to overflowing into the street.

36. Frontage Improvements: Per MBMC 14.44.030, frontage improvements are required whenever the value of the proposed on-site improvements is greater than fifty percent of the value of the existing structure as determined by the City Engineer. All nonconforming sidewalks must be replaced or repaired to comply with current ADA slope requirements.

37. 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.morro-bay.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.

38. 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), systems which may change in character of use (commercial rentals, etc.), 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.

39. County Cross-Connection Inspection: If water backflow prevention device is needed, add note to plan that contractor is required to contact the County Cross-Connection Control Program

to confirm prevention device location and completed test form. The contractor must provide the city with a copy of the rest results. (MBMC 13.08.040)

40. Drainage: Indicate on plans the existing and updated drainage patterns, spot elevations, finish floor elevation, roof downspouts, and all existing and proposed drainage pipes and structures. All runoffs must be directed onto vegetated areas.

41. 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. See attached utility maps in portal.

42. Erosion and Sediment Control Plan: For small projects less than 1/2 acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the type and location of the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. Guidelines for the control plan are found on the City's website at the following location: https://www.morrobayca.gov/documentcenter/view/462

43. 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. It is the responsibility of the designer and contractor to verify all utility locations and connections for the project.

    3. 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.

PLANNING CONDITIONS:

44. 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.

45. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

46. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

47. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.

48. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.

49. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and complies with the maximum height requirements as approved for this project.

50. Inspection: The applicant shall comply with all City conditions of approval and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.

51. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

52. 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. Building plans submitted for approval shall be lighting that uses cut-off, shielded, or downward fixtures (i.e., the bulb is not directly visible) and is between 2600 and 3500 Kelvin and has a CRI of 85 or greater.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 6th day of August, 2024 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Chairperson William Roschen

ATTEST

_____
Airlin Singewald, Secretary

The foregoing resolution was passed and adopted this 6th day of August, 2024.

Architectural Evaluation of 1108 Front Street (APN 066-034-009), Morro Bay, San Luis Obispo County, California

APRIL 2022

PREPARED FOR

MSA Architects

PREPARED BY

SWCA Environmental Consultants

ARCHITECTURAL EVALUATION OF 1108 FRONT STREET (APN 066-034-009), MORRO BAY, SAN LUIS OBISPO COUNTY, CALIFORNIA

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SWCA Project No. 71295

April 2022

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INTRODUCTION

At the request of MSA Architects, SWCA Environmental Consultants (SWCA) has prepared this architectural evaluation of the mixed commercial and residential property at 1108 Front Street (Assessor's Parcel Number [APN] 066-031-009) in the city of Morro Bay, San Luis Obispo County, California. Historic-period built environment resources (defined as resources 50 years of age or older) are present on the parcel. This architectural evaluation has examined the resources for potential significance and to determine whether they meet the criteria for listing in the California Register of Historical Resources (CRHR) or otherwise constitute historical resources for the purposes of the California Environmental Quality Act (CEQA).

PROPERTY SETTING

The subject property is located within the Bakersfield Colony Tract, a mixed commercial and residential subdivision within the city limits of Morro Bay. The tract is bounded on the west by Front Street, on the north by Surf Street (formerly 9th Street), on the east by West Street, and on the south by Beach Street (formerly 8th Street). The property sits at the foot of a bluff at the end of a row of one- and two-story buildings, facing a parking lot and the Morro Bay Embarcadero. Residential properties are located on the bluff above. The overall streetscape is characterized by Morro Bay's busy tourist zone, extending along the waterfront for several blocks to the south, and curving north and west toward Morro Rock and the public beaches. Docks and moorings for commercial fishing boats, as well as the now idled PG&E power plant, also characterize the viewshed. The subject property is immediately adjacent to the very busy intersection of Beach Street, Front Street, and the Embarcadero.

METHODOLOGY

Preliminary research consisted of reviewing standard secondary sources, including general San Luis Obispo County histories (Angel 1994; Morrison and Hayden 2002), as well as local Morro Bay histories (Gates and Bailey 1982; Moses 2003; Castle and Ream 2006; Castle et al. 2010). Next, an appropriate historical context was identified. While such aspects as the physical condition, style, materials, and workmanship of architectural resources can be considered to some extent on their own merits, the significance of these resources can be determined only with reference to the historic circumstances that created them. The historical context for the resources on the subject parcel focuses on the evolution of the Bakersfield Colony Tract, development of the Embarcadero, and tourism. Site-specific research was conducted at the offices of the County of San Luis Obispo (County) Assessor and Clerk-Recorder, the County Library, and the City of Morro Bay (City) Community Development Department. Additional online research was carried out in County Assessor and Clerk-Recorder databases and other online databases, such as ancestry.com (including U.S. Department of Commerce, Bureau of the Census, 1910, 1920, 1930, 1940), newspapers.com, and the California Digital Newspaper Collection. A site visit was made to the property on March 21, 2022, to take notes and photographs.

The subject property does not appear to have been previously evaluated. The City is currently working on developing its own historic preservation guidelines, but no list of locally designated resources is yet available. SWCA Staff Architectural Historian Paula Juelke Carr developed the historical context and carried out the architectural evaluation and report preparation.

HISTORIC CONTEXT

The Town of Morro Bay

The area immediately around Morro Bay was not part of a privately held Spanish- or Mexican-era rancho land grant and therefore automatically became the property of the U.S. government when the Mexican–American War ended and Alta California became a U.S. territory. Farther north in the foothills of the Sierra, the discovery of gold in 1848 set off a flood of immigration to California. In the heyday of gold mining, newcomers had clustered around the various "diggings" in the Sierran Mother Lode, but as time went on, disheartened miners began to look elsewhere in California for opportunities. Although California had been admitted to the Union in 1850 as the thirty-first state, land use remained much as it had been during the Mexican era of the 1830s and 1840s, with an emphasis on cattle ranching. The severe floods of 1862, however, followed by the protracted drought of 1863–1864, decimated the large, free-roaming herds of cattle, and ruined the once prosperous cattle-based rancho economy. Stock raising resumed in the early 1870s but in a different form: flocks of sheep and herds of dairy cows.

The small settlement that would become the Town of Morro was strategically located on the coastal terrace near the bay, alongside Morro Creek at the intersection of two county roads, and, significantly, outside the boundaries of any rancho. As federally owned land, the non-rancho tracts began to be surveyed, mapped, and opened up to settlement and purchase in the early 1870s. The land could be acquired either under the provisions of the 1862 Homestead Act or by the redemption of military-issued scrip. The latter method was used by Franklin Riley (1824–1897), reportedly the first to take advantage of the availability of government land locally. In 1872 Riley acquired 137.94 acres and was responsible for the first glimmerings of residential development alongside Morro Bay (U.S. Geological Survey 1872).

Within six months of obtaining his land, Riley hired Carolan Mathers, a local county "road viewer" with surveying experience, to draw up a townsite map. Riley's intention was to create a commercial hub for shipping the agricultural produce of the hinterlands (grain, wool, and cheese) and importing lumber and other necessities not available locally. "The town of Morro Bay was booming in 1872 and 1873 . . . and new settlers were moving into the area looking for farmland. . . . All were looking for good land where transportation of farm products would not be too difficult" (Gates and Bailey 1982:15–16, 20). County historian Myron Angel noted in 1883 (pp. 347–348): "The year 1873 brought prosperous times for Morro. A new wharf was projected, several dwellings and business houses were put up, and the benefits of the excellent situation and rich back country began to be visible. Morro exceeded every other place in the county in the briskness of its growth. . . . There had been erected fourteen dwelling-houses, two stores, two blacksmith shops, one shoemaker shop, one carpenter shop, and a butcher shop." Coastal lands from Morro Bay north to the Monterey County line were soon dotted with dairy farms, producing butter and cheese through the winter and spring months, as long as the coastal pastures remained green and provided sufficient feed.

The 1880s saw plans for even more intensive development of the Town of Morro. A group of San Francisco businessmen formed the Morro Bay Improvement Association and sold lots, and for a few more years there were rumors (that never materialized) of a luxury hotel and railroad that would bring certain success. By 1888, roughly half of the land surveyed for Franklin Riley in 1872 had been acquired by March and McAlister, who had a new survey done by County Surveyor H. C. Ward. Ward's 1888 map of the Town of Morro was the first to delineate a "Front Street," including lots on the bay side of the street (Figure 1). Also of interest, the map indicates the "Line of High Water," which transects Blocks 61 and 65. Some of the proposed developments from the late 1880s to the turn of the twentieth century showed quite different plans, featuring densely packed small lots laid out on a regular street grid. Such plans were consistent with those of many other proposed Central Coast beach developments of the same

time (for example, El Pizmo and Pacific Grove), with room enough for tent platforms, but not full-sized homes.

All of the plans for large-scale development of Morro Bay, however, went awry with the economic downturn of the early 1890s. Nonetheless Morro Bay continued to be a coastal magnet, with seasonal camping, boating, fishing, duck hunting, and other recreational uses well established by the turn of the twentieth century. A 1920 booster publication—produced jointly by the County Board of Supervisors and the County Chamber of Commerce—describes Morro Bay as "a beautiful summer resort, a fertile garden district and a dairy stronghold" (Roberts 1920:34). The area was especially popular with residents of inland counties fleeing the summer heat of the southern San Joaquin Valley. This pattern of seasonal use of the Morro Bay area became a factor in the development (and marketing) of residential subdivisions in the 1910s and 1920s. The waterfront area near Morro Rock was another perennial focal point. "The real estate interests of the 1920s reflected the popular ideas of their times, and several attempts were made to exploit the commercial potentials of the natural harbor. Each time,money, politics, and/or national events would derail those plans" (Castle et al. 2010:94). That situation would remain virtually unchanged until World War II.

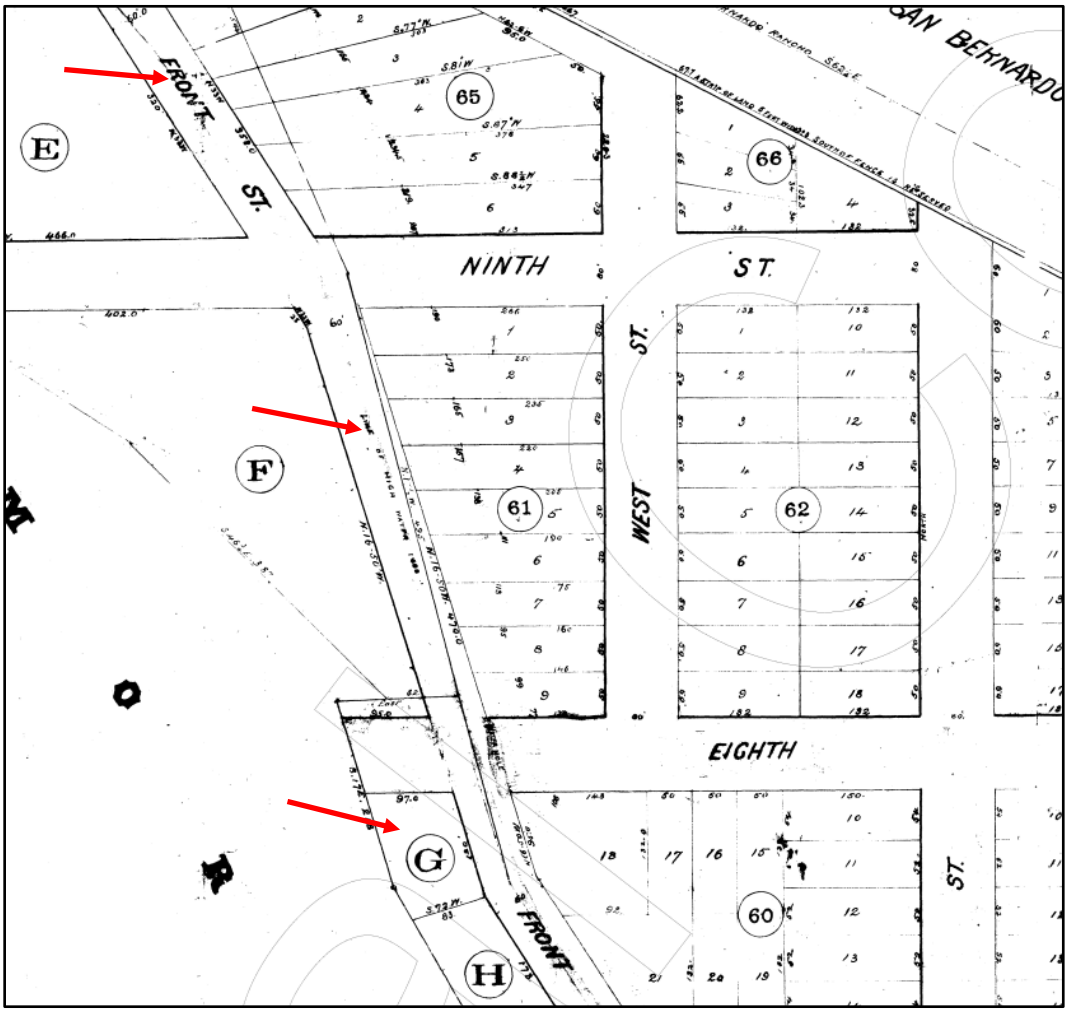

Figure 1. Detail of H.C. Ward's *Map of Town of Morro*, 1888, delineating a Front Street, a "Line of High Water," and a row of lettered lots on the bay side of the street (San Luis Obispo County *Maps* Book A, page 159).

Bakersfield Colony Tract

The Bakerfield Colony Tract, surveyed by A. F. Parsons in May 1920, was one of the earliest residential subdivisions platted in Morro Bay. The tract was created from Blocks 61 and 62 of Ward's 1888 Town of Morro map. Parsons resurveyed these two blocks, changing the configuration of every lot and adding another street (Scott Street) parallel to West Street (cf. Figures 2 and 3). Block 61 was redrawn to create 11 narrower lots from what had formerly been nine lots between Front Street and West Street. As shown on the Parsons map, the subject property is Lot 11. The owner's certificate filed with the 1920 subdivision map documents that J. H. Scott [Joseph H. Scott (1868–1921)] was the sole owner of the land encompassed in the Bakersfield Colony Tract. In 1920 Scott was a retired farmer living in Tulare County; he died in 1921, only nine months after the subdivision was created. Joseph Scott evidently bequeathed or sold the tract to his elder brother, Dr. William P. Scott (1854–1933), a physician in Kings County.

In the list of property owners and assessed taxes published by the *San Luis Obispo Tribune* in June 1928, Dr. W. P. Scott is documented as the owner of Lots 6-11 in Block 61of the Bakersfield Colony Tract (Figure 2) (*San Luis Obispo Tribune* 1928:5). In July 1929, Dr. Scott deeded Lot 9 of Block 61 to his sister Dr. Ada Scott Morton Clark, a prominent surgeon in San Jose, and deeded Lot 10 of Block 61 to another sister, Martha Ellen Groom (*Arroyo Grande Valley Herald Recorder* 1929:2). None of the six lots owned by W. P. Scott in 1928 were developed during his lifetime. Even after his death in 1933, the lots remained vacant at least through December 1937, as documented in a Sanborn fire insurance map (Figure 3). Although the Sanborn map uses a different numbering system (Lots 1–6 of Block 5) than the Bakersfield Colony Tract map (Lots 6–11 of Block 61), the six parcels are the same.

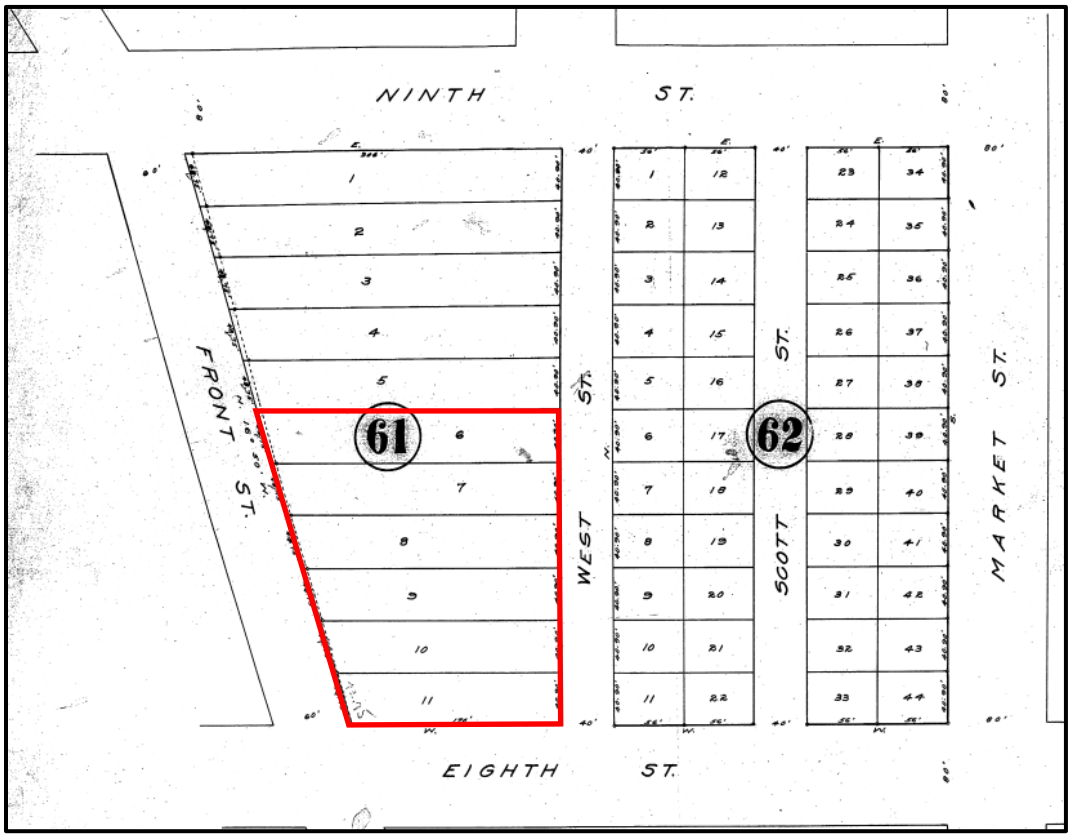

Figure 2. A. F. Parsons' *Map of Bakersfield Colony,* 1920 (San Luis Obispo County *Maps* Book 2, page 52).

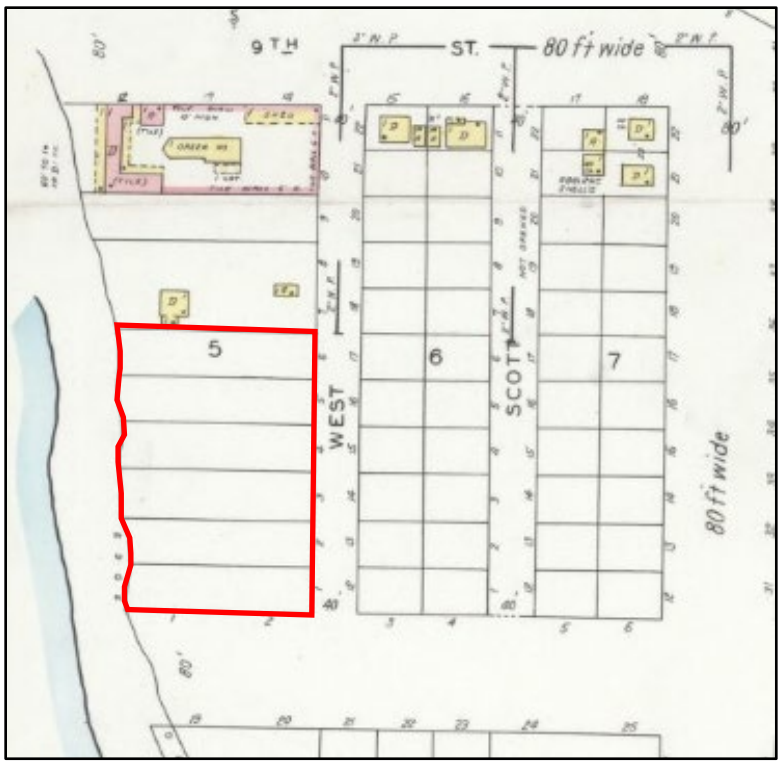

Figure 3. Sanborn Map, December 1937 Sheet 1. (Bakersfield Colony Tract Lots 6–11 are indicated). The irregular border on the west margin of the lot is labeled "Edge of Bank."

Assessor Records list a construction date of 1942 for the subject property. This date is problematic, however. Two photographs of unknown date (ca. 1950?) show a small, one-story building at the foot of the bluff adjacent to Beach Street (Figures 4 and 5). The location is certainly the same as modern-day 1108 Front Street, but the building shows no relationship with any components of the current building at that location. Given the size of the windowless structure, its utilitarian frame construction, and the lack of any site grading or permanent foundations, it was probably a storage shed associated with the docks. No visible features suggest any other particular purpose. No building permits listing location, owner, or contractor for this site have been found to date. The automobiles on the photos appear to date from the late 1930s to early 1940s. The presence of the developed Embarcadero and the moored fishing boats, however, support a post-war date, which would not be inconsistent with the earlier date of the autos. What's missing is a 1942 building similar in at least some respects to the current commercial-residential building. Even a photograph attributed to May 1953 does not show such a building at the foot of the bluffs near Beach Street (Figure 6). The likeliest explanation, then, is that the subject property was constructed sometime in the late 1950s or early 1960s.

Figure 4. One-story building on present site, ca. 1950 (Photograph courtesy of Beachfront Kites, Surreys and More).

Figure 5. Another view of same building, probably taken on the same day, ca. 1950 (Castle et al. 2010:76)

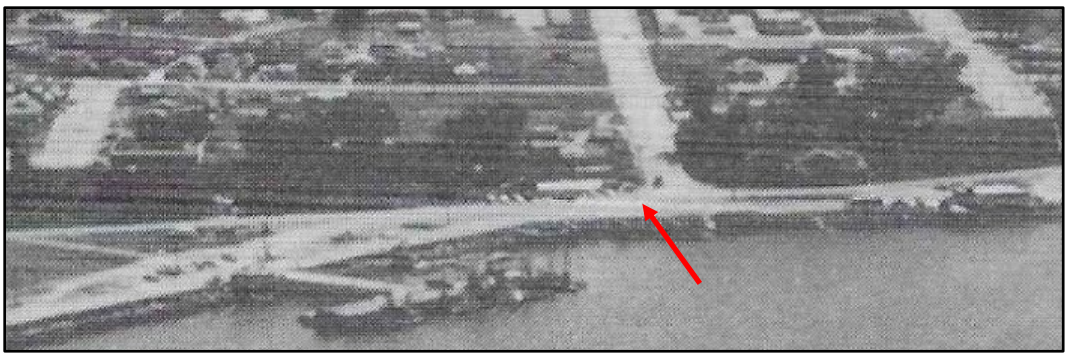

Figure 6. Detail of view from top of Morro Rock, dated May 1953, still shows nothing resembling the current building on the subject site at the foot of the bluff (Gates and Bailey 1982:93).

If this later timeframe is, in fact, more accurate, then the current building at 1108 Front Street (and its neighbor at 1124 Front Street) would have been constructed under the ownership of Lawrence and Louise Gannon, and for a purpose more closely linked with tourism. On August 7, 1946, the Gannons had acquired Lots 10 and 11 of the Bakersfield Colony Tract from Morro Bay resident Charles J. Wagner, owner of a local plumbing and electrical shop (San Luis Obispo County *Official Records* Book 413, page 478; [Deeds] *San Luis Obispo Tribune* 13 August 1946:3). The County Recorder's online grantor-grantee index shows a Deed of Trust dated February 20, 1963, between the Gannons, as grantors, and the Bank of America National Trust & Savings Association and Continental Auxiliary Company, as grantees, which may represent a building loan (*Official Records* Book 1226, page 437). The Gannons retained ownership of both lots until 1980. During their tenure, the lots appear to have been continuously leased for commercial and residential use. There is no indication that the Gannons lived onsite; the 1957 San Luis Obispo County directory gives their home address as West 8th Street in Morro Bay (Polk 1957).

Lawrence Gannon died in a Morro Bay convalescent hospital on 26 December 1979. His brief obituary provides no information on his career in Morro Bay (*San Luis Obispo Tribune* 1980a:7). Census and draft registration records, however, list some of his earlier occupations: trainman on the Pennsylvania Railroad (1917), citrus tree fumigator in Glendale (1920), water well driller in Tulare (1930), keeper of an auto camp on the northern end of Morro Bay (1940), laborer (1942), and saw filer (1957). Following his death, both of the Gannons' Front Street properties were slated to be sold at private auction on January 7, 1980, as part of the Conservatorship of the Estate of Lawrence A. Gannon and the Conservatorship of the Estate of Louise Evelyn Gannon (*San Luis Obispo Tribune* 1979:24). Louise Gannon died on February 24, 1984; her obituary mentions that she "was a member of the Baywood Park Community Church and active in church activities, particularly in the field of music" (*San Luis Obispo Tribune* 1984:16).

Development of the Embarcadero

Changes to the natural contours of Morro Bay, and even to Morro Rock itself, began in earnest in the mid 1930s. These local projects were among scores carried out in San Luis Obispo County under the auspices of the federal Works Progress Administration (WPA), one of President Franklin D. Roosevelt's New Deal agencies created to provide jobs and construct public works across a nation reeling from the economic impacts of the Great Depression. In 1933, the WPA filled in the northern channel between Morro Rock and the mainland, and in 1936 the agency began work on constructing a breakwater—using stone quarried from Morro Rock—to create a more sheltered harbor (Gates and Bailey 1982:136). Another federal New Deal agency, the Civilian Conservation Corps (CCC), constructed stone walls and structures for the newly established Morro Bay State Park and Campground. These projects bolstered local efforts to support commercial fisheries and enhance tourism.

By the late 1930s, however, other factors were influencing local decisionmaking about the harbor. The threat of war that had hung over Europe broke into open conflict with Hitler's invasion of Poland in 1939. American involvement in the war was largely viewed as inevitable, and the federal government began mobilizing resources for troop training. On the West Coast of California, there were worries about the ongoing expansion of the Japanese Empire into the island groups of the Pacific. Military preparations at Morro Bay included projects carried out by the U.S. Army Corps of Engineers (USACE) with funding provided by the Navy. One local resident recalled that "War activity really began to show in Morro Bay in late 1940" (Harth et al. 1991:119). In the autumn of 1941, the Twelfth Naval District established a Section Naval Base in the Morro Bay harbor, which operated initially as a port for Navy patrol vessels. With the Japanese attack on Pearl Harbor on December 7, 1941, however, the United States entered World War II. Three weeks later a Japanese submarine torpedoed a tanker and fired directly on the Standard Oil tank field at Toro Creek, just north of Morro Bay.

Preparations for an Amphibious Training Base (ATB) got under way in 1942, with construction projects completed by the USACE. In 1944 the local press reported, "The Navy is spending $1,500,000 for improving the harbor, extending a breakwater and for building necessary pontoon docks, loading piers and mockups as well as for general improvement of the base itself" (*San Luis Obispo Tribune* 1944:1, 6). By the time the war in the Pacific theater was ended in August 1945 the ATB had housed facilities for both the Navy Amphibious Training Command and the U.C. Coast Guard and had trained troops from all branches of service. They had also built infrastructure that reverted to State Tidelands ownership before ending up under County jurisdiction (Figure 7).

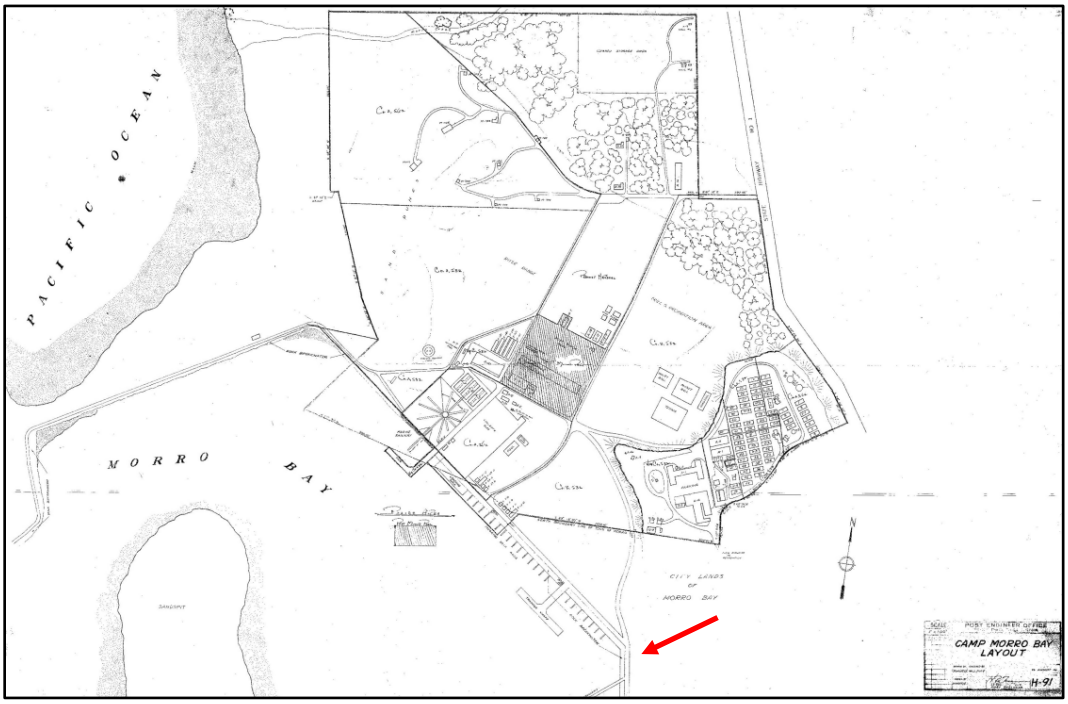

Figure 7. As-built map of Navy property in Morro Bay, August 26, 1946 (USACE 1946). Location of future 1108 Front Street shown within boundaries of "City Lands of Morro Bay."

As Morro Bay historians have pointed out:

> Like so many institutions and localities, Morro's growth and prosperity—indeed much of her direction—resulted from World War II. Its legacy of a partially developed embarcadero was Morro's opportunity to nurture her long-standing tourist industry into a far healthier one. More importantly, the military also bequeathed to the county the abandoned docks and moorings to provide berths for party and commercial fishing vessels, as well as multiple sites for future leases (Gates and Bailey 1982:93)

PG&E Power Plant

The vacated Navy property at the north end of the bay was acquired by the Pacific Gas and Electric Company (PG&E) as the location for a new electricity-generating power plant. The project began construction in 1953, with the last of the three concrete stacks built in 1962. By 1970, the north section of the Embarcadero was far more developed overall, with an established commercial boat zone and major improvements on the roadway leading out to Morro Rock. Restaurants and Coast Guard facilities lined the waterfront The subject property at 1108 Front Street was a part of this expanding tourist area. "Front Street" had become a street in name only; the commercial properties there were all built facing a large, paved parking lot (Figure 8). Residential development was also increasing along the upper edge of the bluff, facing West Street.

Figure 8. The commercial property at 1108 Front Street is clearly visible at the corner of Beach and Embarcadero, c1970. The cluster of residential buildings shown on top of the bluff (arrow) were built by 1950. They shared the same modern parcel (formerly Lot 11 of Bock 61 of the Bakersfield Colony Tract) but were replaced by modern structures in 1988 and 1991.

County Official Records and City Building Permits, 1966–1993

On October 24, 1966, Charles A. Pollock, Betty J. Pollock, and Betty's mother Irene M. Carlisle recorded a certificate of limited partnership for a business called "The Candle Shop," featuring "retail sales of candles and home accessories," located at 1108 Front Street. This is the first instance that has been identified of the subject property linked to a specific commercial business at a specific date. After the City incorporated in 1964, building permits were issued by the City's Department of Planning and Building, rather than by the County. No building record is extant, however, in either the City or County archives for the initial construction of the building. The City's building records for the subject property begin with an application for the installation of a sign at 1108 Front Street, submitted by Betty J. Pollock on November 2, 1966; the installation was verified on December 12, 1966 (San Luis Obispo County *Official Records,* Book 1415, pages 312–313). Pollock continued to operate her business through at least 1975, but recurring ads in the *Tribune* showed the business address in these later years as 1124 Front Street—the neighboring building (Lot 10) on the same parcel (e.g., *San Luis Obispo Tribune* 1975:4).

In September 1973, Phyllis Arlene Case published a Fictitious Business Name Statement documenting that she was doing business at 1108 Front Street as "The Show Case" (*San Luis Obispo Tribune* 1974:10). On April 2, 1974, she applied for a sign permit at 1108 Front Street, which she also listed as her residential address. The name of the business is not shown on the City permit, but notes on the application state that the Planning Commission approved the new sign, with the conditions to delete "the sign on south side of building" and to bring "the roof sign into conforming with the building code…removing the fish nets to accomplish this . . . "

In October 1980, businesswoman June G. Cunningham was appointed to the City Planning Commission. She was nominated by City Councilwoman Dorothea Deutsch, who described Cunningham as a "longtime resident of the community who has the true interest of Morro Bay at heart." The article also noted that Cunningham was the owner of Brebe's Gift Shop in Morro Bay, but the address of that shop is not given (*San Luis Obispo Tribune* 1980b:2). The next good documentation of the property at 1108 Front Street is from a commercial lease executed August 14, 1981 (San Luis Obispo County *Official Records* Book 2354, pages 27–34). The lease was to run for five years, until September 30, 1986. The Lessor was (jointly) Dean and Bertha Tyler, who operated the Morro Bay Aquarium and who had evidently also acquired the former Gannon property at the Gannons' estate auction. The Lessee was June Cunningham, doing business as The Sea Witch Corporation. The leased property was described as:

> That certain concrete and stucco building situated at the corner of Front and Beach Streets, Morro Bay, California, known as 1108 Front Street, together with the patio section along the southerly length thereof adjacent to Beach Street, and the upstairs apartment upon the rearward extremities of said building. Demised premises consist of downstairs store premises of 34 feet by 28 feet in dimension and upstairs living quarter, storage room and porch of 42 feet by 22 feet.

The leased property was "to be used as a gift shop and retail market premises and living quarters." A month after leasing the property, on September 15, 1981, Cunningham submitted a building permit application for the installation of bathroom fixtures at 1108 Front Street; the work was completed by the end of November 1981. A sign permit, dated June 28, 1982, documents that Cunningham was still doing business at 1108 Front Street as The Sea Witch. On November 14, 1984, property owners Dean and Bertha Tyler applied for a permit to apply "new stucco over existing" at 1108 Front Street. The work was done by Rhodes Plastering. Cunningham's lease at 1108 Front Street was terminated by agreement of both parties on January 10, 1986 (San Luis Obispo County *Official Records* Book 2790, pages 821–822). Other biographical information about lessee June Cunningham gleaned from the *Tribune* shows that she

was a member of the "99's" (a women's pilot association) and was a Century 21 real estate agent (*San Luis Obispo Tribune* 1981:5 and 1988:49, respectively).

After the termination of June Cunningham's lease, 1108 Front Street was leased to Len Shockey, who operated the commercial space as a kite shop. On February 20, 1986, Shockey applied to the City for a sign permit for the "installation of two-wall-mounted signs." On the same day, Len and his wife Rickey Shockey published a Fictitious Business Name Statement stating that they were doing business at 1108 Front Street as Kites Galore (*San Luis Obispo Tribune* 1986a:26). On April 9, 1986, Leonard D. Shockey and Rickey D. Shockey recorded a Notice of Intended Transfer of "all the stock-in-trade, merchandise, fixtures, equipment, goodwill and trade" of their Kites Galore store at 250 San Simeon Avenue, Plaza del Cavalier, San Simeon to a Los Angeles businesswoman, Constance H. Freeman. The document also states that the business name "Kites Galore" had been used at other addresses, including 460 Alisal Road in Solvang and 1108 Front Street in Morro Bay (San Luis Obispo County *Official Records* Book 2819, pages 377–378). By the end of 1986 another Kites Galore store had just opened in Oceano, with another slated to open in Pismo Beach (*San Luis Obispo Tribune* 1986b:6).

In 1987 property owners Dean and Bertha Tyler made additional improvements at 1108 Front Street that required a Special Encroachment Permit Agreement with the City (San Luis Obispo County *Official Records* Book 3074, pages 388-392). The City-permitted encroaching structures included retaining walls, a sidewalk, stairways, and a handrail; all are still present on the property (Figures 9–10). On August 11, 1993, the Tylers applied for another City permit for constructing a new retaining wall "to match location & size of existing wall." The permit was conditioned by the requirement that "all cleared and existing slope areas without landscaping shall have erosion control jute matting installed with a drought tolerant ground cover/hydroseed mix placed thereon." Doug Allred Construction, from Atascadero, was the contractor on the project, which was completed in October 1993. Evidence of all of these improvements can be seen in Figures 15–18, below).

Figure 9. City-Approved Encroachments at 1008 Front Street, November 1991 (City of Morro Bay Building Department).

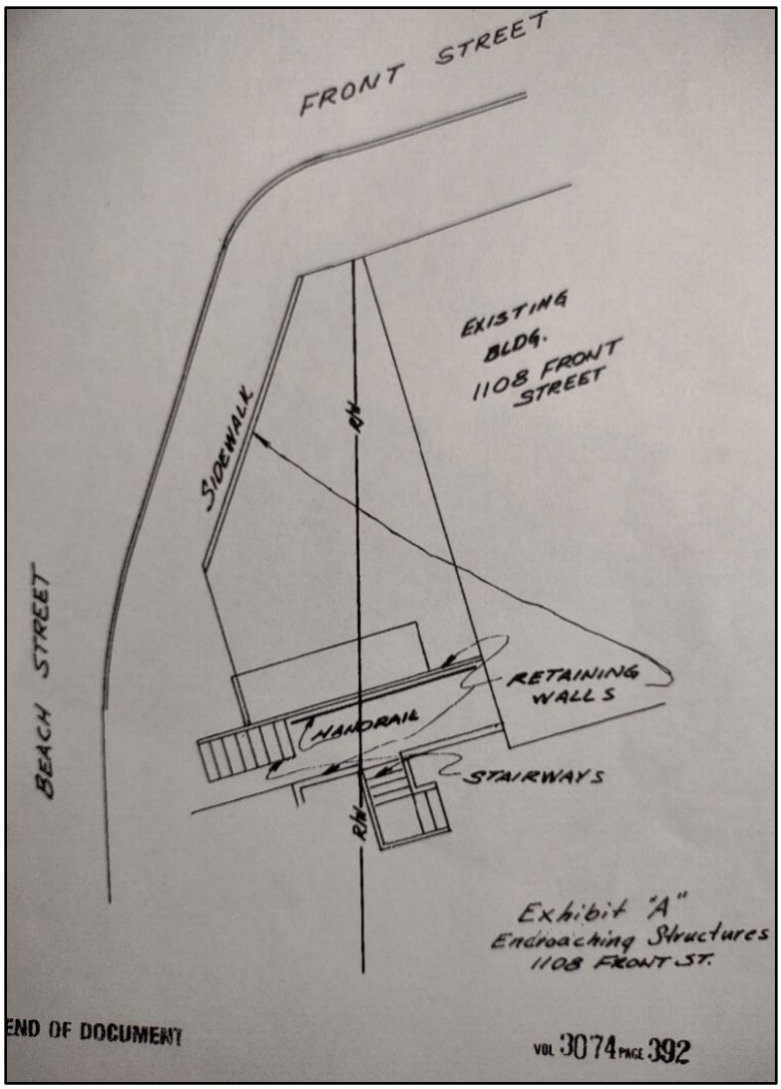

Figure 10. City-Approved Encroachments at 1008 Front Street, 1987.

Assessor's Parcel Number 006-034-009

The subject property at 1108 Front Street is part of County APN 066-034-009, which encompasses both of former Lots 10 and 11 of Block 61, as depicted on the 1920 Bakersfield Colony Tract map (Figure 11; cf. Figure 2). Both of these lots (and the modern parcel) extend from the level parking lot on Front Street up and over the top of the bluff to West Avenue (Figure 12).

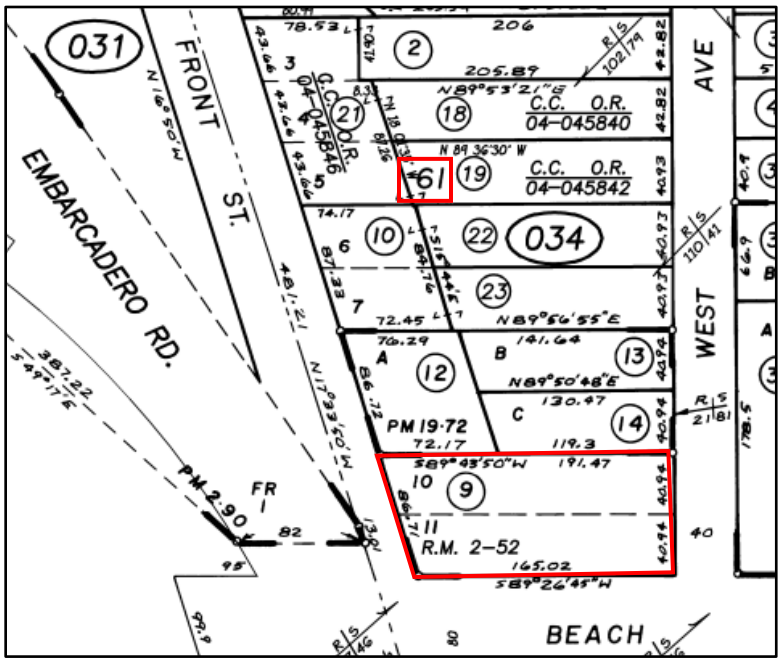

Figure 11. APN 066-034-009 includes former Lots 10 and 11 of former Block 61 of the Bakersfield Colony Tract and extends from Front Street uphill to West Avenue [sic, for Street].

Figure 12. The full length of APN 066-034-009 extends from Front Street on the left to West Street on the right. The parcel is occupied by two historic-period (pre-1972) buildings and two modern buildings.

Although the street addresses for the commercial buildings are on Front Street, the Assessor's address for the entire modern parcel is 1107 West Street. Historically, Lots 10 and 11 have always been linked; their shared APN confirms that relationship. Although this architectural evaluation focuses on 1108 Front Street, it also acknowledges that three other buildings share the parcel. Both the one- and two-story commercial/residential building (1108 Front Street) and the adjoining two-story commercial/residential building (1124-1130 Front Street) were likely to have been built at the same time by Lawrence and Louise Gannon, as they are of virtually identical construction (Figures 13and 14). The two modern residential buildings on top of the bluff (1103-1105 West Street and 1107 West Street) were built in 1988 and 1991, respectively.

Figure 13. The subject property (Beachfront Kites, Surreys and More), at 1108 Front Street, is directly attached to the two-story building on the north.

Figure 14. The two-story commercial building adjoining 1108 Front Street has two storefronts, currently occupied by Morro Bay House of Jerky, at 1130 Front Street, and Goddess Goods, at 1124 Front Street.

DESCRIPTION OF ARCHITECTURAL RESOURCES AT 1108 FRONT STREET

Note: The photos in the following section (Figures 15–23) were taken by SWCA on March 21, 2022.

Front "Street" is a misnomer inasmuch as it is functionally a broad driveway leading into a large, paved parking lot; through traffic is routed along Embarcadero. Businesses with Front Street addresses face the parking lot. The subject property occupies a nearly level building site at the foot of a steep bluff. The building is an aggregate of three components: a one-story commercial space; a one-story apartment built on top of the back half of the commercial space; and an elevated structure that was formerly a separate storage room but is now joined to the apartment. This aggregate structure is stair-stepped in profile but rectangular in plan, with a concrete slab foundation. The commercial building was documented in 1981 as being of concrete block construction, with side walls covered with stucco (San Luis Obispo County *Official Records* Book 2354, page 27). The residential portions are likely to be of frame construction with stucco coating. Each of the three components has a flat roofline. The south side of the building is dominated by concrete retaining walls and slabs and by the wooden stairs and deck leading to the apartment above (Figures 15–18). On this south elevation, the apartment has a single wood-paneled door, sheltered under a small roof supported on posts, and an aluminum slider window.

Figure 15. Wooden stairway to apartment level.

Figure 16. Concrete block retaining wall and thick concrete slab, with a planting area adjacent to the sidewalk. The surreys and trash bins are at street level, with access to Front Street.

Figure 17. Concrete block retaining walls frame a disused, infilled stairway that once led to the wooden deck above.

Figure 18. Wooden deck and rails on top of concrete block walls. Ice plant landscaping on face of bluff, with modern residence at 1107 West Street behind wooden fence on top of bluff.

Figure 19. View north along Front Street façade. Stacked concrete blocks frame the aluminum storefront assemblies (double doors with fixed transom window above and large fixed windows to one side). The concrete blocks extend upward to form a roof parapet with a niche for a sign.

Figure 20. Stacked concrete blocks below storefront windows.

Figure 21. Operable aluminum slider window with screen, located in north corner of façade.

Figure 22. Articulation with adjoining two-story building (1124-1130 Front Street).

Figure 23. The adjoining two-story building features two commercial shop spaces on the ground floor (1124-1130 Front Street) and an upstairs residential space. The construction materials and building design are virtually identical to those of 1108 Front Street.

EVALUATION OF ARCHITECTURAL RESOURCES

Public Resources Code (PRC) Section 21084.1 states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant."

The purpose of this architectural evaluation is to determine whether any historic-period architectural resources (resources constructed in 1972 or earlier) present at 1108 Front Street are eligible for listing on the California Register of Historical Resources, or if they otherwise constitute historical resources for the purposes of CEQA. Eligibility for listing is evaluated under the following four criteria:

- ***Criterion 1***. The resource is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- ***Criterion 2.*** The resource is associated with the lives of persons important in our past;
- ***Criterion 3.*** The resource 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 values; or
- ***Criterion 4***. The resource has yielded, or may be likely to yield, information important in prehistory or history (PRC Section 5024.1(c)).

Evaluation under Criterion 1

The property at 1108 Front Street does not have significance under Criterion 1. Although the Bakersfield Colony Tract was created in 1920, the parcel was not developed until several decades later and is better associated with Morro Bay's post-World War II commercial growth along the waterfront than it is with the town's residential subdivisions of the 1920s. Even as a commercial property, however, it was not influential in spurring further development.

Evaluation under Criterion 2

The property at 1108 Front Street does not have significance under Criterion 2. The original owners and builders of the subject property (and the adjacent two-story building at 1124-1130 Front Street), appear to have been Lawrence and Louise Gannon, who owned the property from 1946 through 1980. Despite their long tenure of the parcel, they were not notable owners of commercial properties or especially influential in the development of the waterfront or Embarcadero.

Evaluation under Criterion 3

The property at 1108 Front Street does not have significance under Criterion 3. Assessor records list the construction date as 1942, which is not borne out by other available information. It is possible that this early date refers instead to a cluster of residential buildings that formerly occupied the top of the bluff before being replaced by modern residences in 1988 and 1991. A construction date of 1966 seems more likely for the subject property. Though additions and other alterations have been made to this building incrementally, the combination commercial/residential building has never been a good example of any particular architectural style, nor has it demonstrated novel approaches to construction methodology.

Evaluation under Criterion 4

The architectural resources at 1108 Front Street do not have significance under Criterion 4. Although this criterion is generally applied to archaeological resources, it may in certain circumstances be appropriate for built environment resources displaying unusual construction methods or materials. The residential building at 1108 Front Street, however, does not demonstrate any such unusual features.

Integrity

In addition to having historical significance, eligible resources must also have sufficient integrity to be able to convey their significance. Integrity is assessed according to seven aspects: location, setting, design, materials, workmanship, feeling, and association. The building appears to have reasonably good integrity in terms of its original location, design, materials, and workmanship, but these architectural aspects were heavy-handed and not well executed. The building shows less integrity of setting, feeling, and association with its mid-century date of construction.

CONCLUSIONS

The mixed commercial/residential property at 1108 Front Street (APN 066-092-013) is located within the boundaries of the 1920 Bakersfield Colony Tract but was not part of the earliest development of that subdivision. More than forty years elapsed before the first building was constructed below the bluff on Lot 11 of Block 61. It appears to have been leased out for most, if not all, of its existence, from 1966 to the present. Lacking significance, the historic-period built environment resources present on the parcel do not meet the eligibility criteria for listing on the CRHR, nor do they otherwise constitute historical resources for the purposes of CEQA.

PREPARER’S QUALIFICATIONS

SWCA Architectural Historian Paula Juelke Carr, M.A., meets the Secretary of the Interior’s Standards for Professionally Qualified Staff as both historian and architectural historian. She has more than 25 years of experience in California history and architectural history, including more than 11 years as an Associate Environmental Planner (Architectural History) for the California Department of Transportation, District 5. She has been with SWCA for 5 years.

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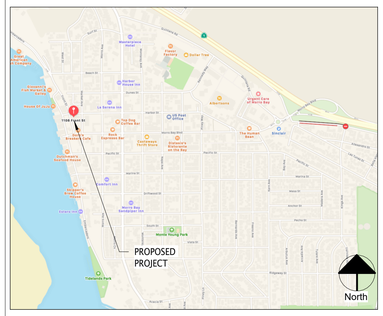
Goddess Goods
Beachfront KITES SURREYS And More!
Front Beach
Beachfront KITES, SURREYS, And More!
• 2 Seater $20/hr
• 4 Seater $40/hr

Exhibit C

Morro Bay
House of Jerky
BEEF & EXOTIC JERKY
Candy And Gifts
SARSAPARILLA
House of Jerky
Goddess
Goods
ONE WAY
Beachfront
KITES SURREYS
And More!

VICINITY MAP



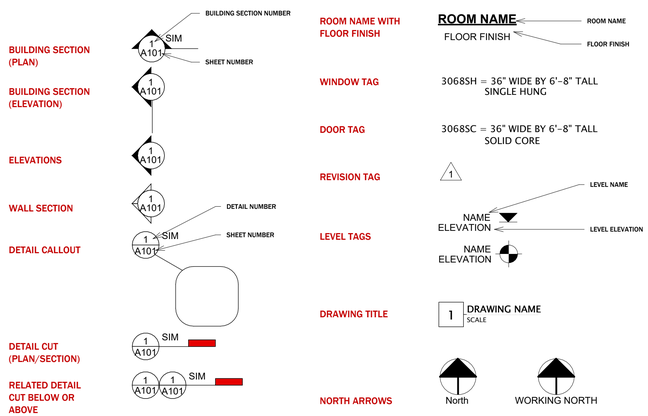
FRONT ST ADDITION

MORRO BAY, CA
APN: 066-034-009

ABBREVIATIONS

AB.	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AL.	ALUMINUN
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
BOT.	BOTTOM
BTWN	BETWEEN
B.U.R.	BUILT-UP ROOFING
B.W.	BOTH WAYS
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CT	CERAMIC TILE
DEG	DEGREE
DET/DTL	DETAIL
DF	DOUGLASS FUR
DIAG	DIAGONAL
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
EL/ELEV	ELEVATION
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
E.W.	EACH WAY
E.W.C.	ELECTRICAL WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF/FIN FLR	FINISH FLOOR
FHC	FIRE HOSE CABINET
FIN	FINIAH
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
FS	FULL SIZE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HC	HOLLOW CORE
H/C	HANDICAPPED
HDWD	HARDWOOD
HDWE	HARDWARE
H.M.	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
I.D.	INSIDE DIAMETER
INSUL	INSULATION
JAN	JANITOR
JNT	JOINT
JST	JOIST
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LT	LIGHT
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOU
MTL	METAL
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
N.T.S.	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OV	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PCT	PRE-CAST
P.L.	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
QT	QUARRY TILE
R	RISER
RD	ROOF DRAIN
RE	REFER TO.
RE	REFRIGERATOR
REINF	REINFORCED
RM	ROOM
RO	ROUGH OPENING
S	SOUHT
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOTAGE
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STAGG	STAGGERED
STD	STANDARD
STIFF	STIFFNER
STL	STEEL
STRUC	STRUCTURAL
SUSP	SUSPENDED
TR	TREAD
T&B	TOP AND BOTTOM
TER	TERRAZZO
T&G	TONGUE & GROVE
THK	THICK
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VER	VERIFY
VERT	VERTICAL
W	WEST
w/	WITH
WC	WATER CLOSET
WD	WOOD
w/o	WITHOUT

LEGEND



PROJECT GENERAL NOTES

ENFORCING AGENCY:

CITY OF MORRO BAY

CODE COMPLIANCE:

1. ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS AS FOLLOWS:
   - 2022 CBC
   - 2022 CRC
   - 2022 CPC
   - 2022 CMC
   - 2022 CEC
   - 2022 CFC
   - 2022 CA GREEN BLDG STDS
   - 2022 CA ENERGY STDS
2. THE CONTRACTOR SHALL VISIT PROJECT SITE PRIOR TO BIDDING AND VERIFY ALL EXISTING CONDITIONS. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR ORDERING OF ANY ITEMS. VERIFY ALL WORK TO BE DONE WITH THE OWNER PRIOR TO CONSTRUCTION.
3. DEFERRED SUBMITTAL TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD & CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW
4. SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, LANDSCAPE, PATIO COVERS, FENCES, SWIMMING POOL, RETAINING WALL, DEMOLITION, ETC
5. VERIFY WHICH ITEMS, FIXTURES OR APPLIANCES SHALL BE SUPPLIED OT RE-USED BY THE OWNER AND THE EXACT LOCATION OF SAID ITEMS.
6. THE CONTRACTOR SHALL TAKE CARE DURING DEMOLITION AND CONSTRUCTION NOT TO DAMAGE ANY EXISTING CONSTRUCTION AND PLANTING WHICH IS TO REMAIN. ANY DAMAGE OF EXISTING CONDITIONS SHALL BE REPLACED AT NO COST TO THE OWNER.
7. ALL MATERIALS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROPRIATE LOCATION AWAY FROM THE SITE.
8. ALL WORK SHALL BE PREFORMED SO THAT THERE SHALL BE MINIMUM INTERFERENCE WITH OTHER TENANTS AND NEIGHBORS.
9. PROVIDE ALL NECESSARY TEMPORARY SUPPORTS, SHORING AND BRACING REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY AND SAFETY.
10. PATH ALL FLOORS, WALLS & CEILINGS AS REQUIRED IN ALL AREAS WHERE REMODELING IS OCCURRING. MATCH EXISTING FINISH MATERIALS, TEXTURES AND FINISHES UNLESS OTHERWISE NOTED.
11. NEW WALLS, CEILING AND FLOORS INTERSECTING EXISTING WALLS, CEILINGS AND FLOORS SHALL BE FLUSH, CLEAN AND LEVEL. ALL TIE-INS SHALL BE ADEQUATELY SECURE FOR STRUCTURAL INTEGRITY AND SAFELY.
12. ANY GLAZING REPLACED FOR RECONSTRUCTION OR TENANT IMPROVEMENTS LOCATED WITHIN 24" OF DOORS OR WITHIN 18" OF THE FLOOR SHALL BE TEMPERED GLAZING.
13. CLEAN UP AND REMOVE FROM SITE ALL DEBRIS AND WASTE CREATED BY DEMOLITION AND CONSTRUCTION.
14. PROVIDE CASING BEADS AT ALL EXPOSED DRYWALL EDGES. PROVIDE ALL OTHER MISC. METAL TRIM AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.
15. ALL SIGNAGE OUTSIDE OF TENANT SPACE REQUIRES A SEPARATE SIGN PERMIT.
16. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILS NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.
17. CONTRACTOR SHALL USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE FACE OF STUDS U.O.N.
18. STREET NUMBER OR ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERLY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. NUMBERS SHALL BE A MINIMUM OF 5" (h) w/ A MIN STROKE WIDTH OF 0.5" OR AS OTHERWISE DETERMINED NECESSARY BY THE FIRE CODE OFFICIAL.

PROJECT INFORMATION

PROJECT SCOPE:

EXPAND (E) RENTAL UNIT ON UPPER LEVEL: EXISTING UNIT, 970 SF, TO BE EXPANDED 315 SF OVER EXISTING RETAIL AREA; ADD NEW DECK, 86 SF

SITE INFORMATION:

STREET ADDRESS:	1108 Front St Morro Bay, CA
APN:	001-202-010
ZONING:	VSC COMMERCIAL - TOURIST
LOT SIZE:	14,640 SF
EXISTING USE:	RETAIL & RESIDENTIAL
PROPOSED USE:	RETAIL & RESIDENTIAL

LEGAL DESCRIPTION:

TRACT:	CY MB TN MORRO BKFLD COL
BLOCK	61
LOT	10 & 11

FLOOR AREA RATIO: 1.25

MAXIMUM FAR:	18,300 SF
PROPOSED FAR:	7,174 SF

LOT COVERAGE:

MAX LOT COVERAGE	14,640 SF
TOTAL BUILDING AREA	7,223
RETAIL:	3,239 SF
RESIDENTIAL:	3,984 SF
LANDSCAPE:	7,417 SF

SETBACKS:

FRONT:	0'
INTERIOR:	0', 10' (ADJ TO RESIDENCE)
CORNER:	0'
REAR:	0', 10' (ADJ TO RESIDENCE)

BUILDING INFORMATION:

NO OF STORIES	2
OCCUPANCY GROUP	M/R-1; RETAIL/SFR
CONSTRUCTION TYPE	VB
SPRINKLERED	NO
BLDG HEIGHT	20.5 FT
MAX. HEIGHT	25 FT

SHEET INDEX

GENERAL
- G0 COVERSHEET

ARCHITECTURAL
- A0.1 SITE PLAN – WHOLE PROPERTY
- A0.2 DETAIL SITE PLAN
- A0.3 LAND SURVEY
- A1.2 UPPER LEVEL DEMOLITION PLAN
- A2.1 MAIN LEVEL FLOOR PLAN
- A2.2 UPPER LEVEL FLOOR PLAN
- A3.1 EXTERIOR ELEVATIONS
- A4.1 BUILDING SECTION
- A4.2 BUILDING SECTION

PROJECT DIRECTORY

OWNER:

MORRO BAY LLC
19332 Ocean Heights Lane
Huntington Beach, CA 92648
CONTACT: Richard Kelter
EMAIL: RVW@Retlek.com
PH 714-654-4658

ARCHITECT:

MSA ARCHITECTS, INC
P.O. BOX 1500
SAN LUIS OBISPO, CA 93406
CONTACT: MICHAEL SMITH
EMAIL:
MIKE@MSARCHITECTS-INC.COM
PH: 805-457-5440

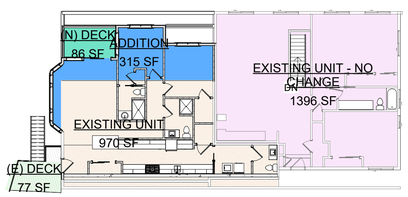
CONTRACTOR:

TBD

SURVEY:

MBS Land Survey
3559 So. Higuera St
San Luis Obispo, CA 93401
CONTACT: Michael B Stanton
EMAIL: MStanton@mbslandsurveys.com
PH: 805-594-1960

AREA STUDY



AREA SUMMARY	
EXISTING RETAIL SPACE:	2,504 SF
UPPER LEVEL RENTAL UNIT	
EXISITNG UNIT A:	1,396 SF
EXISITNG UNIT B:	970 SF
UNIT B ADDITION:	315 SF
(N) DECK:	86 SF
TOTAL RENTAL UNITS:	2,681 SF
(E) RESIDENTIAL UNITS	3,995 SF

MSA
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P.O. BOX 1500
San Luis Obispo, CA 93406
805.457.5440 Phone
Mike@MSAArchitects-Inc.com

LICENSED ARCHITECT MICHAEL D. SMITH NO. C20614 STATE OF CALIFORNIA

PRELIMINARY

Ownership of Documents
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San Luis Obispo, CA 93406
805-457-5440
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10/21/21

PROJECT:

FRONT ST REMODEL

1108 FRONT ST
MORRO BAY, CA
APN: 066-034–009

Project No.:	20-024
Issue Dates:	

No.	Description	Date
	ISSUE FOR CDP	10/20/21

Bldg Department Submittal - Revisions

No.	Description	Date
1	REVISIONS AS PER CDP SUBMITTAL COMMENTS	06/05/24

NOT FOR CONSTRUCTION

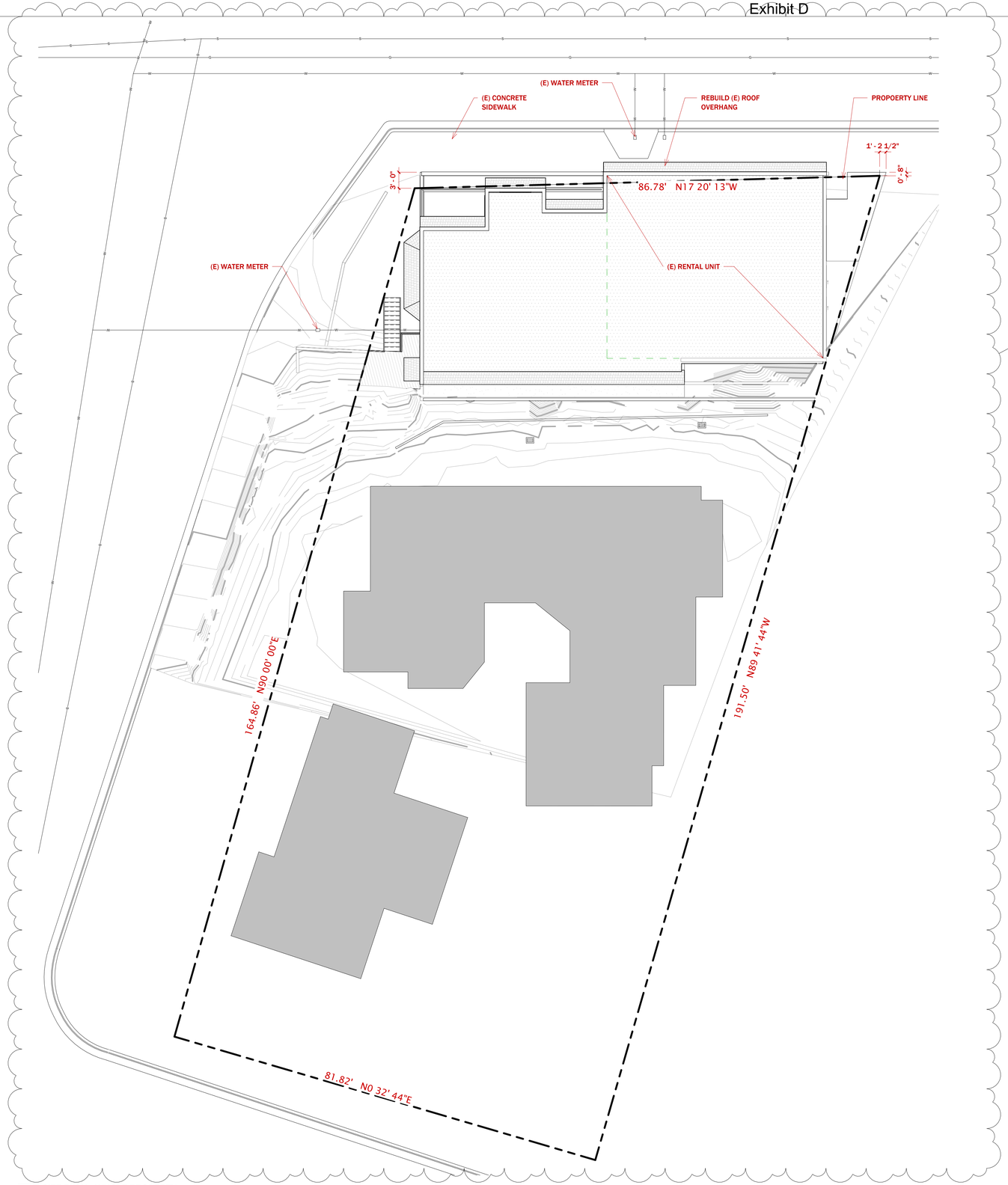
COVERSHEET

Sheet Number:

G0

COVERSHEET

Working Drawings



1 SITE PLAN - WHOLE PROPERTY
1" = 10'-0"

GENERAL SITE NOTES

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. IT IS THE RESPONSIBILITY OF THE DESIGNER AND CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND CONNECTIONS FOR THE PROJECT.
3. 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.
4. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" PER 12" HORIZONTAL (2%). THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
5. CLEANOUTS SHALL BE PLACED INSIDE THE BUILDING NEAR THE CONNECTION BETWEEN THE BUILDING DRAIN AND THE BUILDING SEWER OR INSTALLED OUTSIDE THE BUILDING AT THE LOWER END OF THE BUILDING DRAIN AND EXTENDED TO GRADE. ADDITIONAL CLEANOUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET IN STRAIGHT RUNS AND FOR EACH HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES, CPC 719.1
6. DRAINAGE PIPING SERVING FIXTURES WHICH HAVE A FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE.
7. COUNTY CROSS-CONNECTION INSPECTION: IF WATER BACKFLOW PREVENTION DEVICE IS NEEDED, ADD NOTE TO PLAN THAT CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY CROSS-CONNECTION CONTROL PROGRAM TO CONFIRM PREVENTION DEVICE LOCATION AND COMPLETED TEST FORM. THE CONTRACTOR MUST PROVIDE THE CITY A COPY OF THE REST RESULTS.

1

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PROJECT:

FRONT ST REMODEL

1108 FRONT ST
MORRO BAY, CA
APN: 066-034–009

Project No.: 20-024

Issue Dates:

No.	Description	Date

Bldg Department Submittal - Revisions

No.	Description	Date
1	REVISIONS AS PER CDP SUBMITTAL COMMENTS	06/05/24

10/21/21

NOT FOR CONSTRUCTION

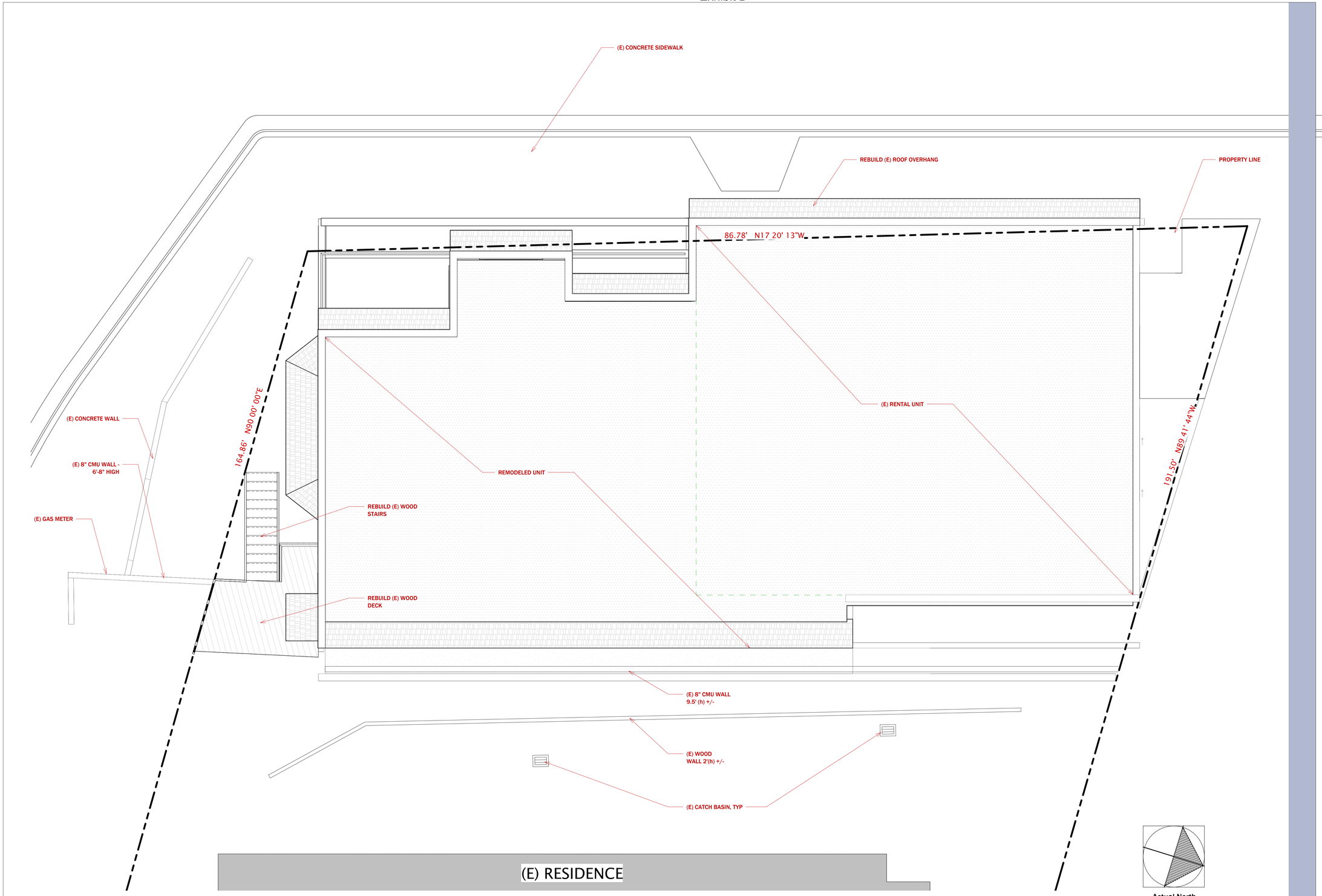
SITE PLAN - WHOLE PROPERTY

Sheet Number:
A0.1
SITE PLAN - WHOLE PROPERTY

Working Drawings

SITE PLAN - WHOLE PROPERTY

FRONT ST REMODEL



1 SITE PLAN
1/4" = 1'-0"

DETAIL SITE PLAN

FRONT ST REMODEL

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DETAIL SITE PLAN

Sheet Number:

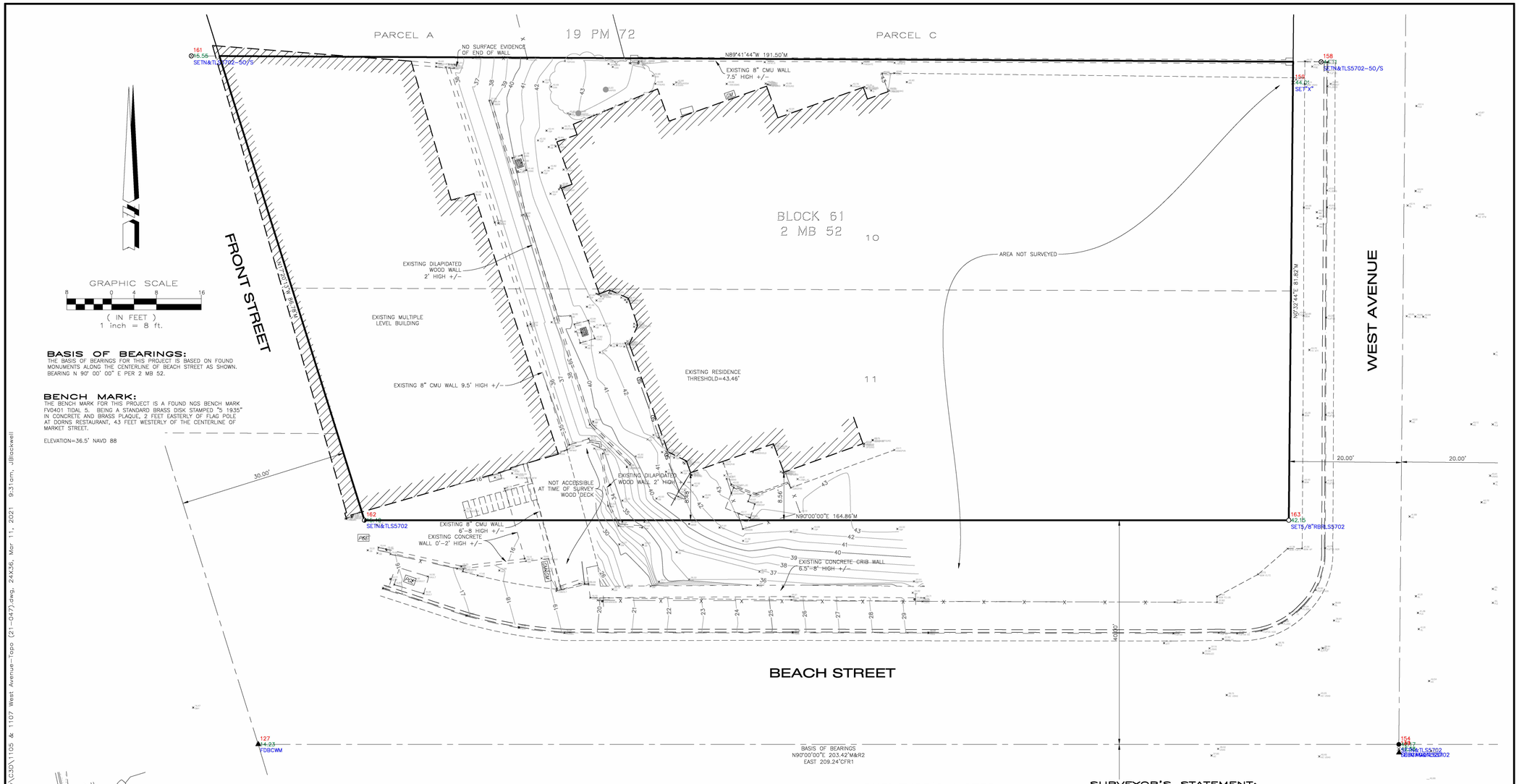
A0.2

DETAIL SITE PLAN

10/21/21

NOT FOR CONSTRUCTION

Working Drawings



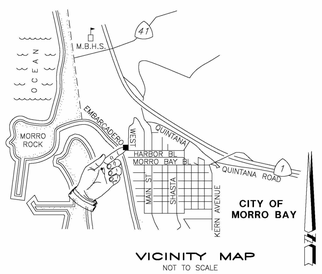
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF BEACH STREET AS SHOWN. BEARING N 90° 00' 00" E PER 2 MB 52.

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FV0401 TIDAL 5. BEING A STANDARD BRASS DISK STAMPED "5 1935" IN CONCRETE AND BRASS PLAQUE, 2 FEET EASTERLY OF FLAG POLE AT DORNS RESTAURANT, 4.3 FEET WESTERLY OF THE CENTERLINE OF MARKET STREET.

ELEVATION=36.5' NAVD 88



VICINITY MAP
NOT TO SCALE

CITY OF MORRO BAY

SYMBOL LEGEND:

- FENCE LINE
- SEWER MAIN
- WATER MAIN
- GAS MAIN
- ELEC/TELEPHONE/CABLE
- OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- RETAINING WALL
- PG&E BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- JOINT POLE
- POWER POLE
- GUY WIRE

ABBREVIATIONS

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

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.

2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.

4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.

5. THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY WHICH IS CURRENTLY IN PROGRESS. PERMANENT MONUMENTS WILL BE SET AT ALL PROPERTY CORNERS AND A CORNER RECORD MAP OR RECORD OF SURVEY MAP WILL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO AS REQUIRED BY STATE LAW.

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON MARCH 5, 2021.

MICHAEL B. STANTON, PLS 5702 DATE

LICENSED LAND SURVEYOR MICHAEL B. STANTON LIC. NO. 5702 STATE OF CALIFORNIA

SITE DATA:

ADDRESS: 1105 & 1107 WEST AVENUE, MORRO BAY

ASSESSOR'S PARCEL NO. APN 066-034-009

TOPOGRAPHIC MAP

A PORTION OF LOTS 10 & 11 OF BLOCK 61 OF BAKERSFIELD COLONY TRACT AS SHOWN ON MAP FILED IN BOOK 2 AT PAGE 2, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF RICHARD KELTSER

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

March 11, 2021 JOB #21-047

N:\2021\21-047 1105&1107 West Street - Morro Bay\C3D\1105 & 1107 West Avenue-Topo (21-047).dwg, 24X36, Mar 11, 2021 9:31am, JBlackwell

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PROJECT:

FRONT ST REMODEL

1108 FRONT ST
MORRO BAY, CA
APN: 066-034-009

Project No.: 20-024

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No.	Description	Date

Bldg Department Submittal - Revisions

No.	Description	Date

NOT FOR CONSTRUCTION

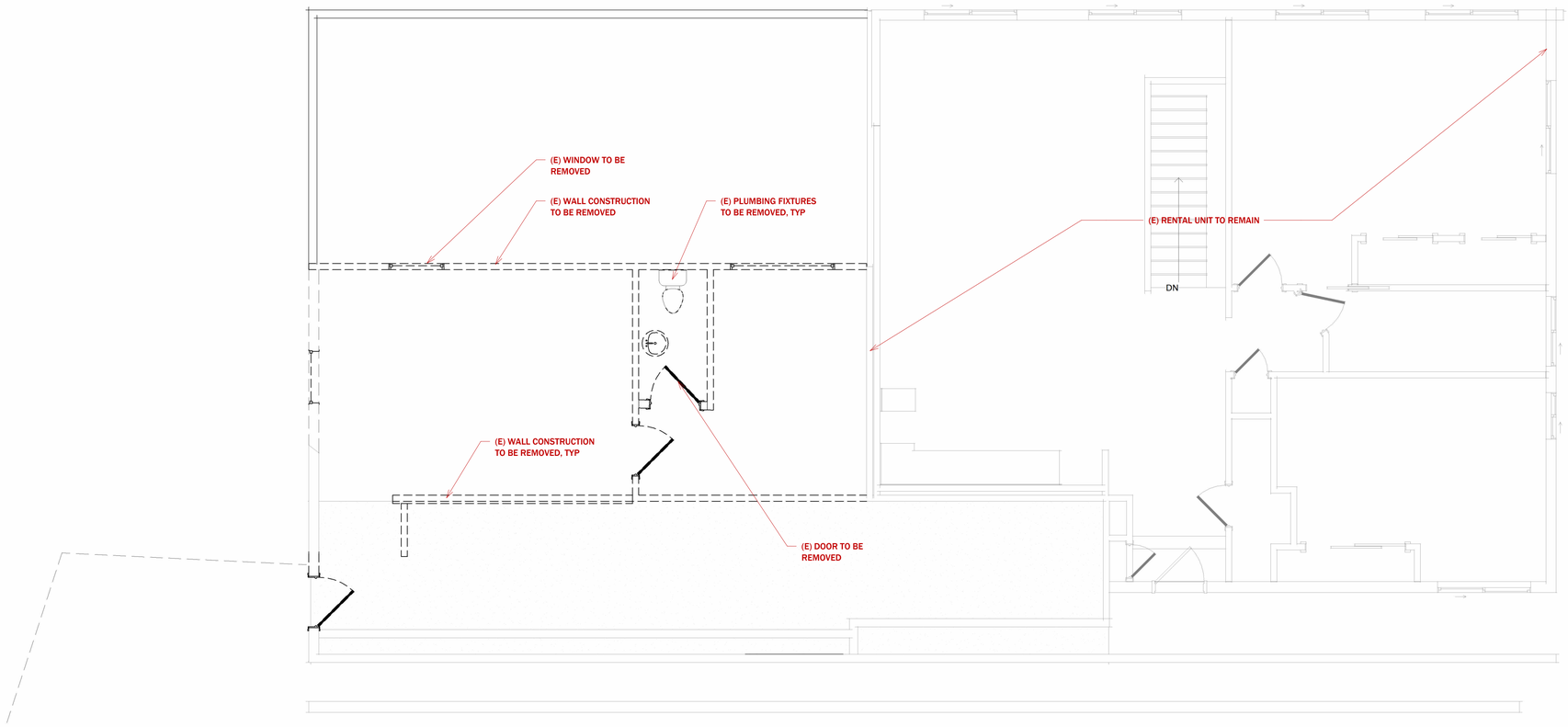
LAND SURVEY

Sheet Number:

A0.3

LAND SURVEY

Working Drawings



1 UPPER LEVEL DEMOLITION PLAN
1/4" = 1'-0"

UPPER LEVEL DEMOLITION PLAN

FRONT ST REMODEL

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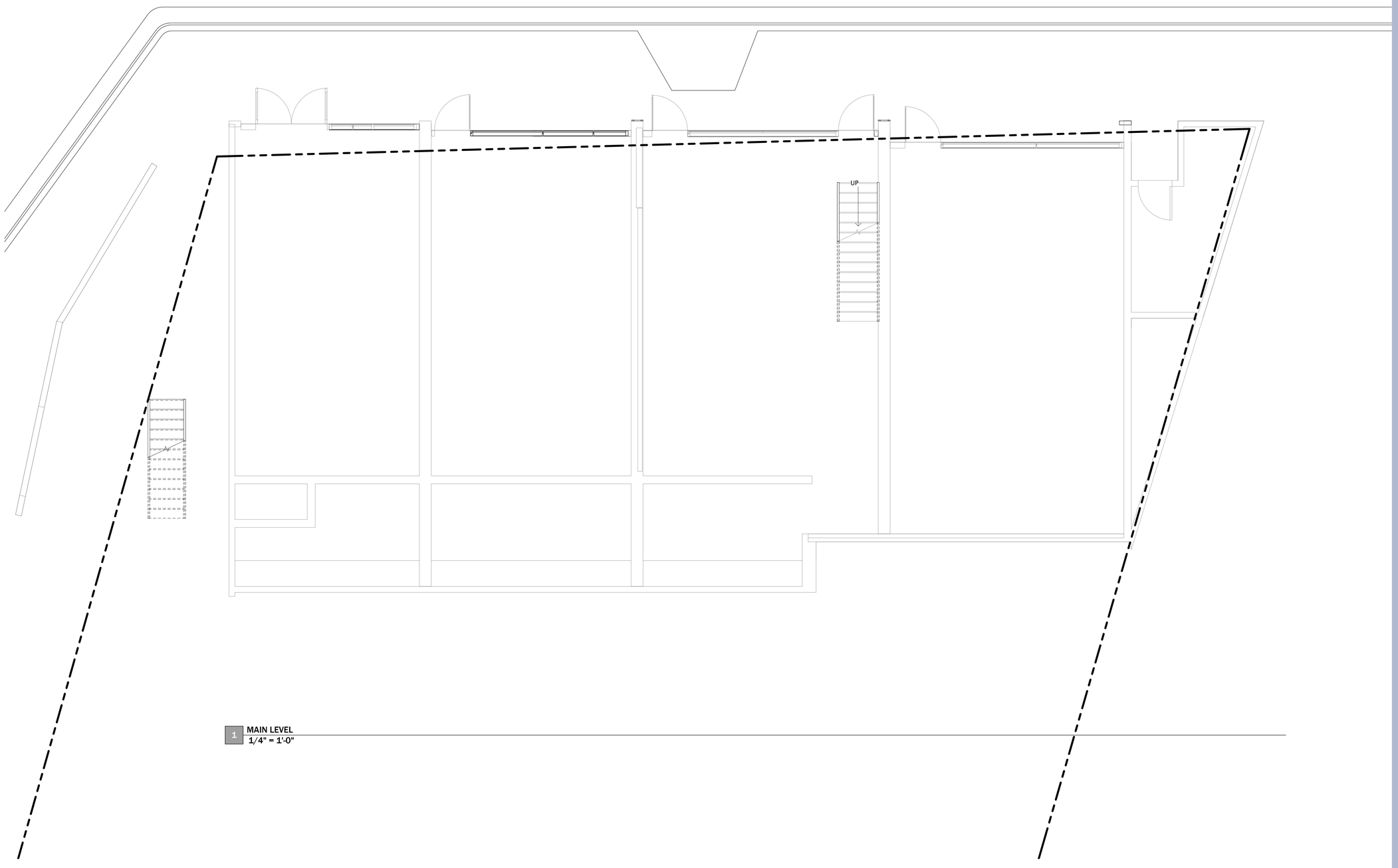
UPPER LEVEL DEMOLITION PLAN

Sheet Number:
A1.2

UPPER LEVEL DEMOLITION PLAN

Working Drawings



1 MAIN LEVEL
1/4" = 1'-0"

MAIN LEVEL FLOOR PLAN

FRONT ST REMODEL

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MAIN LEVEL FLOOR PLAN

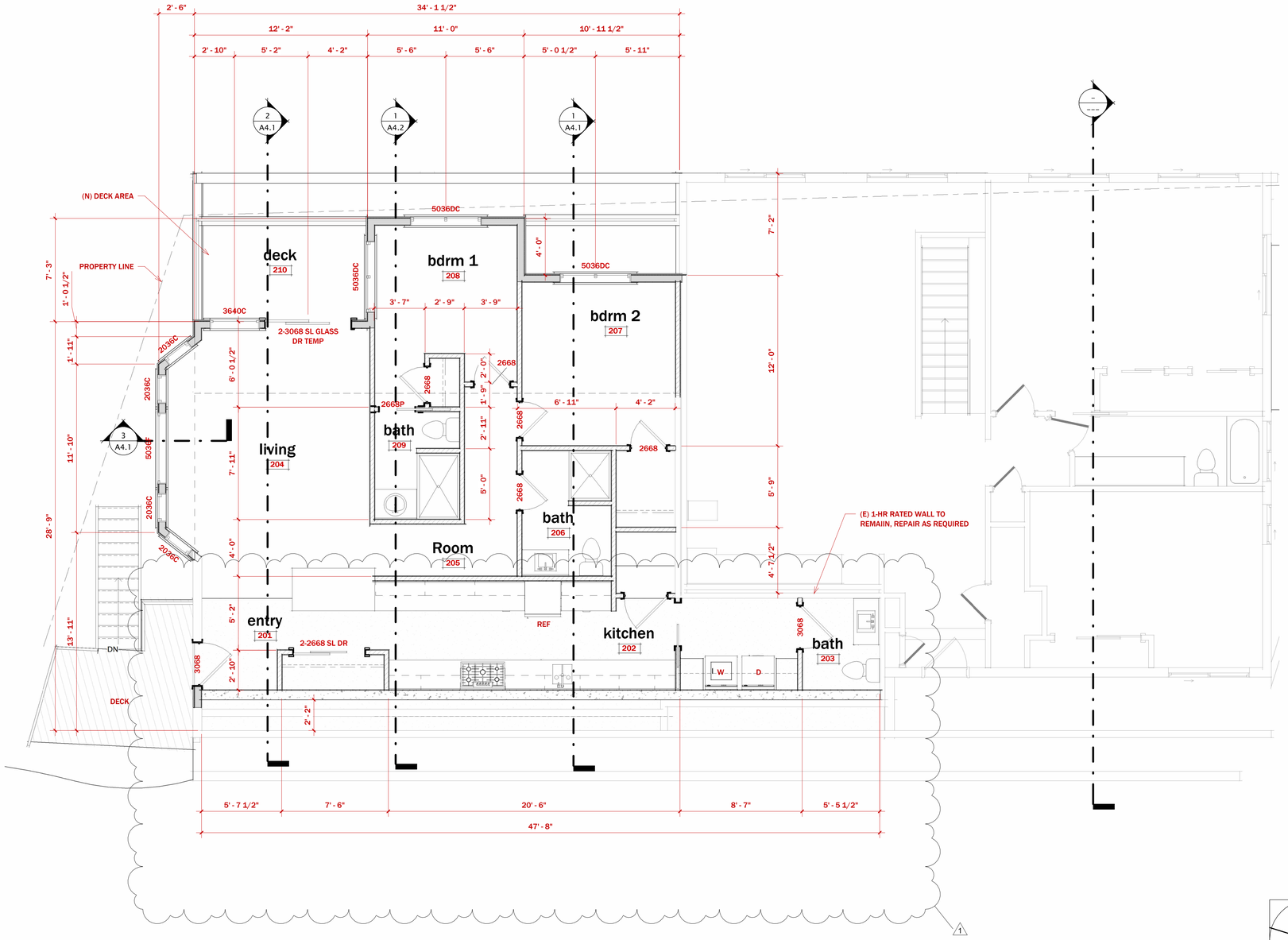
Sheet Number:

A2.1

MAIN LEVEL FLOOR PLAN

Working Drawings

Exhibit D



1 UPPER LEVEL FLOOR PLAN - Proposed
1/4" = 1'-0"

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UPPER LEVEL FLOOR PLAN

Sheet Number:

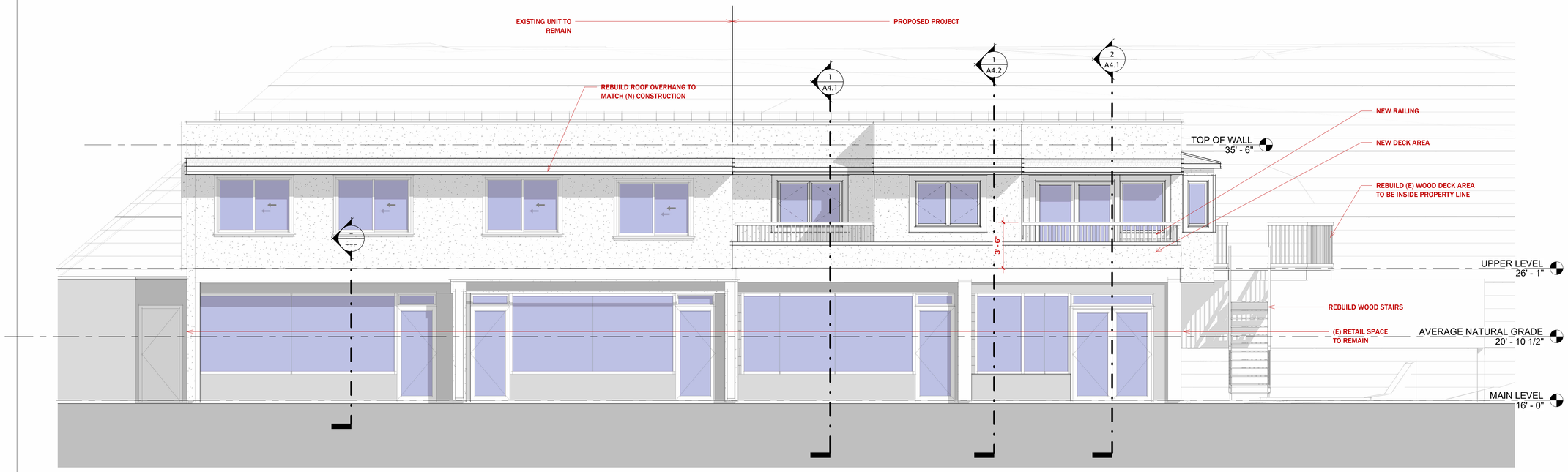
A2.2

UPPER LEVEL FLOOR PLAN

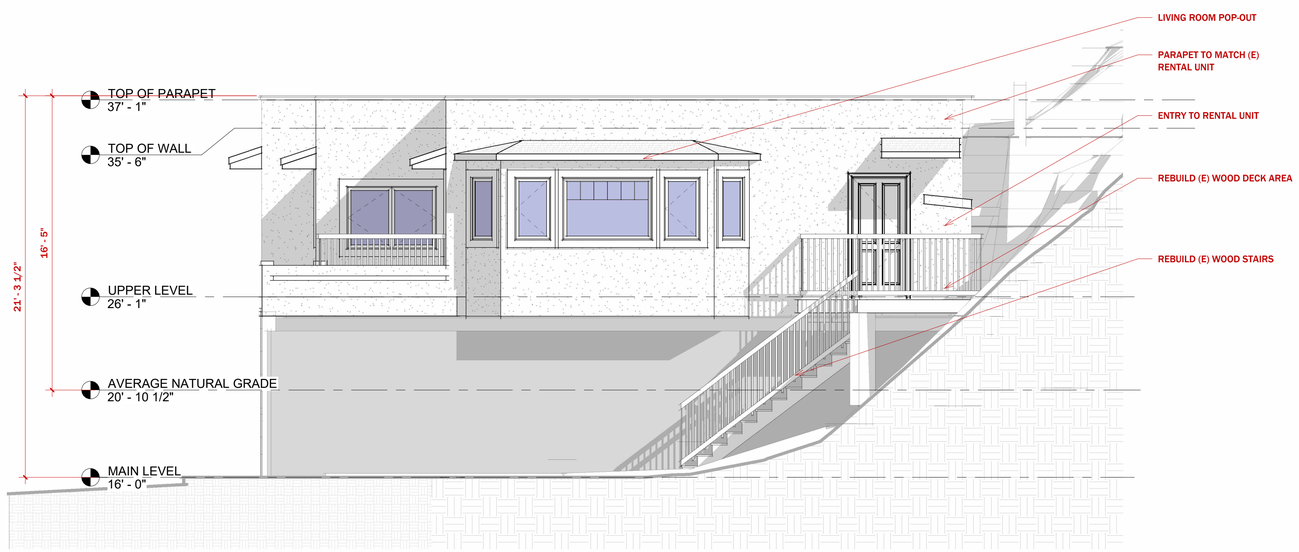
10/21/21

NOT FOR CONSTRUCTION

Working Drawings



1 STREET VIEW ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS

FRONT ST REMODEL

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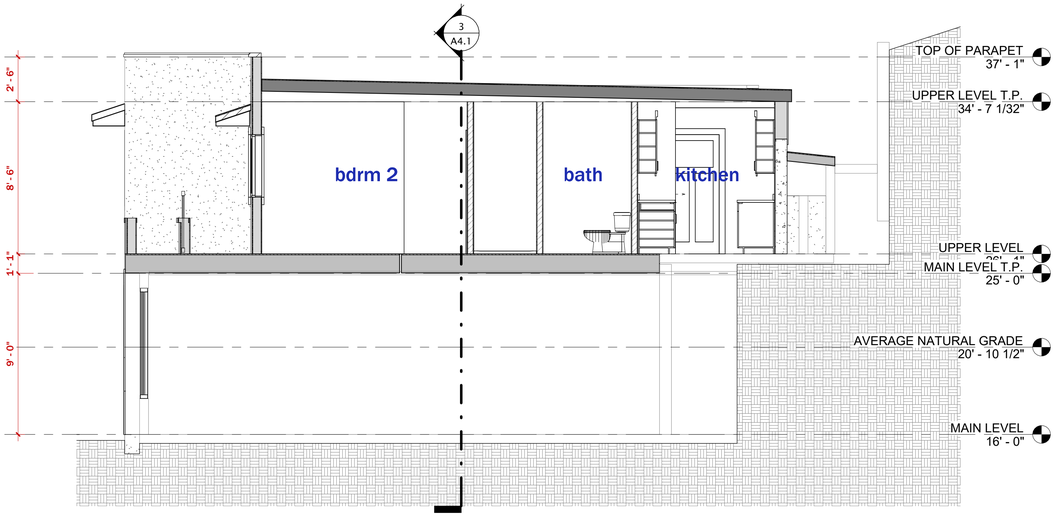
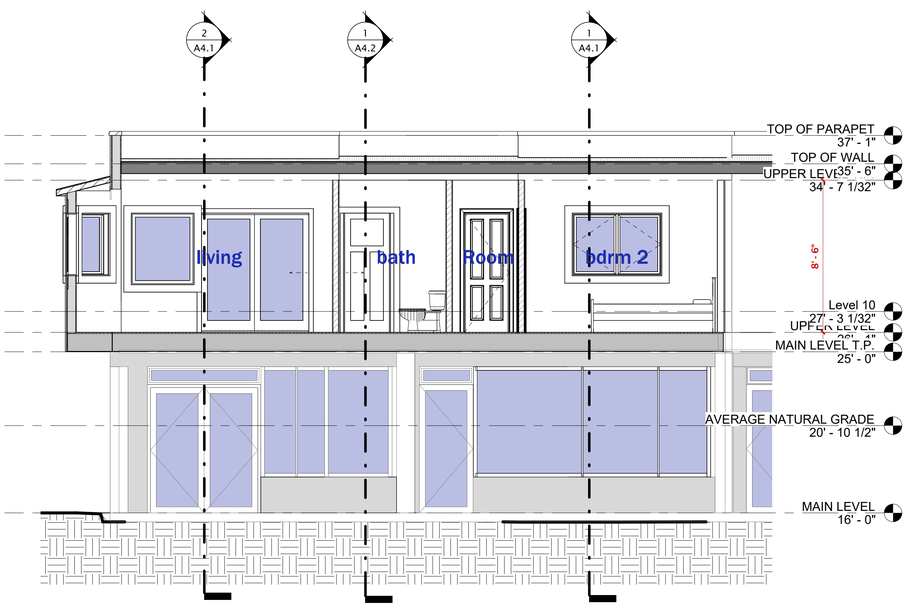
EXTERIOR ELEVATIONS

Sheet Number:
A3.1
EXTERIOR ELEVATIONS

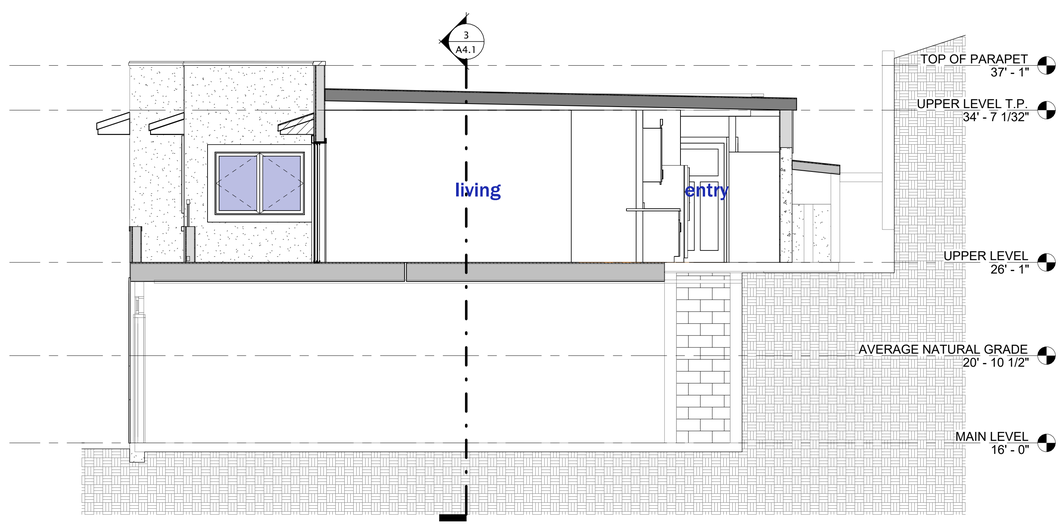
Working Drawings



1 Section 4
1/4" = 1'-0"



3 Section 10
1/4" = 1'-0"



2 Section 5
1/4" = 1'-0"

BUILDING SECTION

FRONT ST REMODEL

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NOT FOR CONSTRUCTION

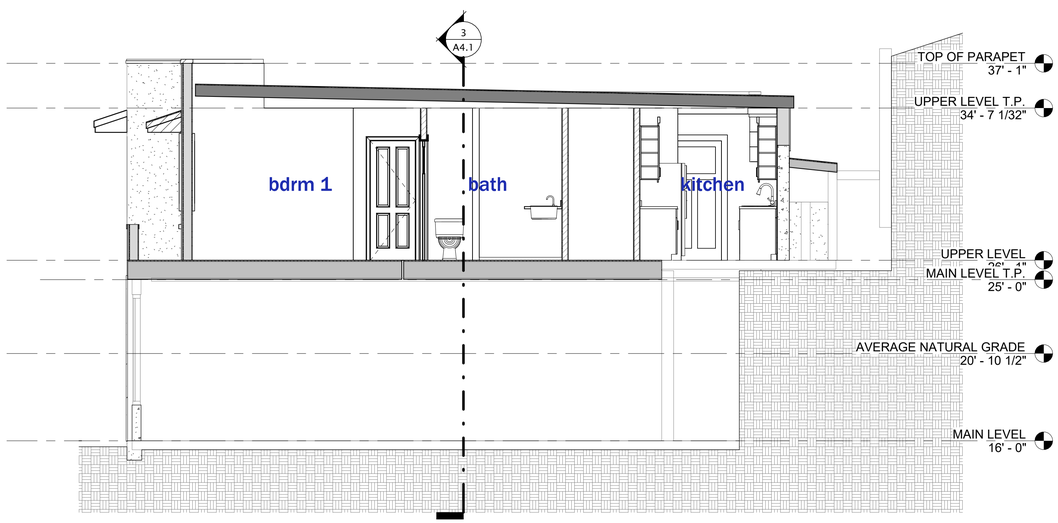
BUILDING SECTION

Sheet Number:

A4.1

BUILDING SECTION

Working Drawings



1 Section 8
1/4" = 1'-0"

BUILDING SECTION

FRONT ST REMODEL

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BUILDING SECTION

Sheet Number:

A4.2

BUILDING SECTION

10/21/21

NOT FOR CONSTRUCTION

Working Drawings