

## 3300 Panorama Drive Project - Modifications to Development Standards

The project site is currently zoned R-1/PD/ESH: Single Family Residential with a Planned Development and Environmentally Sensitive Habitat overlay. It is within the Coastal Zone and is also subject to California Coastal Commission Appeal Jurisdiction. The site is located in the northeastern portion of Morro Bay adjacent to existing residential neighborhoods and open space areas.

Formerly a United States government-owned jet fuel facility operated from the site as a bulk fuel storage and transfer facility until decommissioning in 1991. The site has been cleared of previously existing fuel storage tanks, pumps, sheds, fire hydrants, and related equipment as indicated in the Planning Commission Staff Report dated September 1, 2020. Topography on the site ranges from gently sloping to steeply sloping and it is visible from adjacent surrounding neighborhoods and portions of Main Street.

The City of Morro Bay's General Plan and the Local Coastal Program Land Use Plan designate the site as Moderate Density Residential. The General Plan envisions this area to be residential and complement the existing pattern of development and building massing. City plans indicate that the siting and design of new development should enhance public views of the area and surroundings. City goals include creating a design character in the North Morro Bay area that respects the landscape, climate, and existing development.

As noted in the project development standards table below; the project is proposing to modify several development standards to create a design which is tailored for the unique features and constraints of the site. Many of the modifications allow for the development of smaller lots that are alley loaded. There are two types of alley lots proposed – interior and exterior fronting. With both types of alley lots, the garage access is at 3 feet and the front yard is 10 feet. Front yards either face the alley or a green belt area between lots.

Per Section 17.40.030D. Planned Development (PD) overlay zone of the Zoning Regulations, modifications to standards may be approved upon City decisionmakers making findings that greater than normal public benefits may be achieved by such deviations. The following findings have been prepared in support of proposed development standards:

- 1) **Innovative Design.** The project includes an innovative project design by:
  - a. Creating floor plans that adapt to site topography with split level floor plans.
  - b. Utilizing a variety of unit types to respond to the specific features of different site areas.
  - c. Including covered parking for all units accessed by either alleys or private streets.
  - d. Providing additional uncovered guest parking spaces at convenient locations throughout the project.

- 2) **Respects Site Constraints.** The project adapts to the physical features of the project site by:
- Clustering development to preserve the ESH area and complement surrounding open spaces.
  - Provide a variety of new housing units with different floor plans and sizes that will blend in with existing nearby developments.
  - Creating a quality residential project on a reclaimed site.
- 3) **Improved Public Access.** The project will result in improved public access to surrounding open space areas by the inclusion of a separated pedestrian access through the center of the project, as well as within the environmentally sensitive habitat (ESH) area on the west side of the project. These public access paths benefit the surrounding neighborhood by allowing the public to capture views of the City and coast from the adjacent hillside.
- 4) **Usable Open Space.** The design of the project will result in greater public usable open space by the inclusion of the two pedestrian trails described in Number 2 above, as well as improvements to the open spaces areas adjacent to the trails. Improvements will include, but are not limited to, park areas adjacent to trails, information boards on relevant environmental features, benches for resting and viewing, and additional landscaping.

3300 Panorama - Proposed Development Standards						
Type	Panorama Fronting	Interior Alley (front yard facing green belt)	Exterior Alley (front yard facing alley)	Downhill	Uphill	R-1
Front Yard	20' min	10' min	10' min	20' min	20' min	<b>20' min</b>
Rear Yard	10' max			15' max	15' max	<b>6' min - 10' max</b>
Rear Yard (alley loaded garage)		3' max <sup>1</sup>	3' max <sup>1</sup>			
Side Yard (interior)	5' max	5' max	5' max	5' max	5' max	<b>3' min - 5' max</b>
Height	25' max	25' max	25' max	25' max	25' max	<b>25' max</b>
Minimum Lot Area	2,800 sf	2,270 sf	2,280 sf	5,600 sf	5,900 sf	<b>5,000 sf</b>
Maximum Lot Coverage	50%	55%	55%	50%	50%	<b>45%</b>
Parking	2 covered	2 covered	2 covered	2 covered	2 covered	<b>2 covered</b>

<sup>1</sup> The 3-foot garage setback allows for cars to approach and enter the garage safely, but prevents cars from being able to park in front of the garage door and block the access way (alley).