



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

Veteran's Memorial Building
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Wednesday, September 7, 2011

Chairperson Rick Grantham
Vice-Chairperson John Solu
Commissioner Paul Nagy
Commissioner Jamie Irons
Commissioner Jessica Napier
Rob Livick, Secretary

- I. ESTABLISH QUORUM AND CALL TO ORDER
- II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
- III. PLANNING COMMISSIONER ANNOUNCEMENTS
- IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

- V. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

- VI. CONSENT CALENDAR

A. Approval of minutes from Planning Commission meeting held on August 3, 2011

B. Approve Street Name for Tentative Subdivision Tract map

- VII. PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

A. None

- VIII. PUBLIC HEARINGS

A. **Case No.:** UP0-298

Site Location: Within the public Streets on Main Street between Morro Bay Blvd and Harbor Street and on Harbor Street between Main Street and Morro Avenue.

Applicant/Project sponsor: Morro Bay Chamber of Commerce

Request: To conduct a Farmer's Market within the public street on Main Street from Morro Bay Boulevard to Harbor Street and then on to Harbor Street to Morro Avenue on Saturdays from 2:00 p.m. with the street closure until 7:00 p.m. when the street reopens. The MBCC Farmer's market

has a Certified Farmer’s Market area and a Community Market for businesses who are not certified producers.

CEQA Determination: Categorically Exempt, Section 15311, Class 11

Staff Recommendation: Conditionally Approve Conditional Use Permit #UP0-298.

Staff Contact: Sierra Davis, (805) 772-6270.

B. Case No.: CP0-354 and UP0-337

Site Location: 482 Kern Avenue

Applicant/Project sponsor: Richard and Karen Carlstrom / Stan Canby

Request: Demolition and rebuild of a single family residence on a property with two existing single family residences. The 897 square foot residence proposed for demolition is located on the west side of the property and will be replaced with a new 2,250 square foot residence with an attached two-car garage. The single family residence on the east side of the property will remain, but does not meet setbacks making the property non-conforming. The new residence will be the main residence and the existing residence to remain will be become the secondary unit.

CEQA Determination: Categorically Exempt Section 15332, Class 32

Staff Recommendation: Conditionally Approve Coastal Development Permit #CP0-354 and Conditional Use Permit #UP0-337.

Staff Contact: Sierra Davis, (805) 772-6270.

IX. UNFINISHED BUSINESS

- A. Current and Advanced Planning Processing List

X. NEW BUSINESS

- A. None

XI. DECLARATION OF FUTURE AGENDA ITEMS

XII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on Wednesday, September 21, 2011 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Public Services Office at 955 Shasta Avenue, during normal business hours, Mill’s ASAP, 495 Morro Bay Boulevard, or Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Planning 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 Department 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 come to the podium to present testimony either in support of or in opposition to the proposal.

This Agenda is available for copying at ASAP Reprographics and at the Public Library

4. Finally, the Chair may invite the applicant/agent back to the podium 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.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.
4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are distributed and up to the meeting will also be distributed to the Planning Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

APPEALS

If you are dissatisfied with any aspect of 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. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 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 and the City Zoning Ordinance. 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 Public Services' Administrative Technician at (805) 772-6261. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

This Agenda is available for copying at ASAP Reprographics and at the Public Library

COPIES OF VIDEO, CD: Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

ON THE INTERNET: This agenda may be found on the Internet at: www.morro-bay.ca.us/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.morro-bay.ca.us/notifyme and follow the instructions.

AGENDA ITEM: VI-A

DATE: September 7, 2011

ACTION: _____

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
August 03, 2011

Chairperson Rick Grantham

Vice-Chairperson John Solu
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner Jessica Napier

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present.
Staff Present: Kathleen Wold and Sierra Davis

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Kathleen Wold led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS

Grantham announced the Farmer's Market public hearing will be postponed until the September 7th meeting. Relay for Life will be held this weekend at Morro Bay High School's football field at 10am which is an event for cancer cure research. Solu also announced that donation can be made through the Relay for Life Morro Bay website. Napier announced a thank you for the 4H support at the Mid State Fair. Grantham announced a successful Kids Camp was sponsored by the Police Department and held at the Beach.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Wold reported for Rob Livick to the Commission on action taken by the City Council at the July 19th meeting and also regarding agenda items for the upcoming August 9th Council meeting.

Nagy asked Wold regarding the status of the parking meeting to be held with business owners and Virg's. Wold replied no meeting has been held yet. The TUP was appealed to City Council and is in process.

V. PUBLIC COMMENT - None.

VI. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on June 15, 2011.

MOTION: Irons moved to approve the Consent Calendar. Solu seconded the motion. The motion carried unanimously 5-0.

VII. PRESENTATIONS - None

VIII. PUBLIC HEARINGS

A. **Case No.:** UP0-298

Site Location: Within the public streets on Main between Morro Bay Blvd and Harbor and on Harbor between Main and Morro Avenue.

Applicant/Project sponsor: Morro Bay Chamber of Commerce

Request: To conduct a Farmer's Market within the public streets on Main Street from Morro Bay Boulevard to Harbor and then on to Harbor Street to Morro Avenue on Saturdays from 2:00 p.m. with the street closure until 7:00 p.m. when the street reopens. The MBCC Farmer's Market has a Certified Farmer's Market area and a Community Market for businesses who are not certified producers.

CEQA Determination: Categorically Exempt, Section 15311, Class 11

Staff Recommendation: Continue item to the September 7, 2011 Agenda.

Staff Contact: Sierra Davis, (805) 772-6270.

Grantham announced this public hearing has been continued to the September 7th Planning Commission meeting.

Grantham also opened Public Comment and hearing no comment, closed Public Comment.

B. **Case No.:** UP0-331

Site Location: 520 Atascadero Road

Applicant/Project sponsor: Red Zeppelin Winery Inc., Agent: Stillman Brown

Request: To approve a new use within the outdoor area located adjacent to the existing building. The use will be a distribution office for a winery located in Paso Robles and various wine sales via the internet. In addition the site will be utilized for furniture fabrication from wine barrels and wine tasting to promote the winery and its wine club activities. The winery office and primary wine storage will be in the 12'x20' room which is attached to the outer wall of the main antique mall building. This area will also be utilized for delivery, packaging of wine and wine tasting. The outdoor area will be for furniture production, display and storage, and casual seating with wine barrel tables and benches. Social events will occasionally take place in this area for wine club members including pickups, business social functions, and fundraisers. A small indoor area on the south east side of the building will be utilized for the production of wine barrel items and tools.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally Approve #UP0-331

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211.

Davis presented the staff report.

Commissioners asked staff to clarify:

- The reason the project requires a conditional use permit. Davis responded that activities in the light industrial M-1 zone require an elevated review before Planning Commission due to the potential for noise, odors and the location.
- How the determination was made to limit events to a maximum of 20 people. Wold replied that the business is proposed to be primarily shipping/warehouse facilities for the winery with the wine tasting as an ancillary use. Staff worked with the applicant to come up with a fair threshold

to allow occasional wine tasting in order to allow the Applicant to build the business' sales of wine yet without becoming the primary use. Staff does not anticipate a problem with parking.

- When the applicant would be required to obtain a temporary use permit and the two businesses: Red Zeppelin and the antique mall. Wold replied staff is working to ensure flexibility for the business owner but also ensure the use is acceptable in the M1 district.

Chairperson Grantham opened the Public Comment period.

- Stillman Brown, Agent for Applicant and resident of Morro Bay, spoke briefly to explain his project to Commissioners. Brown noted the intention is to have customers enter and exit through the antique mall. Brown also stated he is fine with the conditions as proposed by staff.

Hearing no further comment, Grantham closed the Public Comment period.

Commissioners discussed their support for the project with staff, including the condition to limit the number of persons to a maximum of 20 and the limit of 10 events per year. Grantham noted that anything over 20 persons would trigger a requirement for a temporary use permit. Irons asked if we need to determine a specific number since it is not unlimited. Davis replied the project can be approved as is, since it is limited to what is in the municipal code.

MOTION: Nagy moved the Planning Commission approve the Conditional Use Permit (UP0-331) for Red Zeppelin Winey with the conditions that the staff has given us.

Irons seconded the motion. The motion carried unanimously 5-0.

IX. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Wold reviewed the Work Program with Commissioners.

X. NEW BUSINESS – None.

XI. DECLARATION OF FUTURE AGENDA ITEMS – None.

XII. ADJOURNMENT

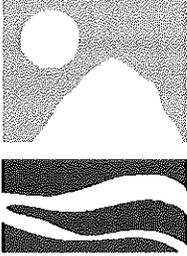
Chairperson Grantham adjourned the meeting at 6:40p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, September 7, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary

AGENDA ITEM NO: VI-B
DATE: 9-7-11
ACTION: _____



Memorandum

TO: PLANNING COMMISSION **DATE:** AUGUST 31, 2011
FROM: KATHLEEN WOLD, PLANNING AND BUILDING MANAGER
SUBJECT: REQUEST TO NAME THE STREET WITHIN TENTATIVE SUBDIVISION
TRACT MAP NUMBER 2870 SEASHELL ESTATES AS SEA SHELL COVE.

BACKGROUND/DISCUSSION:

Pursuant to Morro Bay Municipal Code Section 12-04.150 all street names shall be approved by the Planning Commission. The Planning Commission shall not allow for the duplication of existing street names.

Staff has reviewed the proposed name "Sea Shell Cove" and finds that it is not a duplication of any existing street name and therefore recommends that the Planning Commission approve Sea Shell Cove as the name for the cul-de-sac within Seashell Estates (Tract Number 2870).

RECOMMENDATION

Staff recommends that the Planning Commission approve Sea Shell Cove as the name for the cul-de-sac within Seashell Estates (Tract Number 2870).

CATHY • NOVAK

consulting

RECEIVED

JUL 29 2011

City of Morro Bay
Public Services Department

July 29, 2011

Ms. Kathleen Wold
City of Morro Bay Public Services Dept.
955 Shasta St.
Morro Bay, CA 93442

Dear Kathleen,

This letter is a request to name the cul-de-sac off Teresa Drive for the Sea Shell Estates project Sea Shell Cove. The applicant understands that the Planning Commission must approve the name. Also a check for the \$379 processing fee is attached to this letter. Please schedule this for the soonest possible Planning Commission meeting.

Thank you for your time and consideration. Please let me know if you have any questions.

Sincerely,

Cathy Novak

Cathy Novak

GOVERNMENTAL & COMMUNITY RELATIONS • PLANNING

CELL 805.441.7581 • PHONE & FAX 805.772.9499

POST OFFICE BOX 296 • MORRO BAY, CA 93443

NOVAKCONSULTING@CHARTER.NET



AGENDA NO: VIII-A

MEETING DATE: September 7, 2011

Staff Report

TO: Planning Commissioners **DATE:** September 7, 2011

FROM: Sierra Davis, Assistant Planner

SUBJECT: Conditional Use Permit #UP0-298 for the Chamber of Commerce Farmer's Market held every Saturday.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit "A", including findings required by the California Environmental Quality Act (CEQA); and
- B. Approve Conditional Use Permit #UP0-298, subject to the Conditions included as Exhibit "B" and the site development plans dated August 26, 2011.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt pursuant to Section 15311, Class 11 which exempts construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities. Staff has evaluated the project and has determined that the project qualifies for categorical exemption class 11, because the structures proposed are temporary and located within an existing commercial district. The nature of the proposed use welcomes vendors operating within and outside the City limits for a temporary sale their products.

PROJECT DESCRIPTION:

The applicant requests approval of Use Permit #UP0-298, this request includes the closure of Main Street between Morro Bay Boulevard and Harbor Street and one block west down Harbor to Morro Avenue every Saturday from 2 p.m. through 7 p.m. for a Farmers Market consisting of approximately 50 vendors.

Prepared By: <u>SD</u>	Dept Review: _____
City Manager Review: _____	
City Attorney Review: _____	

APPLICANT:

Morro Bay Chamber of Commerce

Agent: Craig Schmidt, Chamber of Commerce CEO

ATTACHMENTS:

1. Findings, Exhibit A
2. Conditions, Exhibit B
3. Graphics/Plan reductions, Exhibit C
4. Morro Bay Community Farmer's Market Rules and Regulations Exhibit D

BACKGROUND:

The farmer's market has been operating within the City in this general location for a number of years under a Department of Recreation and Parks Temporary Permit. The temporary permit does not allow for the extended period of time that the farmers market has been in operation. In order to make the farmer's market a permanent event through City entitlements the Chamber of Commerce has applied for a Conditional Use Permit to operate the farmer's market every Saturday.

The farmer's market is currently in an "L" shaped configuration on Main Street, between Morro Bay Boulevard and Harbor and continues one block east up Harbor Street to Monterey Avenue. The market is held each Saturday at this location with set up starting around 2 p.m. and clean up starting around 6 p.m. and the whole event concluding at 7 p.m. The market hours are 3 p.m. to 6 p.m. in the summer and 3 p.m. until 5 p.m. in winter.

Set up for the market starts around 2 p.m. every Saturday when the barricades are brought to the location and set up across the streets to direct traffic away from the area. The barricades are constructed of weighted buckets with poles in them, red rope, delineator signs, "A" frame signs and traffic cones to block off the streets. There are several signs clearly identifying the event and traffic is directed away. The vendors are then allowed to drive in and park along the curb in designated spaces and set up their booths in front of them but behind the double yellow line the demarks the center lane. Customers begin wandering into the market area/roadway as soon as the street is closed and vendors start to set up.

The market opens almost immediately. As soon as a vendor is set up they begin sales. By 2:40 all the vendors are set up and have started sales. At the close of the market, vendors must report their sales to the Market Manager and pay their fee. The market starts closing down at 6 p.m. After everyone is off the street, staff opens the streets, remove the signs and barricades.

If there are cars still parked within the market area after 2 pm, vendors will work around the park cars and the cars will remain in the area until the farmer's market is over. Vendors are allowed to

park in the area to set up in the designated 22 foot by 17 foot booth space.

Notices about the event are posted every Wednesday informing the public that a temporary event will take place on Saturday between 2 p.m. and 7 p.m. The signs also warn the public that parking in the area is not allowed during these hours.

SITE CHARACTERISTICS:

<u>Site Characteristics</u>	
Existing Use	Commercial Development
Terrain	Graded, flat.
Vegetation/Wildlife	Urban street trees
Archaeological Resources	No ground disturbance is proposed
Access	Main Street

<u>Adjacent Zoning/Land Use</u>			
North:	Central Business District C-1/S.4	South:	Central Business District C-1/R-4(S.4)
East:	Central Business District C-1/S.4	West:	Central Business District C-1/S.4

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Commercial and Mixed Use Area "D"
Base Zone District	Central Business (C-1)
Zoning Overlay District	Multiple Residential /Hotel-Professional (R-4)
Special Treatment Area	S.4 Design Overlay
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Not located in the Coastal Appeals Jurisdiction

PROJECT DISCUSSION

The Chamber of Commerce submitted a project description to the Public Services Department for review and identified the best solutions for the issues as a result of the current configuration and running of the farmer's market. The proposed project was a result of the Chamber gathering information about the event from set up crews, local merchants, vendors, and interested parties. The following issues and solutions were identified by the Chamber and are all incorporated into

the project description.

Market Configuration

The proposed Farmer's Market and configuration is a result of information gathered at a meeting with Market area businesses on April 20th, a survey of Market vendors conducted on May 1st, a Market committee meeting on March 30th and information gleaned from the City's RUDAT Study conducting in August 1997.

Notices

The notices are required to be posted 72 hours before the event for legal towing and to inform people of the market. The notices are temporary signs and filled in with marker and are hung on trees around the farmer's market area. The applicant has stated that they are easily missed or overlooked because they are not permanent 'no parking' signs. This has led to the issue of people leaving their cars parked in the market area and then not being able to move their car until the market has ended. In the past farmer's market officials have chosen not to have the cars towed, but to work around cars.

The applicant has proposed permanent 'Tow Away Zone' sign posted on metal poles. The applicant has used the example from the City of San Luis Obispo (Exhibit C), which designates 5:30 p.m. to 9:00 p.m. as a tow away zone, for the Thursday Night Market. The applicant has proposed this type of sign in order that the parking limits are more easily recognized.

Market Hours

The hours of the market vary depending on the set up and breakdown schedule of the vendors. Set up for the market officially begins at 2 p.m. when barricades are set up and traffic is directed away from the area. The Chamber has designated official start and end times for the market; however vendors do not adhere to the times and start selling as soon as they are set up. This is a result because the signs posted are for the hours the streets are closed and patrons assume that the market hours are the same. The hour designated one hour before, 2 p.m. to 3 p.m. and the hour after the market, 6 p.m. to 7 p.m., has effectively lengthened the time of the market. The applicant has indicated that this is a high risk time for accidents due to the mix of parked cars, vendors cleaning up and leaving and pedestrians. Currently, the manager and barricade staff help direct traffic to reduce conflicts. The applicant has not proposed a remedy to this situation, however a more clearly defined starting and ending time for vendors and clearly marking entrances and exits for cars and patrons will alleviate the hazards at the close of the market.

Cars

Rabobank has agreed to allow use of its parking lot for vendor use. This could then lead to vendors off-loading their product, configuring the booths back to back down the centerline and removing vendor cars from the street. Adjacent businesses support this proposal.

In previous discussions with business owners in the farmer's market area the Chamber received comments about concerns about access and courtesy for permanent store fronts. The business owners would like the new configuration to allow space between the booths to access the sidewalk and ultimately their businesses. The canopies also block some of the visual access to business signage and displays in the storefronts. Farmer's market officials make an effort to create periodic spaces between the booths and to space the booths apart in order to allow.

Health and Safety Departments Review

The Police and Fire Departments were concerned about the proposed Farmer's Market configuration. In December 2010 staff was working on a proposed Farmer's Market configuration that was located on Main Street between Harbor Street and Pacific Street. The configuration allowed Harbor Street to remain open during the Farmer's Market hours for health and safety emergency responders to easily access the Embarcadero.

The proposed configuration has been reviewed by the Police and Fire Departments and is acceptable to both, subject to attached conditions. The health and safety departments will access the Embarcadero from Harbor Street by turning right on Main Street and left on Beach Street. The proposed configuration allows for vehicles to travel through a portion of the Main Street and Harbor Street intersection because it is only partially occupied.

complete the property will meet the intent of the Municipal Code for secondary units. The applicant has designed the new residence to the house to meet all requirements of Title 17, Zoning Ordinance and Title 14, Building and Construction. Although the applicant has proposed a residence that meets the findings, the Planning Commission shall ultimately make the finding that it is not feasible to make the whole property conforming without major reconstruction of the existing structure (secondary dwelling unit).

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on August 26, 2011, and publically posted at the project site, Morro Bay Library, Morro Bay City Hall and Morro Bay Public Services Department and were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION:

Staff has reviewed the proposed configuration and finds that it is acceptable to all City Departments. The proposed use is a special use in the public right-of-way and special consideration has been taken in the design of the market to work with vendors and the community. The proposed project would be consistent with applicable development standards of the zoning ordinance and all applicable provisions of the General Plan and Local Coastal Plan with the incorporation of the conditions of approval.

Report prepared by: Sierra Davis, Assistant Planner

EXHIBIT A

FINDINGS

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is Categorical Exempt pursuant to Section 15311, Class 11 which exempts construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities. Staff has evaluated the project and has determined that the project qualifies for categorical exemption class 11, because the structures proposed are temporary and located within an existing commercial district. The nature of the proposed use welcomes vendors operating within and outside the City limits to sell their products. The existing storefronts agree to locate the temporary tents canopies in front of their stores for the farmers market in this area and therefore they are accessory to the existing use. Based on this evaluation staff has determined that the project qualifies for a categorical exemption.

CONDITIONAL USE PERMIT FINDINGS

- B. The proposed business will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, because it is an allowable use in the zoning district.
- C. The proposed business it will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City, as it will be complimentary to other visitor serving uses in the surrounding area.

EXHIBIT B

CONDITIONS OF APPROVAL

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report referenced above, dated September 7, 2011 for the project depicted on the attached plans labeled "Exhibit C", dated August 26, 2011 on file with the Public Services Department, as modified by these conditions of approval.
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 approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director of Public Services, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Director of Public Services. Any changes to this approved permit determined not to be minor by the Director 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, City of Morro Bay, 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 Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
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. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use and/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 of Public Services and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

6. Acceptance of Conditions: Prior to obtaining a building permit the applicant shall file with the Director of Public Services written acceptance of the conditions stated herein.

PLANNING CONDITIONS

1. Permanent Signs. The applicant shall install permanent signs designating specific no parking zones and times shall be placed in the City Right of Way. Size and number of signs shall be at the discretion of the Public Services Director.

2. Farmer's Market Configuration. The Farmer's Market may be configured in multiple arrangements however for health and safety purposes the booths shall maintain minimum fire access clearance of 20 feet.

POLICE CONDITIONS

1. Addition Signage. The applicant shall install the following Addition signage shall be required to ensure that both pedestrian and vehicular traffic are able to negotiate the event successfully.
 - a. "Road Closed Ahead" at Dunes/Main for southbound traffic on Main Street
 - b. "Road Closed" at Harbor/Main for southbound traffic on Main Street
 - c. "No Left Turn" at Harbor/Main for westbound traffic on harbor Street
 - d. "No Right Turn" at Harbor/Main for eastbound traffic on harbor Street
 - e. "Road Closed Ahead" at Harbor Street/Morro Bay Boulevard for westbound Morro Bay Boulevard traffic
 - f. "Road Closed" at Main/Harbor Street for westbound Morro Bay Boulevard traffic

- g. "Road Closed Ahead" at Morro/Morro Bay Boulevard for eastbound Morro Bay Boulevard traffic
- h. "Road Closed" at Main/Morro Bay Boulevard for eastbound Morro Bay Boulevard traffic
- i. "Road Closed Ahead" at Pacific/Main for northbound traffic on Main Street
- j. "Road Closed" at Pacific /Main for northbound traffic on Main Street
- k. "Stop" at Pacific/Main for northbound traffic on Main Street
- l. "No Left Turn" at Pacific/Main for east bound traffic on Pacific Street
- m. "No Right Turn" at Pacific/Main for westbound traffic on Pacific Street.

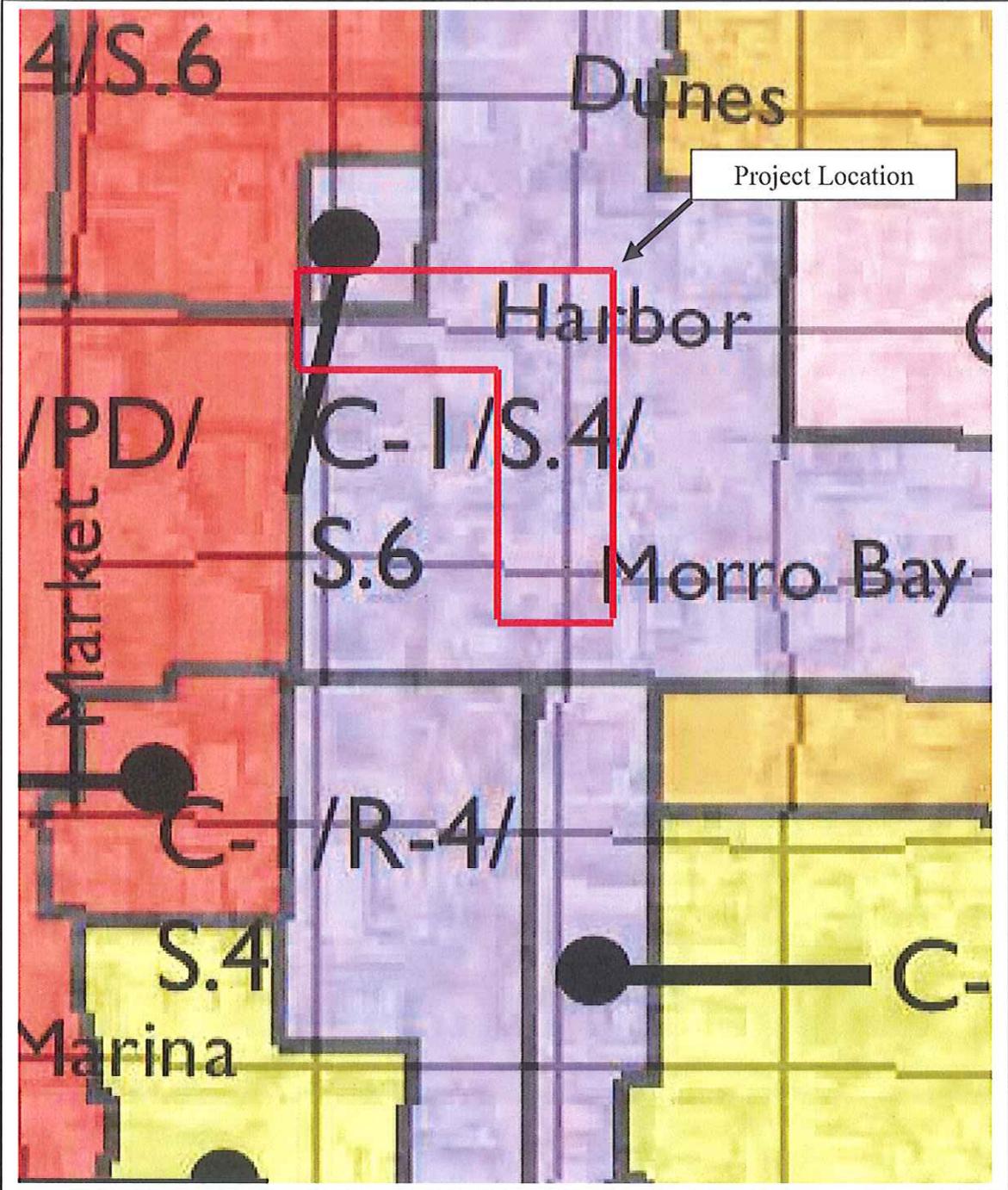
All signage shall be in accordance with the most current edition of the California Manual of Uniform Traffic Control Devices (MUTCD).

FIRE CONDITIONS

1. Access. Project shall provide and maintain an aisle/emergency access distance of 20 feet between booths and opposing curb (see Sheet 10 of plan), for the full length of the market event.
2. Tent and Canopy Cooking Guidelines. Cooking facilities shall adhere to the SLO County Fire Chief's Association and SLO County Environmental Health Department guidelines for event cooking.

EXHIBIT C

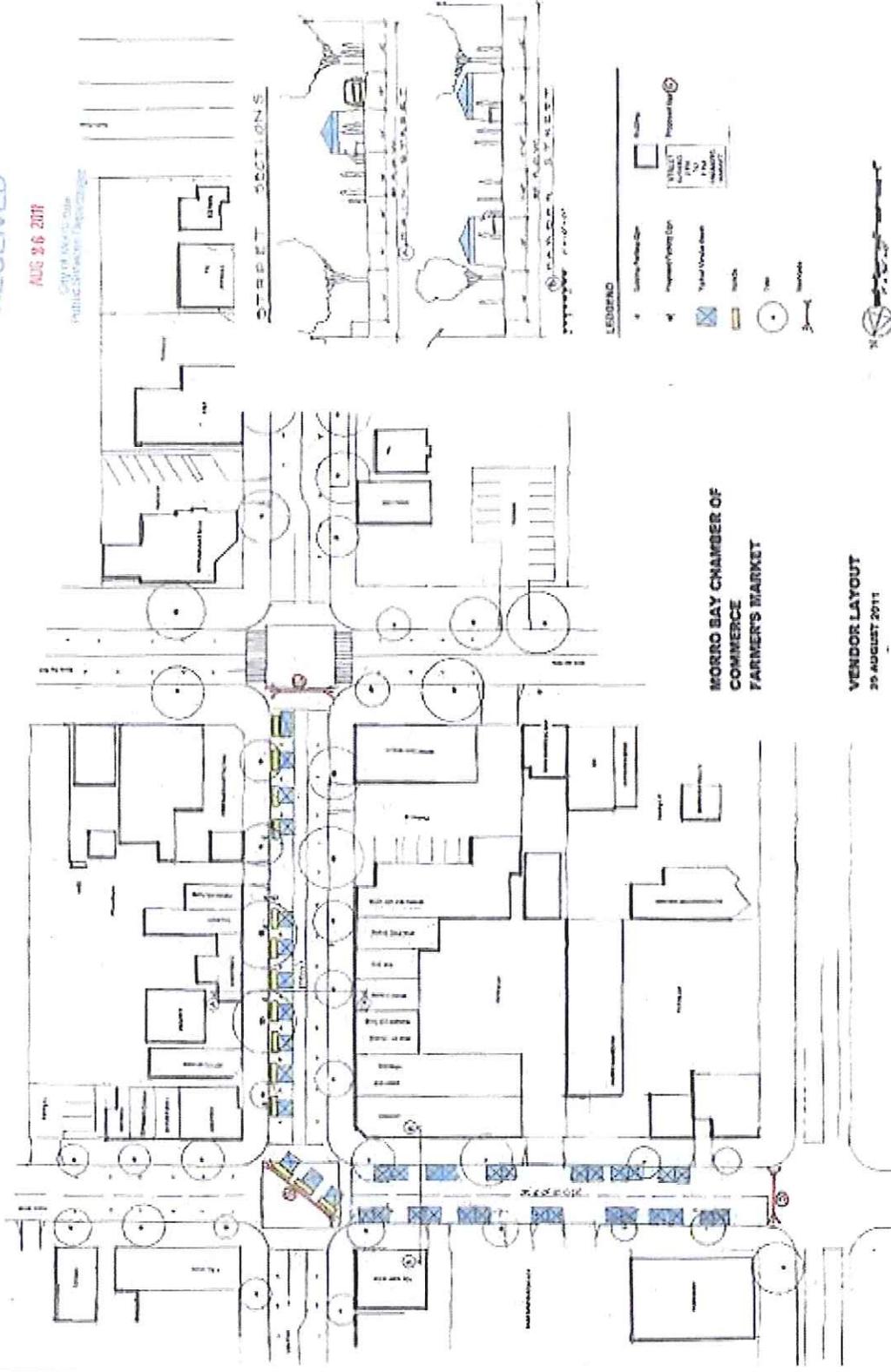
GRAPHICS/PLAN REDUCTIONS



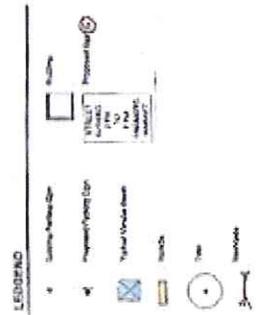
RECEIVED

AUG 26 2011

City of Morro Bay
Public Works Department



STREET SECTIONS



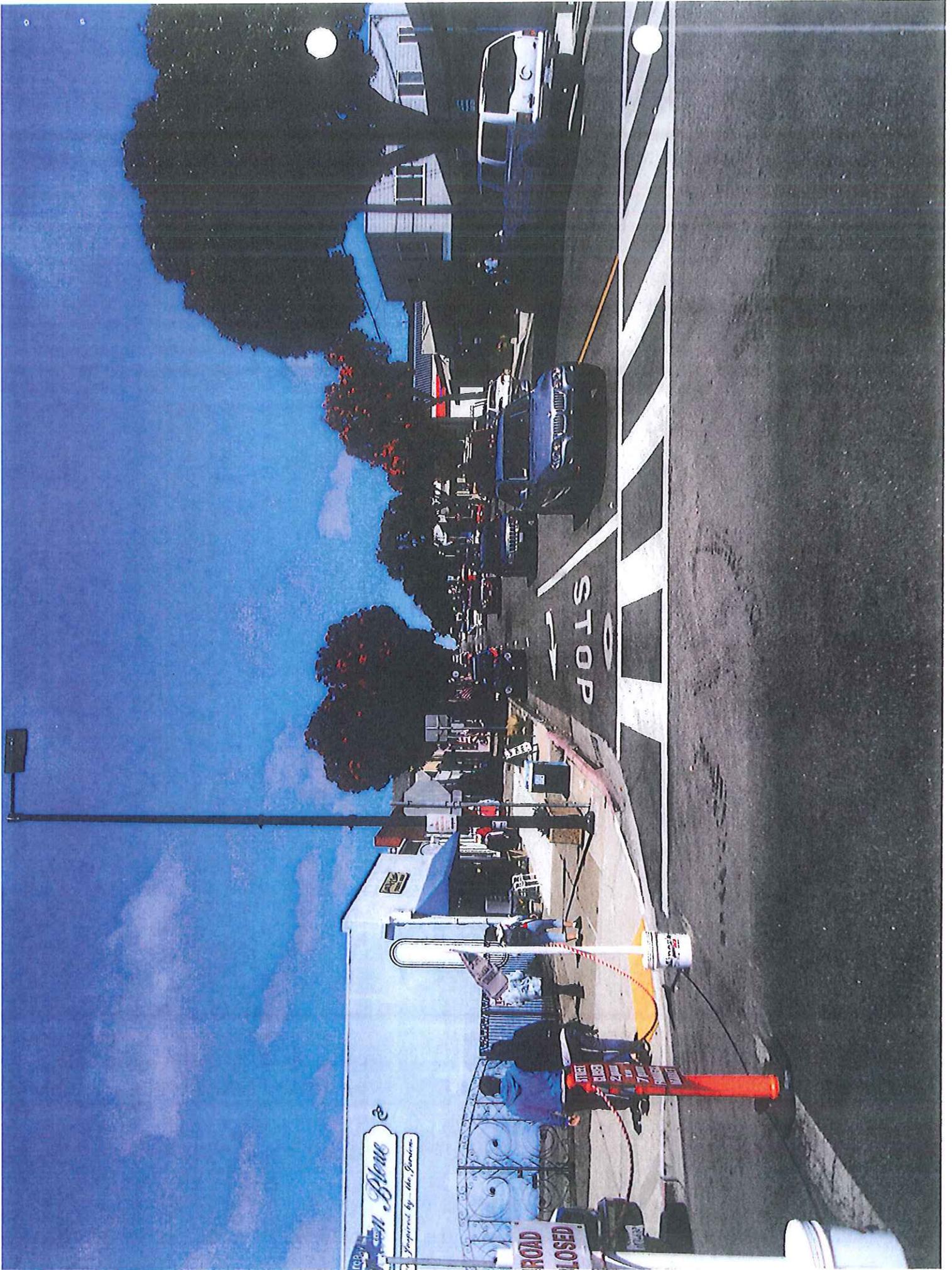
MORRO BAY CHAMBER OF
COMMERCE
FARMER'S MARKET

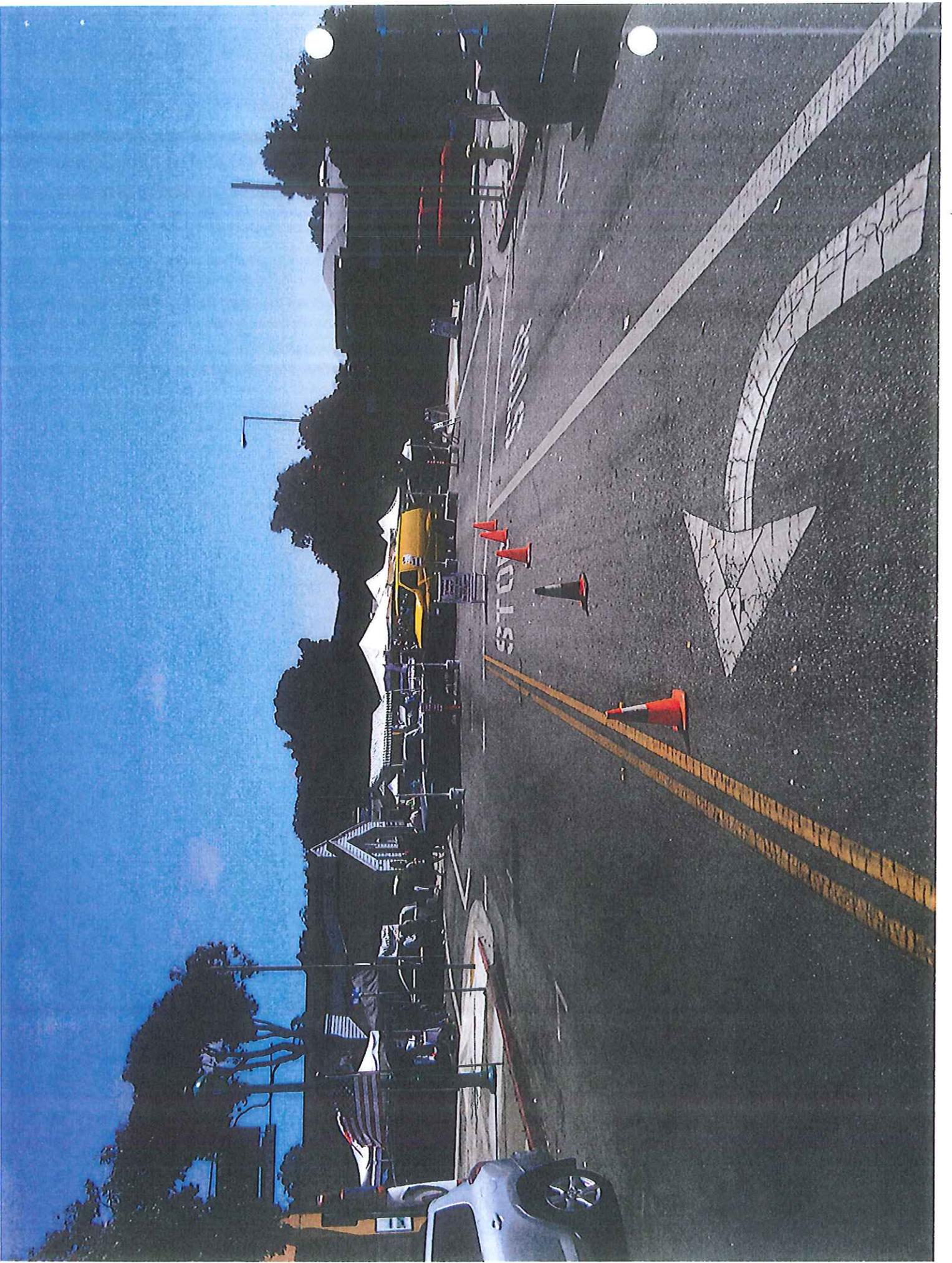
VENDOR LAYOUT
25 AUGUST 2011

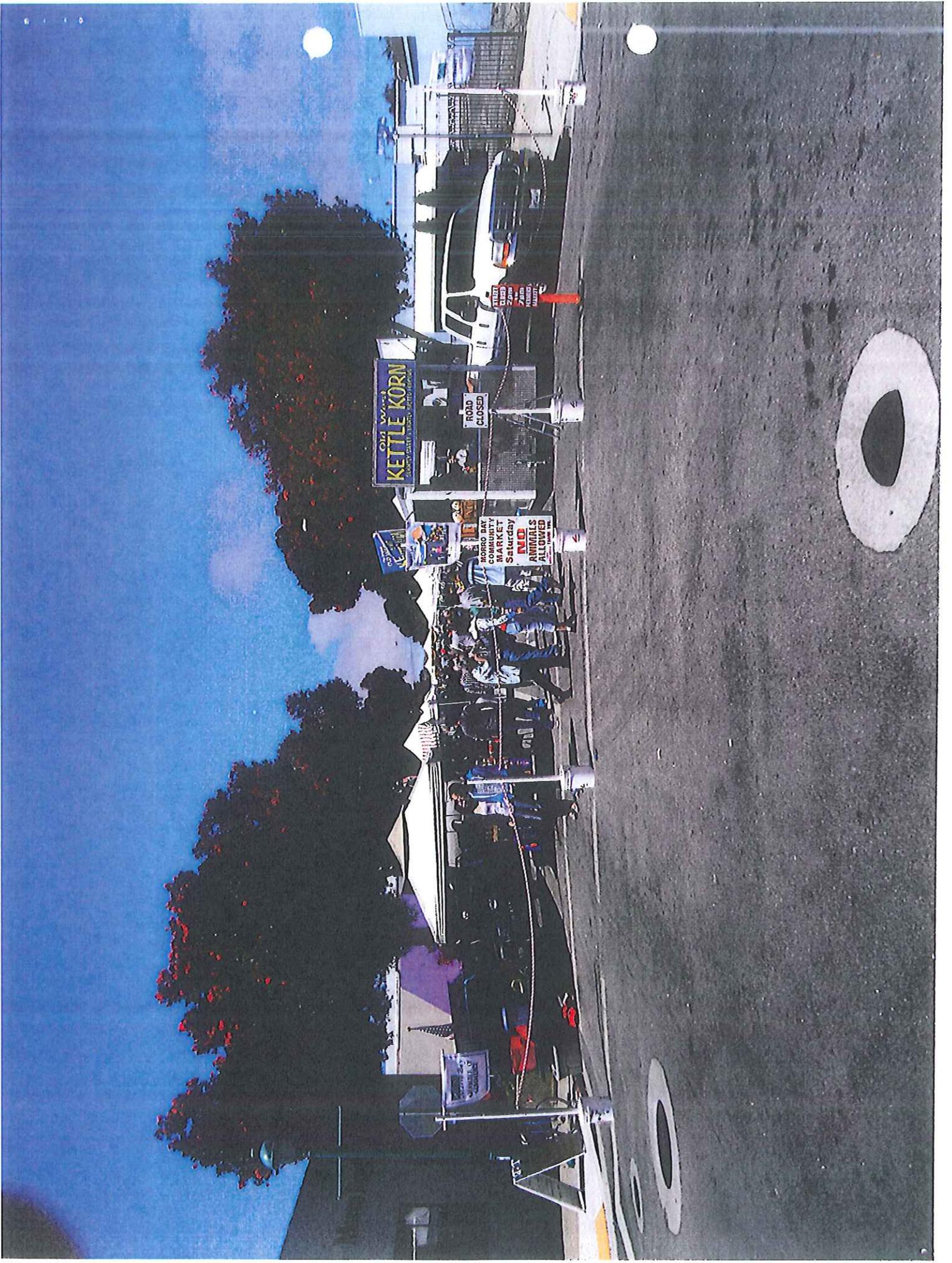


MORRO BAY
COMMUNITY
MARKET
Saturday
NO
ANIMALS
ALLOWED

Best of
1840-1975







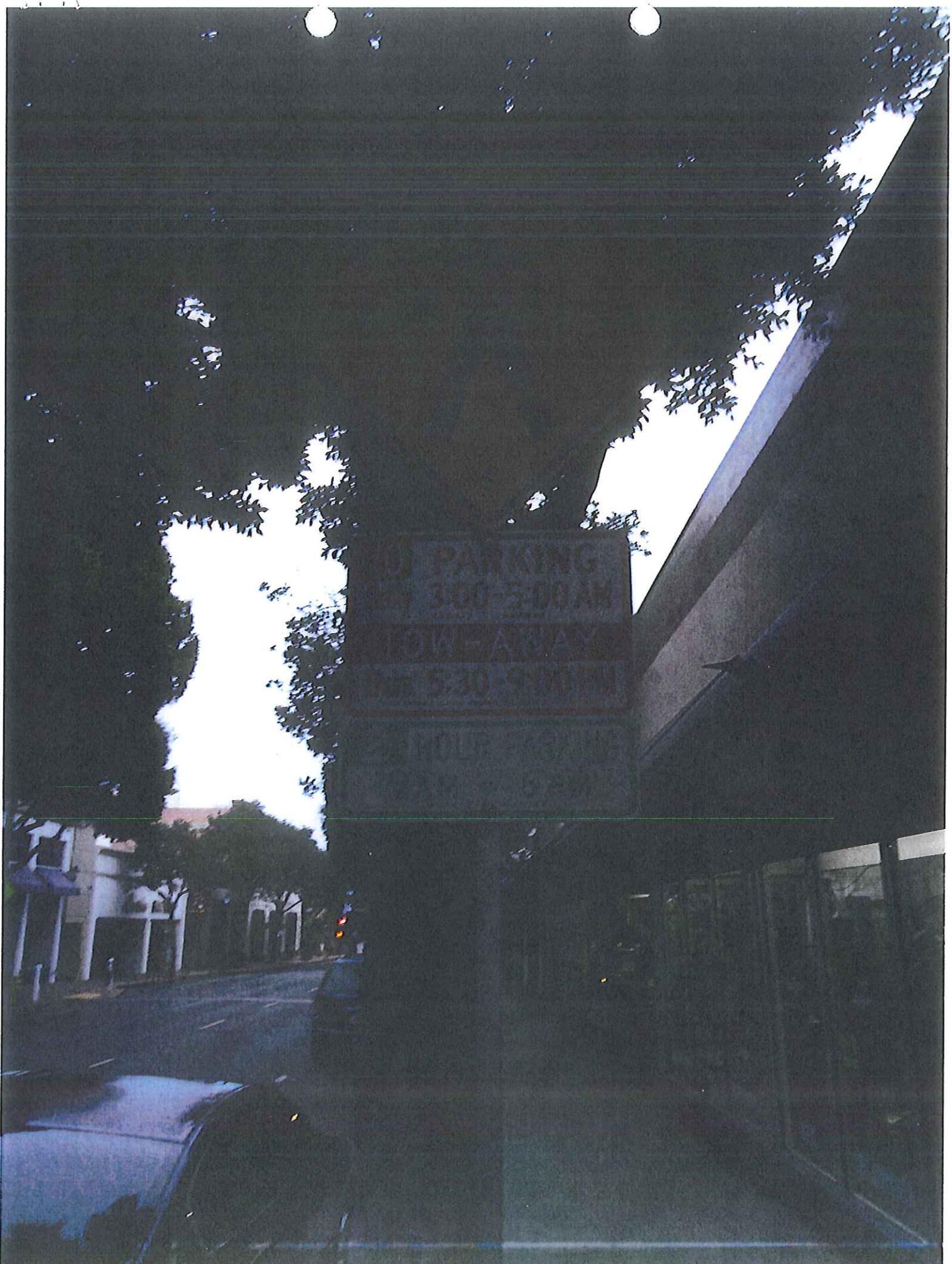


EXHIBIT D

MORRO BAY
COMMUNITY
Farmers Market

SATURDAYS
3PM - 6PM

AT MAIN & HARBOR
STREETS



ANOTHER COMMUNITY EVENT PRESENTED BY



Morro Bay
CHAMBER OF
COMMERCE
www.morrobay.org

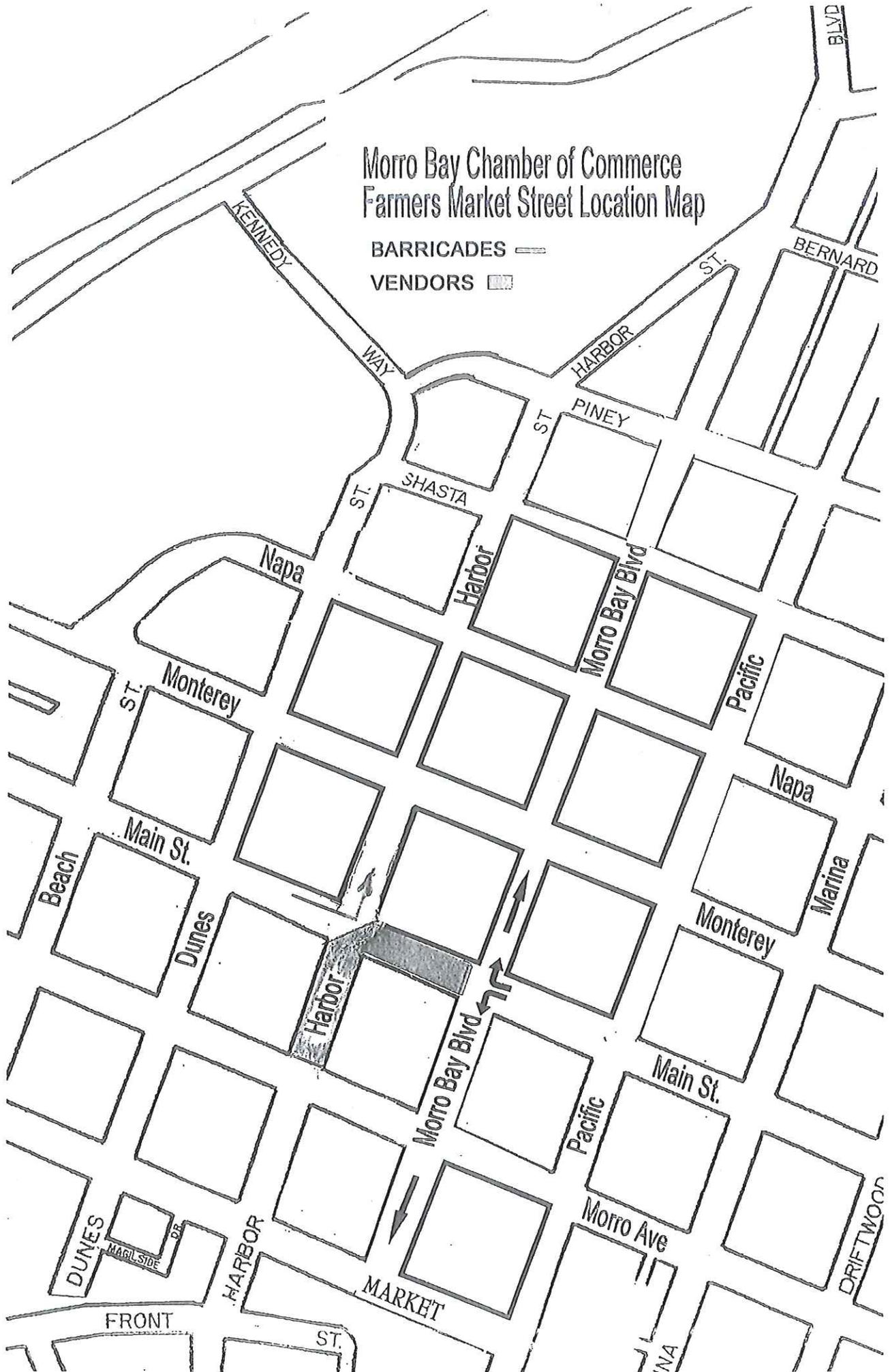
805.772.4467

FARM-FRESH PRODUCE • ORGANIC FRUITS & VEGETABLES • GIFTS
INTERNATIONAL FOODS • FRESH SEAFOOD • TEAS • COFFEES
FRESH-CUT FLOWERS • KETTLE KORN • MUD FUDGE • BAKED GOODS
HANDMADE CLOTHING • T-SHIRTS • JEWELRY • POTTERY
GOURMET CONDIMENTS • PHOTOGRAPHIC ARTS & MORE. . .

Morro Bay Chamber of Commerce Farmers Market Street Location Map

BARRICADES —

VENDORS 



**Morro Bay Chamber of Commerce
Farmers & Community Market
Rules and Regulations
2011**

Please notify the Manager if there is an accident, medical emergency or any other incident that needs immediate attention.

Bob Simeone, 927-1501, Market Manager

RULES & REGULATIONS

When the autumn time change takes place, the Morro Bay Farmers & Community Market will post new hours for the winter. These hours will be 2:00 p.m. to 5:00 p.m. In the spring we will return to summer hours of 2:00 p.m. to 6:00 p.m.

MBCC Market is a **Certified Farmers Market** regulated by the codes and guidelines of the **State Certified Farmers Market Program**. We have extended the opportunity to sell to businesses and individuals who are not certified producers. This is a separate area known as the Community Market. The invitation to be a vendor in the Community Market is at the sole discretion of the Market Manager. The Market Manager shall keep a waiting list of all vendors who wish to participate in the Market.

The minimum market fee of \$15 will be due and payable each week by all vendors who wish to maintain a permanent spot in the market, whether he or she attends the market or not. This is considered a rental fee for your spot in the market. If you choose to attend another event or have a personal reason for not participating in the market, please let the market manager know in advance. Your rental fee(s) is due at the next market you attend.

Please note the signatory page at the end of this document. If you wish to participate in the permanent spot offer, please sign it and return to the Market Manager. Your spot will be recorded on the signed page. However, placement within the market is always at the sole discretion of the Market Manager. Although we endeavor to maintain this integrity of placement, changes may occur that are unforeseen at the time of designation.

Our Market begins exactly at 2:00 p.m. when the barricades are put in place. At this time each vendor should be ready to move into her/his assigned space and begin setting up. **A VENDOR VEHICLE SHOULD NEVER BE LEFT UNATTENDED BEFORE THE MARKET BEGINS.** It is the responsibility of each vendor to be available to the Market Manager to move a vehicle to facilitate parking should this be necessary.

Once the Market begins, **NO vehicle may be moved without the prior knowledge or consent of the Market Manager.** All vehicles are to remain in place until the Market closes at 6:00 p.m. No vendor is to assist or attempt to assist the owner/driver of a vehicle that is in violation. This is the specific duty of the Market Manager and **ONLY the Market Manager has the authority to escort a vehicle through the market.**

SMOKING is **NOT** permitted within the Market. No animals, reptiles, birds, fish or any non-human living entity is allowed within the Market. The only exceptions are Service Animals, which are always welcomed and allowed.

Any **DISPUTES** or **DISAGREEMENTS** among vendors must be brought to the attention of the Manager. No vendor is allowed to harass or intimidate another vendor at any time within the Market. No vendor is to attempt to influence the way in which another vendor conducts business at his/her site. We require that all vendors respect the proximity of sites and make allowances for differing styles and approaches to our customers. Each vendor has the right to approach customers in a way she/he believes best suits his/her product and her/his needs. However, no vendor has the right to encroach by action, word, or volume on or into the area of another fellow vendor.

At the end of each Market, the Manager or Manager's assign will hand out the **Daily Sales Accounting Sheet** and **Producers Load Sheet**. A fee of \$15 is due for any sales from \$0 to \$300 for the day. A fee consisting of 5% of the total above \$300 is due from any vendor achieving this range. **It is each vendor's responsibility to seek out the Manager and make this payment as soon as possible after the close of the Market.**

Each vendor has the responsibility to breakdown and cleanup as quickly as possible, as our Market is held on a public street. **It is the responsibility of each vendor to sweep clean the street area directly inside and in front of the vending booth. The street should be cleaned of all debris when the market is over. Each vendor is responsible for the disposal of any refuse generated by his/her sales. VENDORS ARE NOT TO DISPOSE OF REFUSE IN THE CITY TRASH RECEPTICLES.** Trash should be taken out of the market with the vendor. It is the Market Manager's duty to have the street cleared and the barricades down at 7:00 p.m. All vendors should be cognizant of this time frame and work diligently to help the Manager achieve this.

ANY VENDOR WHO CREATES A DISTURBANCE, which upsets the peaceful atmosphere we endeavor to create for sellers and customers alike, will be asked to leave the market immediately by the Market Manager. An incident report will be written up by the Market Manager and sent to the CEO of the Chamber to inform him of the incident. If the incident warrants, this vendor may forfeit his/her privilege to vend in the market from the date of the incident.

PRODUCERS

Each Producer must not only have city, county and or state regulatory certificates and licenses current and up to date but also possess current adequate insurance coverage.

1. All producers must set up in an area that is specifically set aside for one continuous row of certified vendors. It is the Market Manager's duty to see that the integrity of this Producers' Row is maintained in each Market. It is each Producer's responsibility to work closely with the Manager to achieve this common goal.
2. Producer's Certificates must be conspicuously displayed at all times during each Market. Producers are limited to the sale of certifiable agricultural products such as fruits and vegetables and to non-certifiable agricultural products such as juice, dried fruits and shelled nuts.
3. Producers may not give away or sell agricultural products not grown by them unless they are in possession of a proper 2nd Certificate. **Second Certifications** are allowed at the sole discretion of the Market Manager to maintain the integrity of various types of produce by the already existing producers.
4. If any producer claims a product to be Organic, State Registrations and any other pertinent licenses must be displayed. Organic products must be clearly identified and kept separate from non-organic products in the display area.
5. Any producer, upon the request of any board member, manager or enforcing officer, shall furnish his/her certificate(s) and any other reasonably required document(s) to show that all requirements are being met.
6. Only weight scales certified by the Department of Weights and Measures may be used at Farmers' Markets. We require the same standards at our Community Market. Otherwise, produce is to be sold by the dozen, bunches or bundles, etc.

7. Produce cannot be displayed or sold from the ground. It must be displayed at 2.5 feet or higher from the ground. Produce may be sold directly from a vehicle (with prior permission from the Manager).

8. Producers may not display and/or advertise items they are not permitted to sell. Thus, any gift packs containing produce not grown by the producer are prohibited.

9. Knives are not permitted on or over the display tables. Samples may be given out to customers in accordance and in compliance with the County Health Department Regulations.

MERCHANT VENDORS

Each vendor must not only have city, county and or state regulatory certificates and licenses current and up to date but also possess current adequate insurance coverage.

1. Space assignment within the Market is the sole discretion of the Market Manager. Permanent vending locations may be assigned, but this is always with the understanding that if a change is necessary, it will occur. Vendors are expected to work closely with the Market Manager to achieve this goal. It is the intent of the Chamber and the Market Manager to assign placements that allow for the optimum growth and success of each vendor.
2. Any vendor who claims a product to be Organic and has labeled this product as "Organic," must show proper State or County Certifications pertaining to this product.
3. Each vendor must have items at his/her booth that are produced or crafted solely by the vendor or vendor's employees, helpers or family. Other items may be allowed, but this is only with the advance permission of the Market Manager. **Any new item offered for sale within the market MUST HAVE THE APPROVAL OF THE MARKET MANAGER.**
4. Placement within the Market is at the sole discretion of the Market Manager. Although we do not adhere to a strict "one of a kind" venue, we endeavor to create an atmosphere of open commerce without identical repetitions or over-exposed items. Our goal is to offer our customers a unique buying opportunity with an array of handcrafted items directly connected to those individuals offering them.

Permanent Spot Agreement Signatory Page

I, _____, a producer/vendor in the Morro Bay Community & Farmers Market agree with the paragraph in this document, which outlines the regulations determining the terms of a permanent spot allocation within the market.

I agree to abide by these terms

Vendor: _____ Date: _____

My spot is described as follows:

**Rules & Regulations
Signatory Page**

I, _____, a producer/vendor in the Morro Bay
Community & Farmers Market have received the Rules and Regulations for
participation in the Community Market and agree to abide by them.

Vendor: _____ Date: _____



The 2011 Morro Bay Community Market **rules and regulations** have been handed out to all current vendors. Please read, sign, and return the acknowledgement attached to this form to the Market Manager.

Also, this is the time of year that all Vendor Partners need to copy their **certifications, permits and licenses**. We need them to update the Chamber files. All **active** (those selling items like crochet goods) need to have a city license or transient fee & paper work for 8 weeks. Plus all vendors must have a current Certificate of General Liability Insurance naming the Morro Bay Chamber of Commerce as additional insured (minimum coverage \$1 million). Thank you for being part of our Market and best of Luck to all of you,

Business Name _____

Date Due _____

- Morro Bay City License (or Transient Vendor License X 8 weeks-1 at a time).
- Certificate of General Liability Insurance w/ MB Chamber as additional insured.



The 2011 Morro Bay Community Market rules and regulations have been handed out to all current vendors. Please read, sign, and return the acknowledgement attached to this form to the Market Manager.

Also, this is the time of year that all Vendor Partners need to copy their **certifications, permits and licenses**. We need them to update the Chamber files. **Producers** need to provide current Certificate of General liability insurance naming the Morro Bay Chamber of Commerce as additional insured (Minimum coverage \$1 million) and Producer Certificates that include SLO County.

Thank you for being part of our Market and best of Luck to all of you.

Business Name _____

Date Due _____

- Producer Certificates that include SLO County
- Certificate of General Liability Insurance w/ MB Chamber as additional insured.



The 2011 Morro Bay Community Market **rules and regulations** have been handed out to all current vendors. Please read, sign, and return the acknowledgement attached to this form to the Market Manager.

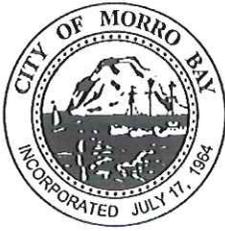
Also, this is the time of year that all Vendor Partners need to copy their **certifications, permits and licenses**. We need them to update the Chamber files. "Foodies" need to provide Morro Bay City License, Environmental Health Kitchen Cert/Mobile Permit to sell on street or multiple event cert, and a current Certificate of General liability insurance naming the Morro Bay Chamber of Commerce as additional insured. (Minimum coverage \$1 million).

Thank you for being part of our Market and best of Luck to all of you!

Business Name _____

Date Due _____

- Morro Bay City License (or Transient Vendor License X 8 weeks-1 at a time).
- Environmental Health Kitchen Cert/Mobile Permit or multiple event cert.
- Certificate of General Liability Insurance w/ MB Chamber as additional insured.



AGENDA NO: VIII-B

MEETING DATE: September 7, 2011

Staff Report

TO: Planning Commissioners **DATE:** September 7, 2011

FROM: Sierra Davis, Assistant Planner

SUBJECT: Coastal Development Permit #CP0-354 and Conditional Use Permit #UP0-337 Request for an Addition to a Non-Conforming Single Family Residence Located at 482 Kern Avenue.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit "A";
- B. Approve the Coastal Development Permit #354 and Conditional Use Permit #UP0-337, subject to the Conditions included as Exhibit "B" and the site development plans dated June 20, 2011.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt pursuant to Section 15332, Class 32 for infill development projects. Infill projects consist of projects that are consistent with all applicable local regulations, on a parcel less than 5 acres within the City limits and substantially surrounded by urban development, and can adequately be served by all required utilities and public services. The property has been previously developed and the demolition and construction activities are not located on a known sensitive environmental resource area, consequently, this exemption is appropriate for this project.

PROJECT DESCRIPTION:

The applicant proposes to demolish and rebuild single family residence on a property with two existing single family residences. The 897 square foot residence proposed for demolition is located on the west side of the property and will be replaced with a new 2,250 square foot residence with an attached two-car garage. The single family residence on the east side of the property will remain, however it does not meet setbacks and makes the property non-conforming.

Prepared By: <u>SD</u>	Dept Review: _____
City Manager Review: _____	
City Attorney Review: _____	

When the project is complete the new residence will be the main residence and the existing house to remain will be the secondary unit.

APPLICANT:

Richard and Karen Carlstrom

ATTACHMENTS:

1. Findings, Exhibit A
2. Conditions, Exhibit B
3. Graphics/Plan Reductions, Exhibit C

BACKGROUND:

The City records are limited on this property however staff researched the County tax record and found information on the original residences on site. The original house was built in 1935 and was a 762 square foot residence. The second residence was built in 1966 and was a 744 square foot single family residence. Secondary dwelling unit regulations were not in place at this time therefore the houses are of substantially the same size.

SITE CHARACTERISTICS:

<u>Adjacent Zoning/Land Use</u>			
North:	R-1, Single Family Residential	South:	R-1, Single Family Residential
East:	R-1, Single Family Residential	West:	R-1, Single Family Residential

<u>Site Characteristics</u>	
Site Area	6,928 square feet
Existing Use	Single Family Residence
Terrain	Sloped down towards the west
Vegetation/Wildlife	Landscaped
Archaeological Resources	No known cultural resources
Access	Kern Avenue, Pecho Street, Carmel Court

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Moderate Density
Base Zone District	Single Family Residential (R-1)
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Not located in the Coastal Commission Original or Appeal Jurisdiction

DISCUSSION:

The applicant proposes to demolish and rebuild one of the two existing single family residence on the subject property. The residence on the east side of the property will remain however it does not meet required setbacks. The residence will maintain the existing five foot setback on the exterior side yard and the 13 foot 7 inches to the garage entrance on the east side of the property.

The 897 square foot residence proposed for demolition is located on the west side of the property and will be replaced with a new 2,250 square foot residence with an attached two-car garage.

When the project is complete the new residence will be the main residence and the existing house to remain will be the secondary unit.

FINDINGS:

The applicant has proposed a demolition and reconstruction of a single family house on a non-conforming property. The property is non-conforming for two reasons; there are two houses on one property which exceeds density and the house on the east side of the property does not meet minimum setbacks. In order to approve the demolition and reconstruction, the Planning Commission must make the following findings pursuant to section 17.56.106.B:

1. The enlargement, expansion, or alteration is in conformance with this Title;
2. It satisfies all other provisions of this section, as applicable;
3. It meets applicable Title 14 requirements for a conforming use;
4. It is suitable for conforming uses and will not impair the character of the zone in which it exists; and
5. The Planning Commission finds that it is not feasible to make the structure conforming without major reconstruction of the existing structure.

The property was improved in 1935 with a single family residence and again in 1966 with the addition of a second single family residence on a single family lot. Secondary dwelling unit

regulations were not in place in the City when the two houses were built on the lot, and therefore do not meet the requirements for secondary dwelling units of the current Municipal Code. The property exceeds the density for the zoning district with two houses on one lot. However, a secondary dwelling unit is appropriate on a single family lot with a main residence subject to the regulations in section 17.48.320, Secondary Units.

Granting an approval for the demolition and reconstruction of a single family residence on a non-conforming property would not be considered a special privileged because once the project is complete the property will meet the intent of the Municipal Code for secondary units. The applicant has designed the new residence to the house to meet all requirements of Title 17, Zoning Ordinance and Title 14, Building and Construction. Although the applicant has proposed a residence that meets the findings, the Planning Commission shall ultimately make the finding that it is not feasible to make the whole property conforming without major reconstruction of the existing structure (secondary dwelling unit).

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on August 26, 2011, and all property owners of record within 300 feet and properties within 100 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION:

The project site is located at 482 Kern Avenue within the residential zoning district. The project is not located in the Coastal Commission's Jurisdiction or Appeals Jurisdiction, therefore the project is in the City's permitting jurisdiction for Coastal Development Permits. As proposed the new single family residence meets

EXHIBIT A

FINDINGS

**COASTAL DEVELOPMENT PERMIT # 354 AND
CONDITIONAL USE PERMIT #UP0-337
SITE: 482 KERN AVENUE**

Coastal Development Permit #354 and Conditional Use Permit #UP0-337 located at 482 Kern Avenue: A demolition and reconstruction to an existing non-conforming property.

California Environmental Quality Act (CEQA)

- A. That for purposes of the California Environmental Quality Act, Case No. CP0-354 and UP0-337 is Categorically Exempt, CEQA Guidelines Section 15332, Class 32 Infill Development, as indicated in the attached staff report.

Conditional Use Permit Findings

- A. The project will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood because the single family residence and secondary unit is a permitted use within the zoning district applicable to the project site and said unit will be constructed in accordance with all applicable project conditions and City regulations.
- B. The project will not be injurious or detrimental to property and improvements in the neighborhood because the single family residence are designed to be consistent with the City regulations applicable to this development.
- C. The project will not be injurious or detrimental to the general welfare of the City because the single family residence is a permitted use within the zone district and plan designation applicable to the site and said additions are designed to be constructed in accordance with all applicable project conditions and City regulations.

Nonconforming Property Findings

- A. The demolition and reconstruction of the proposed unit conforms to all provisions of Title 17 with the exception of the exterior side yard setback on Pecho Street which has an existing setback of 5 feet and the garage entry setback at 13 feet 7 inches;
- B. Title 14, Building and Construction, is applicable to the project and all requirements shall be met for a conforming use and addition;

- C. It is suitable for conforming uses and will not impair the character of the zone in which it exists; and
- D. The Planning Commission finds that it is not feasible to make the secondary unit conform to required setbacks without major reconstruction of the existing structure.

EXHIBIT B

CONDITIONS OF APPROVAL COASTAL DEVELOPMENT PERMIT # 354 AND CONDITIONAL USE PERMIT #UP0-337 SITE: 482 KERN AVENUE

Coastal Development Permit #354 and Conditional Use Permit #UP0-337 located at 482 Kern Avenue: A demolition and reconstruction to an existing non-conforming property.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report referenced above, dated September 7, 2011, for the project depicted on the attached plans dated August 5, 2011, labeled "Exhibit C", on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

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 approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director 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, City of Morro Bay, 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 Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.

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. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/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 Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This projects shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval 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.

PLANNING CONDITIONS

1. 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.
2. 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, knowledgeable in Chumash Culture, 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.

3. CEQA Exemption: If the applicant elects to post the Categorical Exemption with the Clerk's Office then a required fee of \$50 fee shall be made payable to "County of San Luis Obispo" and delivered to the County Clerk along with the Categorical Exemption form. The Notice of Exemption along with the fee may be filed after the appeal period has ended and the planning permit is effective. This filing has the effect of starting a 30-day statute of limitations period for challenges to the decision in place of the 180-day period otherwise in effect.
4. Construction Hours: Pursuant to MBMC Section 9.28.030 (I), noise-generating construction related activities shall be limited to the hours of seven a.m. to seven p.m. daily, unless an exception is granted by the Director of Planning & Building pursuant to the terms of this regulation.

ENGINEERING CONDITIONS

1. Storm water Management controls are required for new and redevelopment projects which exceed 2,500 sq ft of impervious area. Provide a drainage report according to the City of Morro Bay's Engineering Standards Supplement shall be submitted with the building plan submittal.
2. Provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
3. All non-permitted improvements, i.e. fences, shall be removed from the Public Right of Way.

Add the following Notes to the Plans:

1. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

2. Any damage 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.



City of Morro Bay Public Services Current Project Tracking Sheet

Agenda Item: <u>IX-A</u>
Date: <u>9/7/11</u>
Action: _____

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
1	Morro Bay Chamber	Main between Pacific and Harbor	8/9/10	UP0-298	<i>Use Permit to establish the Farmer's Market on Main Street between Harbor and Pacific Streets. The market will be conducted every Saturday between 2 p.m. and 7 p.m. With a maximum of 50 vendors. Continued to 1/3/10 PC Meeting. Applicant has continued project to date uncertain so they can meet with stakeholders. Project continued to 9/7/11 PC meeting to allow for addition public safety review.</i>	SD	PC
2	Leage	1185 Embarcadero	4/28/11	UP0-319	<i>Temporary Use Permit, Sport Fishing at GAFCO. Noticed 5/13/11. Elevated to Planning Commission. Scheduled for 6/15/11 PC Meeting. Application was approved. Project has been appealed and is scheduled for 8/23/11 CC Mtg.</i>	KW	PC
3	Carlstrom	482 Kern	5/5/11	CP0-354	<i>Demo and Rebuild. Incomplete Letter 6/1/11. Applicant resubmitted on 6/20/2011. Correspondence with agent 7/21/11. Scheduled for 9/7/11 PC Meeting.</i>	SD	PC
30 -Day Review, Incomplete or Additional Submittal Review							
4	Dan Reddell	550 Morro Bay Blvd	6/14/10	UP0-293	<i>Farmer's Market . Conditional Use Permit for vendors and events. Resubmittal 6/17/10. Scheduled for 9/20/10 PC Mtg. Met with agent 8/24/10 and discussed feasibility of project, needs to be revised. Resubmitted 12/29/10. Project scheduled for 2/7/2011 but applicant changed project description on 1/21/2011, item then pulled to evaluate new project. City staff waiting on applicant's agent to resubmit. Resubmittal 3/4/11. Incomplete Letter 4/28/11. Applicant's agent submitted response letter 5/20/11. A TUP is under review to allow activity on a temporary basis for the summer. Incomplete letter 8/23/11.</i>	SD	PC
5	Sturgill	1885 Ironwood	3/23/11	CP0-349 /UP0-316 /S00-107	<i>Multifamily 16 Townhouses. Incomplete letter 4/21/11. Resubmittal and redesign 7/5/11.</i>	SD	PC
6	City of Morro Bay	3060 Ironwood	5/18/11	CP0-295	<i>Tennis Court Improvements at Dal Mar Park. Environmental document being processed. Sent to Stateclearing House.</i>	SD	PC
7	Knight	601 Morro Bay Blvd	6/17/11	UP0-328	<i>Verizon Antennas on Existing Building. Incomplete letter 8/11/11.</i>	SD	PC
8	Moore	1169 Market	6/23/11	UP0-326	<i>Boat Repair, Workshop & Storage. Incomplete letter 7/19/11. Additional information (resubmittal) 7/22/11. Incomplete letter 8/23/11.</i>	SD	PC
9	Hoover/Hough	301 Main	7/6/11	S00-108	<i>Lot Line Adjustment.</i>	SD	AD
10	Chevron Pipeline	4600 Hwy1	7/11/11	S00-110	<i>Certificate of Compliance.</i>	SD	AD

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
11	Smith/Held	901-915 Embarcadero	7/21/11	PreApp	Pre-application for improvements to existing building.	SD	PC
12	Ridenour	3460 Toro	8/5/11	UP0-335	Solar Panels Exceed Height Limit. Incomplete letter 8/12/11. Resubmittal 8/23/11.	SD	AD
13	Methodist Church	3000 Hemlock	8/17/11	UP0-338 &CP0-360	2 Modular School Buildings.	SD	PC
14	Mission Linen	399 Errol	8/23/11	A00-012 &CP0-361	Mission Linen Awning.	SD	AD
Projects in Process							
15	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments received on MND. Project tentatively scheduled for September 2011	JH/KW	PC
16	City of Morro Bay	Citywide	5/1/10	AD0-047	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. A report on the status of this project brought to PC on 2/7/2011. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on May 2011. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. The item shall be brought back to City Council first meeting in November.	KW	PC/CC
Environmental Review							
17	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 Incomplete Letter sent 6/27/07 Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Meeting held with city staff and applicants on 2/3/2011. Meeting held with applicant on 2/23/2011. Applicant to provide revised site plan. Staff is processing a "Summary Vacation (abandonment)" for a portion of Surf Street.	KW	PC
18	Chevron	3072 Main	12/31/08	CP0-301	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10. Requested Information submitted 2/9/11. Submitted requested documents 2/9/11. Contacted consulting firm to process environmental document. Consulting firm responded in the process of putting together proposal 6/20/11. Accepted proposal 6/29/11. Staff mail request letter for fees 7/19/11.	SD	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Coordinating with Other Jurisdictions							
19	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project rescheduled for 12/20/2010. City Council Meeting on January 11, 2011. Project heard before CCC on March 11, 2011, and additional studies and materials are required. City working with consultant to provide information. Workshops held on 6/27/2011 and 6/28/2011 to receive comments on the proposed Wastewater Treatment Plant (WWTP) Upgrade Project alternatives analysis process, candidate evaluation criteria, and preliminary site identification.	RL	PC/CC/RW QCB
20	City of Morro Bay	887 Atascadero	3/9/09	N/A	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project). Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
21	John King	60 Lower State Park	7/2/08		Lower parking lot resurface and construction of 2 new stairways. Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive							
22	SLO County	60 Lower State Park	09/28/04	CP0-063	Master Plan for Golf Course. Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC
23	Cameron Financial	399 Quintana	04/11/07	CP0-233	New Commercial Building. Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD
24	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC
25	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC
26	Jeff Gregory	1295 Morro	09/25/07	CP0-254	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD
27	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC
28	Burt Caldwell, (Embarcadero 801 LLC)	801 Embarcadero	5/15/08	UP0-212	Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC. Waiting for Precise Plan submittal. Applicant has submitted a request for a time extension on November 4, 2010. Extension granted, now expires 12/11/11. No active submittal	KW	PC/CC/ CCC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
29	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
30	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.	KW	PC
31	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	SD	PC
32	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10. Applicant will resubmit addressing fire/building comments.	SD	PC
33	Tank Farm	1290 Embarcadero	2/27/10	N/A	Tank Demo. Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review. All materials submitted to date have been reviewed and sent back to the applicant. Applicant indicated to staff that the project is on hold until better weather in 2011. Dynegy has assigned new project manager, anticipate demo to commence 5/2011.	SD	AD
34	Frantz	499 Nevis	9/27/10	CP0-337	New SFR. Incomplete Letter 10/7/10. Meeting with applicant's representative on 11/16/2010. Applicant has indicated that he is redesigning project-project placed on hold. Applicant resubmitted building permit plans but has not resubmitted for the Coastal Development Permit.	SD	PC
35	Romero	291 Shasta Ave	1/19/11	CDP-341	Coastal Development Permit for single family residence. Incomplete Letter 2/18/11.	SD	AD
36	City of Morro Bay	595 Harbor	5/13/11	CP0-355	Generator to be located at City Hall. Project has been put on hold indefinitely CC 7/12/11.	SD	AD
Projects in Building Plan Check							
37	Lou McGonagill	690 Olive	6/7/10	Building	SFR Addition. 1,000 sf. addition with garage. Incomplete letter 6/28/10. Resubmittal 9/29/10. Incomplete Memo 11/16/10. Front yard averaging approved.	SD	N/A
38	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	New Commercial Building. Incomplete Memo 12/2/10. No response from applicant (2/3/11). Applicant had issues to resolve with the CCC and those have now been resolved. Based on the CCC's action a redesign is being pursued.	SD	N/A
39	Lapp	1548 Main Street	3/1/11	Building	Express Check. Wind and solar System. Incomplete Submittal 3/15/11. Resubmittal 3/3/11. Incomplete letter 3/24/11. Resubmittal 3/28/11. Incomplete letter 4/14/11.	SD	N/A
40	Abbot	843 Quintana	3/1/11	Building	Express Check. Incomplete letter 3/24/11. Resubmittal 3/28/11. Incomplete letter 4/14/11.	SD	N/A
41	Lankford	2780 Juniper	3/3/11	Building	Single Family Remodel/Addition. Incomplete memo 4/12/11. Resubmittal 5/16/11. Incomplete memo 6/8/11.	SD	N/A
42	Rowland	2630 Maple	4/14/11	Building	Elevator. Denied project because elevator was located in 20'x20' garage, where 2 covered and enclosed parking spaces are required, letter sent 4/18/11. Resubmittal 5/25/11. Incomplete memo 6/9/11.	SD	N/A
43	Kimbrell	323 Shasta	4/15/11	Building	Stairs and Railing Replacement. Incomplete Letter 4/18/11.	SD	N/A
44	Olson	2740 Dogwood	5/4/11	Building	SFR Remodel and Addition. Incomplete Memo 5/17/11.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
45	Lebbad	2720 Cedar	5/12/11	Building	Bedroom Addition. Incomplete Memo 6/1/11. Resubmittal 7/6/11. Applied for a Parking Exception 7/13/11. Parking exception denied 8/2/11. Applicant will revise plans 8/23/11. Resubmittal 8/26/11.	SD	N/A
46	Miller/Andresen	2998 Greenwood	5/18/11	Building	Demo/Reconstruct (House). Issues with filing Deed Restriction, will approved once the Deed Restriction is accepted by the County.	SD	N/A
47	Fageol	270 Shasta	6/22/11	Building	SF Demolition and Addition. Plans incomplete pursuant to conditions of approval for CP0 and UP0. Resubmittal 8/4/11. Incomplete, Conditions of Approval shall be attached to plans 8/12/11.	SD	N/A
48	Ridenour	3020 Ironwood	7/21/11	Building	New Single Family. Incomplete memo 8/12/11, Conditions of Approval shall be included in building plan set.	SD	N/A
49	DeGarimore	1001 Front	8/3/11	Building	Gangway Installation.	SD	N/A
50	Viole/Held	575 - 591 Embarcadero	8/9/11	Building	New Dock and Gangway. Incomplete/Clarification Memo 8/19/11.	SD	N/A
51	Markowity	589 Morro Avenue	8/17/11	Building	Roof Deck.	SD	N/A
Aging Building Permits - No response from applicant in more than 90 days.							
52	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
53	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
54	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
55	Ronald Stuard	490 Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
56	Joe Silva	570 Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	SD	N/A
57	Frantz	499 Nevis	9/27/10	Building	New SFR. Incomplete Memo 10/7/10.	SD	N/A
58	Hall	2234 Emerald Circle	12/2/10	Building	New SFR. Incomplete Memo 12/21/10.	SD	N/A
59	Romero	291 Shasta Ave	1/19/11	Building	New single family residence. Incomplete Letter 2/18/11.	SD	N/A
Final Map Under Review							
60	Zinngarde	1305 Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11.	KW	CC
Projects & Permits with Final Action							
61	McGonagill	690 Olive	6/21/11	AD0-063	Frontyard Averaging. All required documents received as of 7/26/11. Approved 8/1/11.	SD	AD
62	Branin	781 Quintana	7/2/11	CP0-358	3 Tree Removal. Incomplete Letter 7/18/11. Deemed complete and noticed 7/21/11. Approved 8/2/11.	SD	AD
63	Lebbad	2720 Cedar	7/13/11	AD0-066	Bedroom Addition. Applied for a Parking Exception 7/13/11. Noticed 7/21/11. Denied 8/2/11.	SD	AD
64	Daniels	606 Agave	3/3/11	CP0-338	Minor Modification to CDP. Incomplete letter 3/29/11. Applicant resubmitted. Approved 8/2/11.	SD	AD
65	Ridenour	3020 Ironwood	6/21/11	CP0-356	New SFR. Noticed 7/25/11. Permit 8/10/11.	SD	AD
66	Cotti Corporation	1700 Main Street	2/7/11	Building	Taco Bell Demo/Remodel. Incomplete, changes need to be made to planning permit, plans returned 3/7/11. Project scheduled for P.C. approval on July 6, 2011 and in the interim other issues and reviews are being undertaken by Fire, Building. Approved at Planning Commission 7/7/11, waiting on applicant for updated plans. Resubmitted 7/25/11. Approved 8/15/11.	SD	N/A
67	Romero	2690 Nutmeg	7/19/11	Building	Building Reconfigured on Lot. Deemed complete 8/18/11.	SD	N/A
68	Kircher	350 Java	7/28/11	Building	Demo/Reconstruct SFR. Applicant turned in additional plans 8/9/11. Incomplete memo 8/11/11. Approved 7/26/11.	SD	N/A
69	DeGarimore	1001 Front	6/28/11	UP0-326	Dock area for commerical and sport fishing boats for hire. Project withdrawn 8/24/11.	SD	PC



City of Morro Bay
 Public Services
 Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards	TBD	TBD			120 to 160
Strategic plan for managing the greening process					200 to 300
	Annual Updates	Annual Updates			
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			80
Annexation Proceeding for Public Facilities		TBD			TBD
Sign Ordinance Update	2/16/11	11/1/11			50 to 100
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission			To be incorporated into Bicycle Transportation, currently under preparation.	TBD
<i>Items Requiring Further Analysis When Received Back From The Coastal Commission</i>					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800