



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Tuesday, April 15, 2014
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Vacant

Commissioner Gerald Luhr
Commissioner Michael Lucas

Commissioner John Fennacy
Commissioner Robert Tefft

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. 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 comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Office Assistant 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. There are devices for the hearing impaired available upon request at the staff's table.

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. CONSENT CALENDAR

- A-1 Approval of minutes from the Planning Commission meeting of January 15, 2014
Staff Recommendation: Approve minutes as submitted.
- A-2 Approval of minutes from the Planning Commission meeting of February 5, 2014
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

- B-1 **Case No.:** CP0-408
Site Location: 1000 Ridgeway
Proposal: *Request to continue to date certain of May 6, 2014 the continuance of Appeal of Administrative Coastal Development Permit #CP0-408 for demolition of an existing single-family residence and subsequently construct a 4,829 square foot single-family residence with a 1,201 square foot garage. This site is located outside of the appeals jurisdiction of the California Coastal Commission.*
CEQA Determination: Categorically Exempt, Class 1 and Class 3
Staff Contact: Cindy Jacinth, Associate Planner (805) 772-6577
- B-2 **Case No.:** N/A
Site Location: 310 Kern
Proposal: *Request to continue to date certain of May 6, 2014 the continuance of Appeal of the removal of a tree located in the public right of way.*
CEQA Determination: N/A
Staff Contact: Damaris Hanson, Engineering Technician (805) 772-6265
- B-3 **Case No.:** #CP0-420
Site Location: 3031 Beachcomber
Proposal: Coastal Development Permit approval for an addition of 309 square feet to an existing single family residence in the S.2A overlay zoning district. This site is located inside the appeals jurisdiction of the California Coastal Commission.
CEQA Determination: Categorically exempt, Class 1
Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577
- B-4 **Case No.:** #UP0-377 & AD0-086
Site Location: 480 Arcadia
Proposal: Conditional Use Permit & Parking Exception to allow an addition greater than 25 percent of existing floor area to an existing single family residence with non-conforming setbacks. Parking exception request to allow a single car garage with tandem parking in driveway to provide for the required second parking space. This project is located outside of the Coastal appeals jurisdiction.
CEQA Determination: Categorically exempt, Class 1
Staff Recommendation: Conditionally approve
Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211
- B-5 **Case No.:** A00-021
Site Location: Citywide

Applicant: City of Morro Bay

Request: Review the draft 2014-2019 Housing Element update, and provide opportunities for the public and interested parties to participate in the Housing Element update process.

Staff Recommendation: Receive input from the public and forward the draft 2014-2019 Housing Element to HCD for their review.

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

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Upcoming Projects: 1000 Ridgeway - Appeal Hearing Continued From 3-5-2014
310 Kern Tree Appeal

D. NEW BUSINESS

D-1 Formation of Planning Commission subcommittee to serve as liaison between CalPoly CRP Masters Design Studio and Planning Commission for the visioning process for the rezone of the West Atascadero Road Area - Embarcadero to Main Street - No staff report

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 6, 2014, 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 Public Services Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6261 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 Public Services 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 Public Services Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Public Services Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Public Services Department during normal business hours or at the scheduled meeting.

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.

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 come to the podium to present testimony either in support of or in opposition to the proposal.
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.

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 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 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.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 15, 2014

B. PUBLIC HEARINGS

B-1 **Case No.:** A00-018 (Text Amendment)

Site Location: Citywide

Applicant/Project Sponsor: City of Morro Bay

Request: The City of Morro Bay is proposing a Local Coastal Program amendment modifying Municipal Code Title 17 (Zoning Ordinance) to provide for changes as established in the adopted 2009 Housing Element as follows:

- Update the City's Density Bonus regulations
- Remove single family dwellings units from multiple family zone districts,
- Add sections on supportive and transitional housing, farm worker housing, emergency shelters.
- Add a section allowing for a reasonable accommodation procedure to allow for necessary accessibility adjustments to homes.
- Address the needs of extremely low-income households.
- In addition, the City's Master fee schedule will be update to accommodate the proposed new procedures.

CEQA Determination: The proposed changes are exempt from environmental review pursuant to Section 15061(b)(3)

Staff Recommendation: Approve and forward the Local Coastal Programs Amendments to the City Council for adoption.

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

Hill presented the staff report.

Commissioner Lucas confirmed accommodation for ramps in the side yard and things like that would be discretionary with staff and would not come to the Commission as a yard or setback violation. He inquired about the low income housing trigger and if staff had an idea of how many low-income housing units would have been produced in the last ten years under the proposed thresholds. Wold noted several projects such as Morro del Mar, Morro Mist, Project Center, Teresa subdivision, 500 Main. She stated it is not the norm since City is mostly demolishing and replacing single family homes.

Commissioner Lucas asked about ramifications of these changes. Hill stated changes recommended are for consistency with State law. Wold stated difference between 5 units and 8 units would not be much as most of what City does is single family homes or larger projects to maximize density.

Commissioner Lucas inquired about the in lieu fund. Wold explained how the in lieu fund works.

Commissioner Lucas asked if a motel can be turned into a SRO and ways could generate significant numbers of low income housing like an SRO. Wold explained a motel could be turned into an SRO. She added State is trying to remove regulations that are an obstacle.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 15, 2014

Commissioner Fennacy asked how consistent to current State law to permit building single family housing in the R3, R4 districts. Hill responded State law does permit or is silent to that effect. She add intent of adopted Housing Element is that City has committed on paper to identify where housing can be provided and if the few R3 and R4 remaining properties are allowed to build single family homes it would not be able to provide the amount of multi-family, and therefore affordable housing, that it's committed to and seen as necessary for the City's population.

Commissioner Fennacy asked if a single family home in an R3, R4 area could be rebuilt after a fire or would it be prohibited. Wold explained zoning code under nonconforming has a section that protects 3 units or less.

Commissioner Tefft asked about inclusionary units established through these provisions and if staff had an idea about the breakdown of moderate versus low versus very low versus extremely low. Wold responded City has generally allowed developer when proposing affordable housing to choose on their own. Since most units that have been developed are for sale, it is very difficult to bridge gap that occurs from anything beyond moderate. For housing which is rental, you start to see things beyond or lower than moderate. Ninety percent of projects pay an in lieu fee so City accumulates a large cash fund available for someone who wants to do a significant project like senior restricted.

Jacinth added it is a function of economics too. City may let applicant choose mix of target income and if it is a rental project, it depends on what kinds of subsidies developer has gotten. While they may want to target low income, the project has to pencil out for them financially. You need the right economic mix. Same thing goes for the for sale projects.

Commissioner Tefft indicated conclusion he would draw is current density bonuses and concessions are not necessarily sufficient to make an inclusionary project fly economically.

Hill noted they are flip sides of the same coin. There is an inclusionary requirement so if you build over 5 units you are either required to pay in lieu fees or build a unit. State also mandates you provide for density bonuses and other incentives or concessions should you chose to build onsite or build more. Number of concessions and density bonuses increase based on number of units and affordability of those units.

Commissioner Tefft asked staff to clarify Table 17 in relation to intent of farm worker housing changes since the table indicates single family. Hill explained key is looking at definitions where employee housing defined versus the sub-set of agricultural worker housing. Employee housing is 6 or fewer workers and deemed can be single family structure and Ag worker housing is 36 beds or 12 units.

Commissioner Tefft inquired about shelters, allowing them in the central business district and if another location, like industrial, might be more feasible. Hill responded this was a direct carryover from the Housing Element. Based on experience in other communities it is likely due to proximity of other services and geographically central and a safe haven in case of natural disasters.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 15, 2014

Commissioner Tefft stated it is not clear what constitutes employee non-farm worker housing. Need to define what is employee housing and recommend staff review this before going to Council.

Commissioner Tefft stated HCD defines income categories for SLO County based on medium income for 4 persons. He thinks should be defined according to household size. He stated should include how City defines household size.

Commissioner Tefft asked staff to look at State statute in relation to where it states rent and mortgage for low and very low income does not exceed 30% and make sure they line up with one another so it just isn't mortgage cost. He stated would be useful to include a list of what is included in monthly housing costs.

Commissioner Tefft inquired if occupancy restriction could be by sex as well for something like a women's shelter or transitional facility for women getting out of bad situations. Wold stated reason why not tailoring to Morro Bay is that these are State requirements that have been vetted and would need to go through legal staff to make sure could do that.

Commissioner Tefft inquired if under the reasonable accommodation procedure can address State laws regarding items that must be offered in new construction of multi-family residential and accessibility guidelines for multi-family dwellings that have been adopted by the State. Wold stated as things are changing and the building code is requiring certain things to go in multiple housing they are not put in the zoning ordinance as it goes to Coastal and can become a stagnant document rather than living. She added for dynamic things, it is easier to change these in the building code as they change.

Commissioner Tefft stated Section 17.50.020 regarding inclusionary housing requirements appears to have gone beyond what State law requires regarding density bonuses and/or concessions regarding moderate priced housing of common ownership developments like condominiums that do not apply to an apartment building to be rented at moderate rates. He wanted to know if intent is to broaden the definition or go with what the State suggests. Hill indicated she would go back to State law to review with the written policy.

Commissioner Tefft asked if it is warranted to leave room for exceptions not allowing single family residences in multi-family zones. Wold stated it would not be acceptable as you sign off with HCD you are making a commitment to change your behaviour, but what City could do is put an exception in for substandard lots that couldn't build multi-family. Hill added allowed density on a site is tied to its area based on their General Plan but that language could be added to address unusual circumstances that occur such as substandard size or naturally occurring features precluding reasonable development.

Commissioner Lucas stated City should incentivize density since we are almost built out.

Commissioner Fennacy echoed Commissioner Tefft's comments relative to single family housing and like staff's proposal to remedy that.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 15, 2014

MOTION: Commissioner Tefft moved to adopt Planning Commission Resolution 01-14 and recommend the City Council adopt the proposed amendments to Title 17 (Zoning Regulations) of the Municipal Code and Master Fee Schedule (Exhibit B) as presented.

Commissioner Lucas seconded the motion.

Wold requested Commission include in the motion direction to staff clarify those issues discussed. The State is offering streamlining of the next Housing Element that would be an extreme cost savings to the City. She asked that specific direction be included in the motion that the consultant can move forward with and not have to come back to the Commission.

AMENDED MOTION: Commissioner Tefft amended his previous motion to include direction to staff to review comments made by Commission and make necessary corrections prior to providing document to City Council.

Commissioner Lucas seconded and the amended motion passed unanimously. (4-0).

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
Upcoming Projects: 800 Quintana.

Wold reviewed the Work Program with the Commission.

NEW BUSINESS - None

DECLARATION OF FUTURE AGENDA ITEMS

- Regular Planning Commission and Joint Council meeting schedule
- Election of Chair and Vice-Chair

ADJOURNMENT

The meeting adjourned at 7:09 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, February 5, 2014 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary

AGENDA ITEM: A- 2

DATE: April 15, 2014

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – February 5, 2014
VETERANS MEMORIAL HALL – 6:00 PM

Chairperson Grantham called the meeting to order at 6:00 p.m.

PRESENT:	Rick Grantham	Chairperson
	John Fennacy	Commissioner
	Michael Lucas	Commissioner
	Robert Tefft	Commissioner

STAFF:	Rob Livick	Public Services Director
	Cindy Jacinth	Associate Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

Commissioner Fennacy announced Rotary Club of Morro Bay fundraiser.

ELECTION OF CHAIR AND VICE CHAIR

Commissioners stated will wait to elect Chair and Vice Chair when the Commission has the full 5 members.

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period.

Livick announced the City went to the next level of water conservation and there is information on the City's website.

PRESENTATIONS- None

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR - None

B. PUBLIC HEARINGS

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 5, 2014

B-1 **Case No.:** UP0-368 & CP0-413

Site Location: 800 Quintana

Proposal: Modifications to an existing telecommunications facility. Remove (3) antennas, replace with (12) antennas, (1) TMA unit on commercial building rooftop.

CEQA Determination: Categorically exempt, Class 1

Staff Recommendation: Conditionally approve

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

Jacinth presented the staff report.

Livick addressed noticing issue stating how staff identifies properties with GIS system and the procedure change made to properties with multiple units to ensure all those residents will get notification for projects.

Applicant Trisha Knight of A T & T stated she and Mr. Cotton of Site Safe, who prepared the site report were available for any questions.

Commissioner Lucas expressed his appreciation for the new drawings because he was concerned about the nature of the way the frequencies distribute themselves. He stated his concern about the distribution curve and asked if there is some spherical distribution coming out. Cotton noted it is elliptical in how it comes out and cuts off so it points out in front of antennas not behind.

Commissioner Lucas clarified if looking at a section of the building you would see the same kind of distribution from that point where it is gaining distribution as you get off the ground, peaking at width at the roof level and losing distribution as you go higher above roof level.

Commissioner Lucas asked why the colors are bracketed. Cotton explained the FCC 5% rule and noted it breaks out the levels the FCC calls for signage.

Commissioner Lucas asked if anyone doing maintenance on the top of their RV would be close to the blue zone. Cotton replied, no, the modelling is very conservative and after the site would be installed the values tend to fall 5-10 times below the modelling.

Commissioner Tefft asked about the exposure within the corner offices to people who might be working there and if the views of 0-6 feet above the origin are similar 0-6 feet below the origin of the antennas. Cotton replied the 0-6 feet is the length of the antennas.

Commissioner Tefft asked if any studies were done to see what the exposure would be in the interior spaces. Cotton noted because of the construction, materials and the way the antennas are pointing out, the typical exposure is less than 1% of the general public limit because of the loss of the signal.

Chairperson Grantham noted he met with the applicants prior to the meeting to address concerns that had mostly to deal with the building manager to allow people on the roof.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 5, 2014

Commissioner Lucas inquired about zoning of the mobile home park asking if the property owner decided to take the trailers out and put in two story houses with occupyable roof decks, how this affects the owners' right to build to maximum height limit.

Jacynth replied zoning may be commercial zoning, and as a mobile home park is subject to the State Department of Housing guidelines. She noted residential uses are permitted in C-1 and it only allows apartments which could be two stories so an application submitted would be reviewed. She also stated that would be part of the due diligence the property owner would need to do to evaluate the constraints of existing conditions.

Livick noted the diagram showing the roof top of the building and the green would extent over, which is below what the federal government views as being potentially a hazard so there would be no regulatory restrictions in that area.

Commissioner Lucas inquired if field testing were to be found different this isn't grandfathered in. Livick noted if testing showing to be over this, they will not be able to operate the devices and the expert testimony said generally it is as much as an order of magnitude below what is shown in the modelling.

Commissioner Tefft asked if following the construction, there will be on site testing to determine what the actual levels are. Livick replied yes and there is a Planning condition in the resolution addressing that.

MOTION: Commissioner Fennacy moved to adopt Planning Commission Resolution 02-14 including the findings and conditions of approval for the project depicted on the site developed plans dated October 14, 2013.

Chairperson Grantham Seconded the motion.

Commissioner Tefft stated the site report set his mind at ease on a lot of the questions and would like to request the interior office spaces be included when the post construction testing is done.

AMENDED MOTION: Commissioner Fennacy amended his motion to include the interior office spaces when the post construction testing is done.

Chairperson Grantham seconded and the amended motion passed unanimously. (4-0).

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

Livick reviewed the Work Program with the Commission.

NEW BUSINESS - None

DECLARATION OF FUTURE AGENDA ITEMS

- Discussion of FAR/large homes

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 5, 2014

ADJOURNMENT

The meeting adjourned at 6:37 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, February 19, 2014 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



Memorandum

TO: PLANNING COMMISSIONERS

FROM: CINDY JACINTH, ASSOCIATE PLANNER

DATE: April 9, 2014

SUBJECT: 1000 Ridgeway, Appeal hearing for Coastal Development Permit CP0-408

Background

At their March 5, 2014 meeting the Planning Commission held a public hearing on the appeal of Coastal Development Permit #CP0-408. After consideration of the item it was the Commission's decision to continue the item for a period of 60 days with the direction that the applicant was to submit new plans which address comments received during the meeting.

60 days from March 5th would fall one day short of the closest Planning Commission meeting of May 6, 2014. Therefore, because the item was not continued to a date certain and because the applicant is currently still in the process of revising plans, staff is recommending that the appeal hearing be continued to a date certain of May 6, 2014.

Recommendation

Staff recommends that the Planning Commission continue the public hearing for the appeal of Coastal Development Permit #CP0-408 to the May 6, 2014 meeting.



Memorandum

TO: PLANNING COMMISSIONERS

FROM: DAMARIS HANSON, ENGINEERING TECHNICIAN IV

DATE: April 10, 2014

SUBJECT: 310 Kern Ave - Tree Appeal

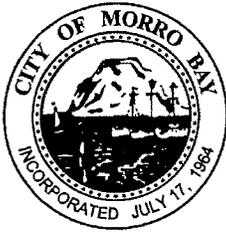
Background

At the February 19, 2014 meeting the Planning Commission held a public hearing on the appeal of a tree removal located at 310 Kern Ave. After consideration of the item it was the Commission's decision to continue the item to the April 16, 2014 meeting, with the direction to wait for additional information.

Because City Council changed the Planning Commission dates from the first and third Wednesdays to the first and third Tuesdays of the month, the April 16th meeting would fall one day short of the closest Planning Commission meeting of April 15, 2014. Therefore, staff is recommending that the appeal hearing be continued to a date certain of May 6, 2014.

Recommendation

Staff recommends the Planning Commission continue the public hearing for the appeal of a tree removal located at 310 Kern Ave to the May 6, 2014 meeting.



AGENDA NO: B-3

MEETING DATE: April 15, 2014

Staff Report

TO: Planning Commissioners

DATE: April 9, 2014

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Coastal Development Permit (CP0-420) for addition to residence greater than 10% in appeals jurisdiction of the coastal zone

RECOMMENDATION:

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

- A. Adopt Planning Commission Resolution 07-14 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated March 31, 2014

APPLICANT/AGENT: Bill Cockrill / Stephen Grauten

LEGAL DESCRIPTION/APN: 065-233-057

PROJECT DESCRIPTION: The Applicant is requesting Coastal Development Permit approval for a 310 square foot addition to an existing single family residence located at 3031 Beachcomber which is within the California Coastal Commission appeals jurisdiction. Additions greater than 10 percent of existing gross floor area on properties within the appeals jurisdiction are required to obtain a coastal development permit from the Planning Commission.

The gross floor area of the existing home and garage is 1,655 square feet. The project proposes to demolish a small area of 18 square feet and add 310 square feet for a new total square footage of 1,946. The 310 square foot addition project includes a 180 square foot addition to the master bedroom/ bath area, a 20 square-foot addition to the garage area/ façade of the home fronting on Beachcomber in order to improve footings, and lastly a 110 square foot addition to the west side of the home which would expand square footage of the living room and kitchen area. The remainder of the proposed remodel project involves interior improvements that do not add further square footage but are intended to improve interior circulation. In addition, the applicant seeks to improve the

Prepared By: CJ

Department Review: WM/RL

aesthetics of the residence by replacing the stucco exterior with a stone veneer and removing and replacing the roof with scissor trusses in an overall attempt to unify and update the design theme of the home both inside and out.

PROJECT SETTING: The project is located in an existing single family residential neighborhood in the S.2/A overlay district also known as the Beach Tract neighborhood. The western portion of the property extends into the OA-1 zoning designation.

Adjacent Zoning/Land Use			
North:	R-1/S.2A, Low/Medium Residential	South:	R-1/S.2A, Low/Medium Residential
East:	R-1/S.2A, Low/Medium Residential	West:	OA-1, Open Space

Site Characteristics	
Site Area	4,601 square feet
Existing Use	Existing Single Family Residence
Terrain	Relatively flat
Vegetation/Wildlife	Previously disturbed site with ornamental residential landscaping
Archaeological Resources	No known archaeological resources exist on the site and the site is not within close proximity of a known site
Access	Beachcomber Street/ nearest cross street is Easter

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Low/Medium Density Residential
Base Zone District	R-1, Single Family Residential and OA-1 Open Space
Zoning Overlay District	N/A
Special Treatment Area	S.2/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Within the Coastal Appeals Jurisdiction

PROJECT ANALYSIS:

Background

County Assessor records indicate the existing house was permitted in 1969 and built in 1970 prior to the adoption of the City's Local Coastal Program. The existing home and garage is 1655 square feet. City records do not show any other permits issued for this home that added square footage. A "fence/wall" permit was issued in 1996. The

residential use is consistent with the General Plan designation of Low-Medium Density Residential and with the Single-Family Residential (R-1) Zoning designation. The property also extends into the adjacent open area zoning designation of OA-1. The OA-1 zoning district does not allow residential uses. The existing single family residence does not and is not proposing to extend into the OA-1 zoning district. To ensure zoning conformance, staff is recommending a condition of approval be added to the property that only uses allowed by the OA-1 zoning district be permitted in order to prevent residential encroachment.

Driftwood Avenue Paper Street

Driftwood Avenue also known as 2nd Street, is an unimproved “paper” street which appears on a tract map as filed with the County of San Luis Obispo on July 2, 1917 for this subdivision also known as The Atascadero Beach Tract. This portion of Driftwood Avenue which runs along the western boundary of the homes on the west side of Beachcomber Street was never offered for public dedication according to research performed by the Public Services Director/City Engineer. Staff research further determined that through non-use of this paper street, the easterly half of this private street is owned by the adjoining property owners along Beachcomber. The westerly half of this area is owned by the State of California Department of Parks. See attached Exhibit B.

<u>Zoning Ordinance Standards</u>		
	Standards	Proposed
Front Yard Setback	15 feet, including garage	60 feet +/- existing
Side Yard Setback	5 feet	5 feet existing
Rear Yard Setback	5 feet	25 feet +/- . Property crosses zoning boundary.
Lot Coverage	50% allowed	42.7%
Height	14 feet for flat roofs or 17 feet for 4 in 12 or greater pitch	14.67' (roof is 4 in 12 pitch)-no proposed height changes
Parking	2 covered and enclosed spaces	Existing 2 car garage to be enlarged by 1 foot

Setbacks

The existing property is a unique flag lot or panhandle shaped property with the residence set back approximately 60 feet from Beachcomber Street. The property meets all existing setbacks with the exception of the northern side yard setback which is short by 1 inch. Due to rounding allowed pursuant to MBMC 17.48.030 which allows for fractions to be rounded to whole numbers, the side yard setback difference of 1 inch can be deemed compliant. Furthermore, the applicant is not proposing to make any changes to this northern setback. The rear or western property line shows a setback approximately 25

feet from the property line which includes the OA-1 zoning property owned by the Applicant. Proposed additions are in conformance with setback requirements as illustrated in the table above.

Local Coastal Program, General Plan and Zoning Ordinance Consistency

The proposed addition of 310 square feet to the existing single family residence represents a 19 percent increase in gross floor area on the site. Per MBMC section 17.58.020G, additions in the Coastal Appeals jurisdiction greater than ten percent of the gross floor area of the existing residence require regular Coastal Development Permit approval from the Planning Commission. The requested addition would provide visual enhancement and update to a residence that is still consistent with the residential neighborhood and vicinity.

The existing height of the residence is conforming at 14.67 feet from average natural grade with a roof that is 4 in 12 pitch. The proposed additions have been designed to add square footage in areas of the home that are already existing, for example, the garage façade, the back of the home and the master bath area. The addition as designed will not impact existing public views. The project as designed also strives to be subordinate in character to its oceanfront surrounding. The height/bulk relationship is maintained as the project is both under height and under lot coverage and is therefore consistent with the City's Local Coastal Program and Zoning section 17.48.190.

ENVIRONMENTAL DETERMINATION: Environmental review was performed for this project and staff determined pursuant to CEQA that the project is Categorically Exempt under the Class 1 exemption for small additions. There are no known sensitive resources or other unique circumstances applicable to the site or its surroundings that would suggest this exemption ought not be applied.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on April 4, 2014 and all property owners of record within 300 feet and occupants 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 is consistent with the General Plan and Local Coastal Plan and building code regulations and is consistent with the existing single family residences in the vicinity. As presented, the proposed improvements and proposed addition of 310 square feet will maintain consistency and compatibility with the neighborhood and update a home which according to City research has not been updated since it was built in 1970. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Low/Medium Density land use designation and because the Ordinance allows residences in the Coastal Appeals jurisdiction to add square footage subject to obtaining a regular Coastal Development permit as approved by the Planning

Commission (Section 17.58.020G).

Staff recommends that the Planning Commission conditionally approve the requested Coastal Development Permit #CP0-420 for the proposed 310 square foot addition to a single family residence located in the coastal appeals jurisdiction, as shown on plans dated March 31, 2014, by adopting Planning Commission Resolution 07-14 which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A - Planning Commission Resolution 07-14

Exhibit B – July 18, 2013 letter to Applicant from Public Services Director/City Engineer

Exhibit C – County Assessor’s Parcel Map

Exhibit D - Vicinity Map

Exhibit D - Plan Reductions dated March 31, 2014

EXHIBIT A

RESOLUTION NO. PC 07-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-420) TO ALLOW AN ADDITION GREATER THAN 10 PERCENT TO AN EXISTING SINGLE FAMILY RESIDENCE IN THE COASTAL APPEALS JURISDICTION AT 3031 BEACHCOMBER

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on April 15, 2014, for the purpose of considering Coastal Development Permit CP0-420 for an addition of 310 square feet, or greater than 10 percent to an existing single family residence in the coastal appeals jurisdiction at 3031 Beachcomber Avenue; and

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

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the 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) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1 for small additions to existing structures because the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

Coastal Development Permit Findings

1. That the conditionally approved project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program for the City of Morro Bay, and is in conformance with the coastal access policies of Chapter 3 of the California Coastal Act., because a single-family residence is a principally permitted use in the R-1/S.2A zone district and because the proposed additions to the existing home will not impact public views.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-420 for property located at 3031 Beachcomber Avenue subject to the following conditions:

EXHIBIT A

Planning Commission Resolution #07-14
CP0-420
3031 Beachcomber Avenue
Page 2 of 5

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated April 9, 2014, for the project at 3031 Beachcomber Avenue depicted on plans dated March 31, 2014, 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 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 Public Services Director (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 Public Services 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

EXHIBIT A

Planning Commission Resolution #07-14
CP0-420
3031 Beachcomber Avenue
Page 3 of 5

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 misdemeanor.

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.

PLANNING CONDITIONS

1. 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.
2. 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 Public Services 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.
3. 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.
4. Conditions of Approval: 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.
5. Only uses allowed within the Open Area (OA-1) zoning district shall be permitted in the area of the subject property that is zoned OA-1.

EXHIBIT A

Planning Commission Resolution #07-14
CP0-420
3031 Beachcomber Avenue
Page 4 of 5

PUBLIC WORKS CONDITIONS

1. Sewer Lateral: If an existing lateral is used, upon issuance of the Building Permit, perform a video inspection of the lateral and submit to Public Services via flash drive or DVD. Lateral shall be repaired if necessary. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.
2. Sewer Backwater Valve: A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project. Please indicate on the plans.

Add the following Notes to the Plans:

1. No work within nor any use of any public rights of way shall occur without an encroachment permit. Encroachment permits are available at the City's Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
2. Any damage to any of the City's facilities (such as curb/berm, street, sewer line, water line, or any public improvements) resulting, directly or indirectly from construction operations related to this project shall be repaired at no cost to the City.

BUILDING CONDITIONS

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 15th day of APRIL, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

EXHIBIT A

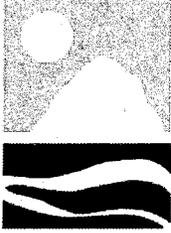
Planning Commission Resolution #07-14
CP0-420
3031 Beachcomber Avenue
Page 5 of 5

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 15ST day of APRIL 2014.

EXHIBIT B



City of Morro Bay

Morro Bay, CA 93442

(805) 772-6200

www.morro-bay.ca.us

July 18, 2013

William Cockrill
3031 Beachcomber Drive
Morro Bay, CA 93442

RE: Status of Driftwood Avenue AKA "B" Street located in the Atascadero Beach Subdivision (3MB15)

Dear Mr. Cockrill:

During discussions with City staff regarding the remodel/addition to your home located at 3031 Beachcomber Drive, the question regarding the status of the unimproved "paper" street, Driftwood Avenue, came up.

My research indicated that 2nd Street (Driftwood Avenue) was shown on the Map that served to subdivide the area known as Atascadero Beach. That Map was filed with San Luis Obispo County on July 2, 1917 and the owners statement stated "...no street, road, boulevard, lane park, plaza, tract, lot or other place shown or delineated on said map is dedicated or intended to be dedicated to any public use whatsoever...the fee to all, lots, parcels or tracts fronting or abutting on (said streets, etc)...extends to the centerline..." While there has been subsequent action for the dedication of various easements and some street segments, I have found no instrument that dedicates the portion of Driftwood Avenue that lies West of your property to the public. Even though there is no public right of access to use Driftwood Avenue, I have found nothing that relinquishes any private right of access.

Regarding the development of the portion of your property that lies within Driftwood Avenue: the zoning for your property changes from R-1 to OA-1 at the Westerly side of Block 15B (Easterly Side of Driftwood Avenue) of the previously stated subdivision. There are no residential uses allowed in the OA-1 zoning, although you can use the centerline of Driftwood for setback measurement purposes, no new construction can occur in the OA-1 zoning district.

I hope that this helps to clarify the development on your property.

Sincerely,

Rob Livick, PE/PLS
Public Services Director/City Engineer

Cc: Rob Schultz, Kathleen Wold

FINANCE
595 Harbor Street

ADMINISTRATION
595 Harbor Street

FIRE DEPT.
715 Harbor Street

PUBLIC SERVICES
955 Shasta Avenue

HARBOR DEPT.
1275 Embarcadero Road

CITY ATTORNEY
595 Harbor Street

POLICE DEPT.
870 Morro Bay Boulevard

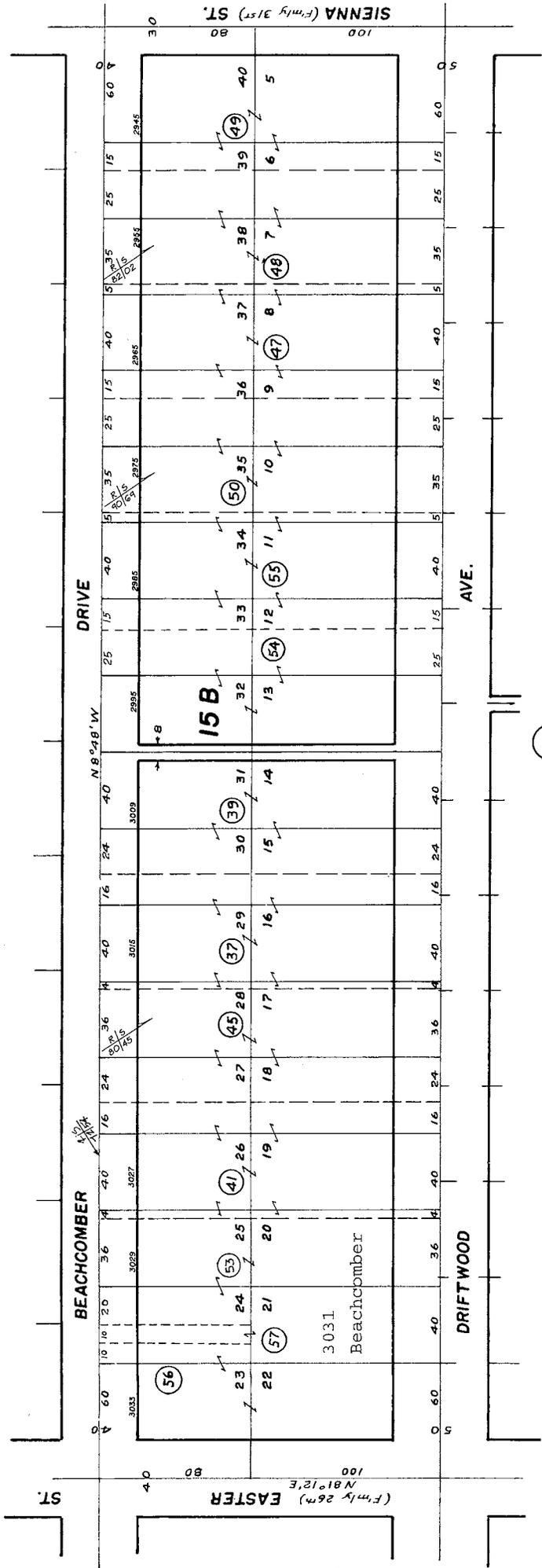
RECREATION & PARKS
1001 Kennedy Way

EXHIBIT C

065-233



22



23

REVISIONS	U.S.	DATE
	TM	03-28-05

25 0 50 100
 THIS MAP IS PREPARED FOR
 LZ 10-29-01 ASSESSMENT PURPOSES ONLY.

REVISIONS	BY

RECEIVED

MAR 31 2014

City of Morro Bay
Public Services Department

**Cockrill Hunter Residence
PROJECT DATA**

PROJECT ADDRESS:
Owner: Bill Cockrill & Joyce Hunter
3031 Beachcomber Drive
Morro Bay, CA
805.441.8596

ZONE: R-1, S2A OVERLAY
DEVOTED "CA-1"

LOT: 3002 + 999 = 4001 SF

LOT COVERAGE:
EXISTING: 1054.9/4001 = 26.4%
NEW: 1964/4001 = 49.1%

BUILDING HEIGHT:
EXISTING: 114.7 - 100.09 (AVE) = 14.61'
NEW: 14.61'

AREA SUMMARY:
EXISTING: 1054.9 SF
DEMO EXISTING: 13 SF
NEW ADDITION: 809.5 SF
NEW TOTAL: 1964.1 SF

Designer:
Stephen Grauten
517 Hathway Ave.
San Luis Obispo, CA
805.801.8608

Structural Engineering:
Smith Structural Group, LLP
811 El Capitan Way, Suite 240
San Luis Obispo, CA
805.439.2110

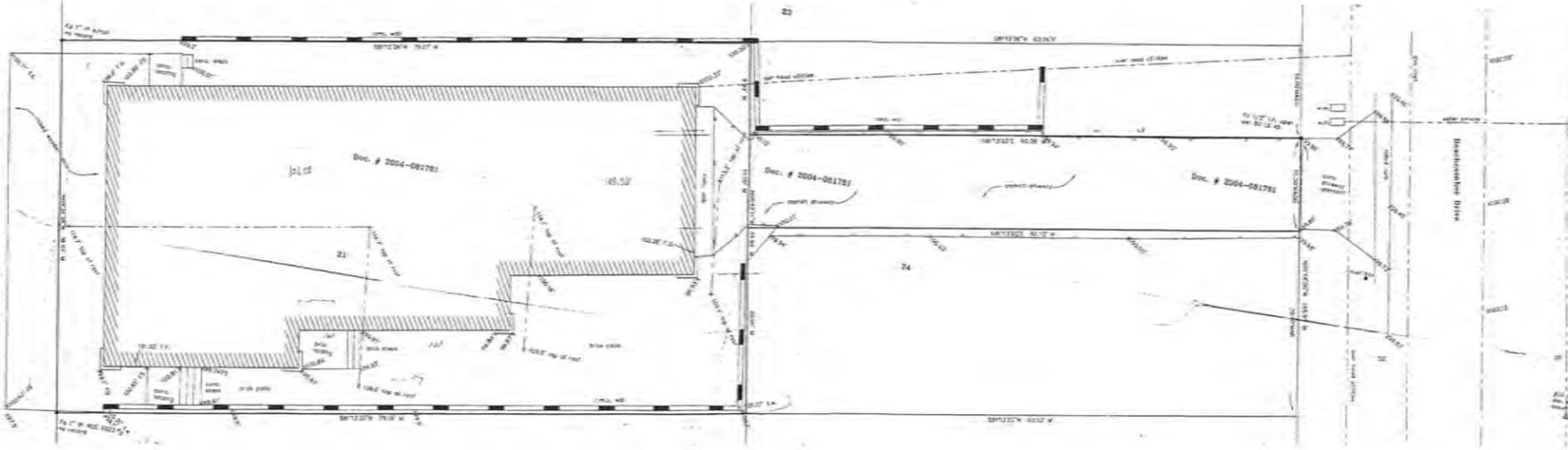
Energy Compliance:
Central Coast Energy Compliance
1675 Granache Way
Templeton, CA
805.434.3844

General Contractor:
Pacific Builders
PO Box 1845
San Luis Obispo, CA
805.549.9222

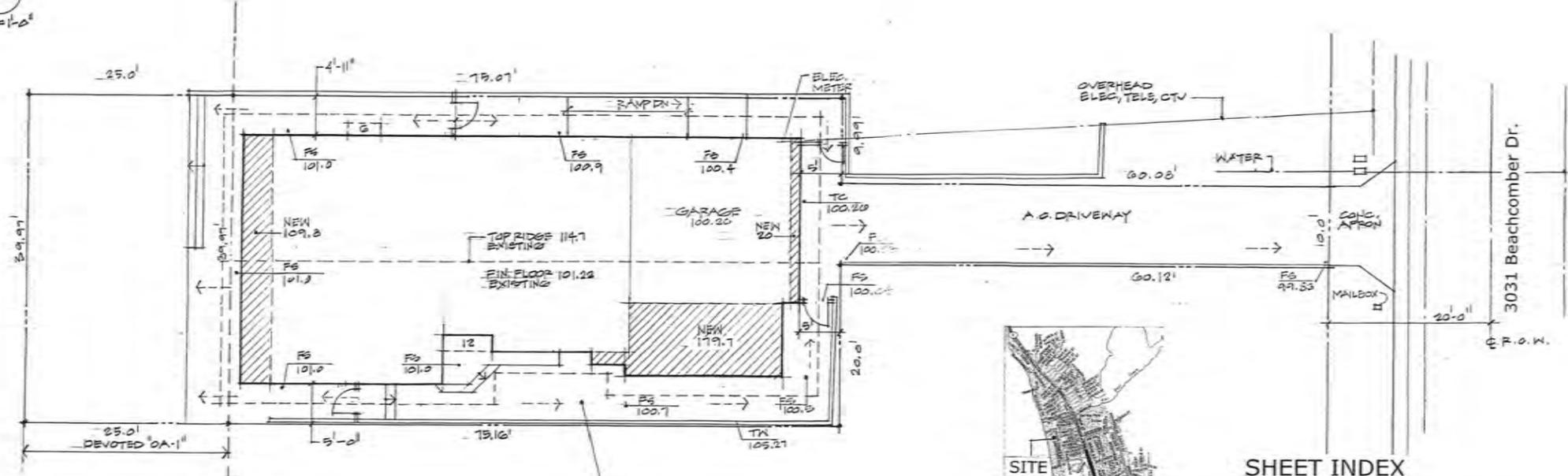
Stephen Grauten
DESIGN & PLANNING
517 Hathway, San Luis Obispo, CA
805.801.8608 sgraute@gatt.net

Cockrill Hunter Residence
REMODEL & ADDITION
3031 Beachcomber Dr.
Morro Bay, CA

Date 12/6/13
Scale
Drawn SD
Job
Sheet 1



Topographic Survey
Lot 21, Block 15B, Atascadero Beach
City of Morro Bay, California



SITE PLAN



VICINITY

SHEET INDEX

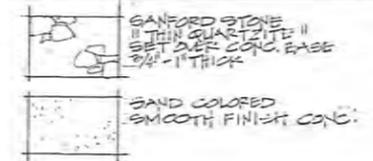
- 1. Site Plan, Site Topographic Survey, Project Data
- 2. Floor Plan, Hardscape
- 3. Exterior Elevations
- 4. Sections, Reflective Ceiling Plan
- E1. Electrical Plan
- EC. Energy Compliance
- S1.0 General Structural Notes
- S1.1 General Structural Notes
- S2.0 Foundation Plan
- S3.0 Roof Framing Plan
- S4.0 Structural Details
- S5.0 Structural Details

REVISIONS	BY
10/22/13	

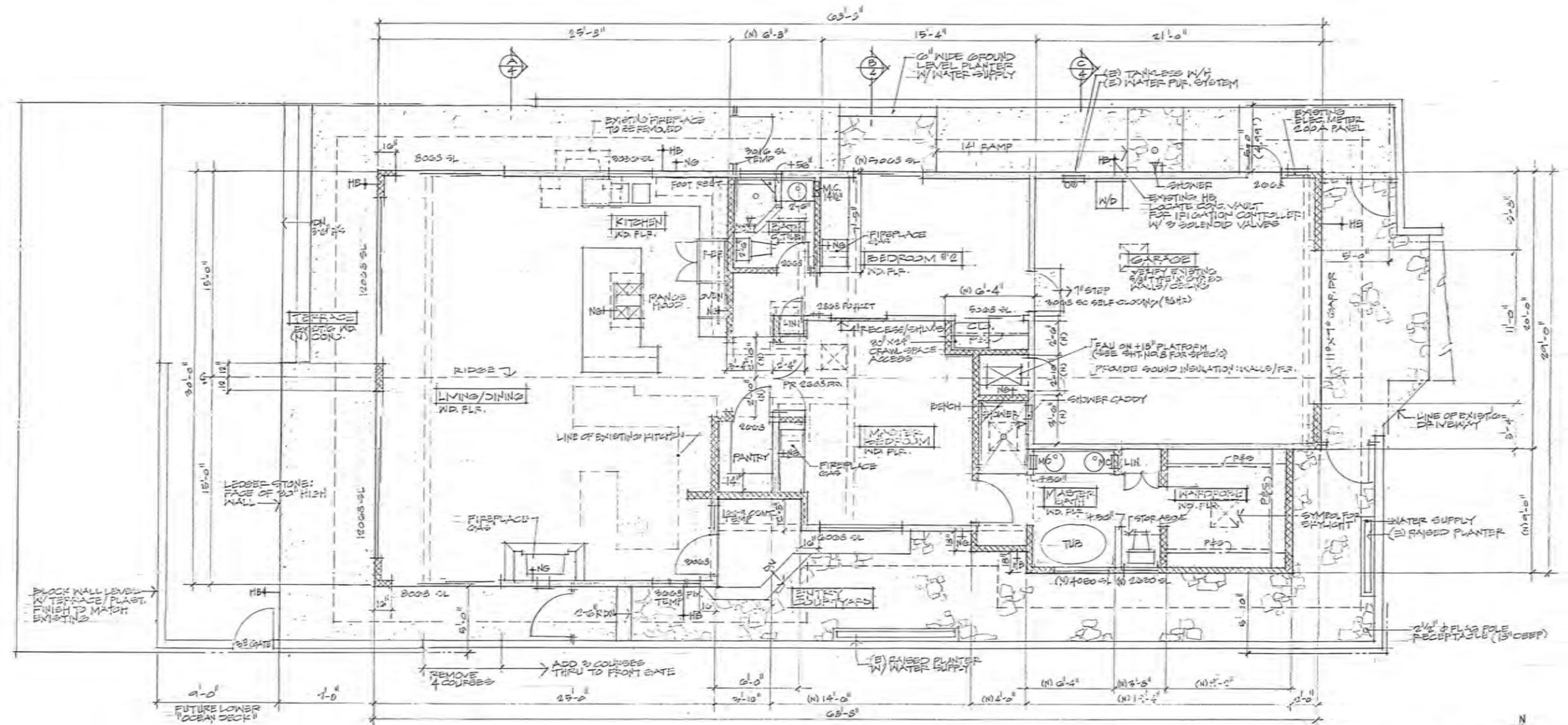
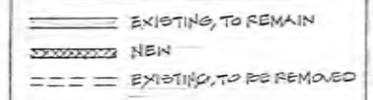
GENERAL NOTES

- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PREPARED BY THE PERMITTING AUTHORITY. THIS PROJECT SHALL COMPLY WITH THE:
 - 2010 California Building Code (CBC) based on 2009 IBC, 2010 California Residential Code (CRC) based on 2009 IRC, 2010 California Electrical Code (CEC) based on 2008 NEC, 2010 California Mechanical Code (CMC) based on 2009 UMC, 2010 California Plumbing Code (CPC) based on 2009 UPC, 2010 California Fire Code (CFC) based on 2009 IFC, 2010 California Green Building Code (CALGreen) and 2008 California Building Efficiency Standards.
- "Remodeling pre-1978 structures without using *Lead Safe Work Practices* is a violation of California Health and Safety Code Section 105256. Contractors, remodelers and painters are required to use "lead-safe" work practices pursuant to Title 17, C.A. Code of Regulations Section 36050." Construction debris known to contain lead-based paint must be disposed at an approved location. Contact Utilities Conservation 781-7213.

FLATWORK KEY



WALL KEY



FLOOR PLAN

 1/4" = 1'-0"

Stephen Grauten
 DESIGN & PLANNING
 517 Hathway, San Luis Obispo, CA
 805.801.8608 ssg@graute.net

Cockrill Hunter Residence
 REMODEL & ADDITION
 3031 Beachcomber Dr.
 Morro Bay, CA

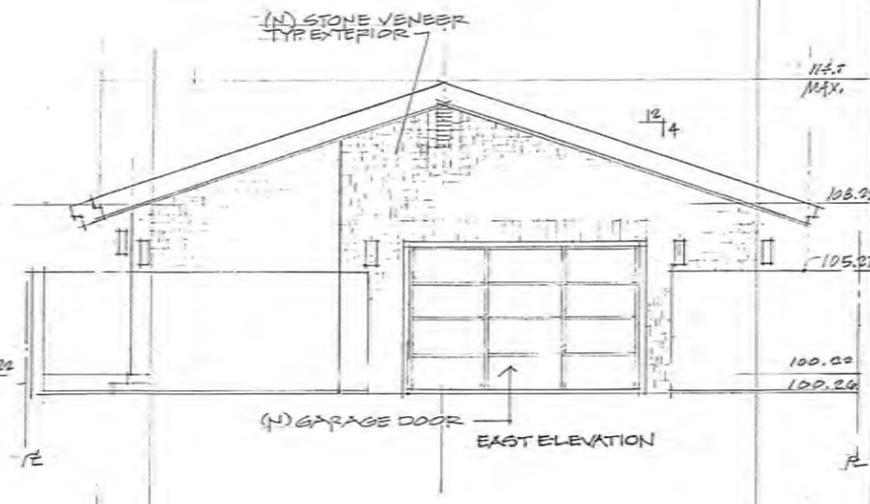
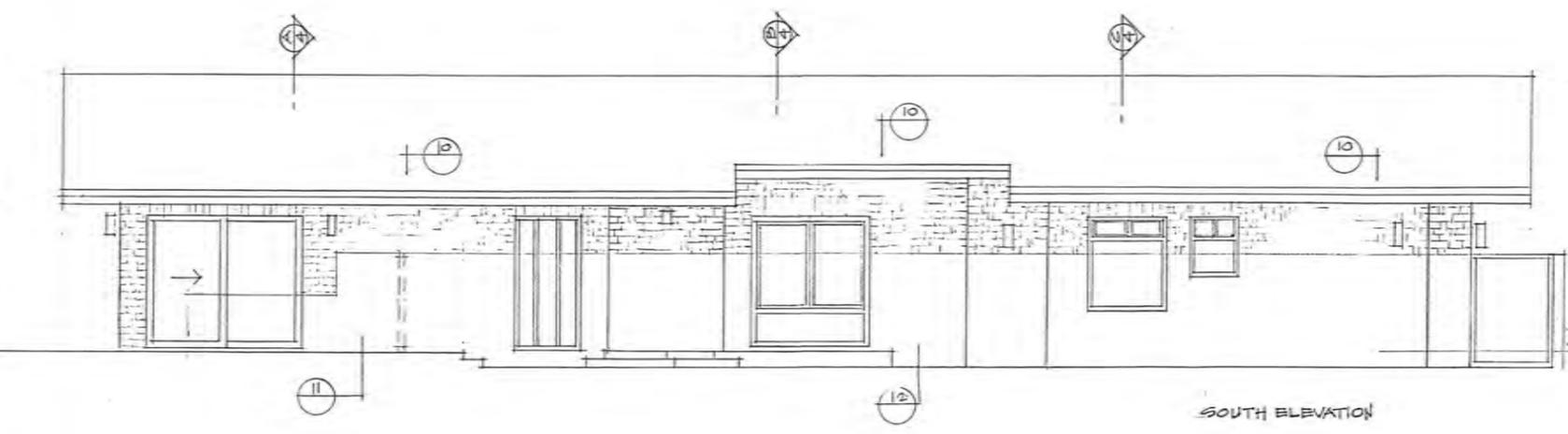
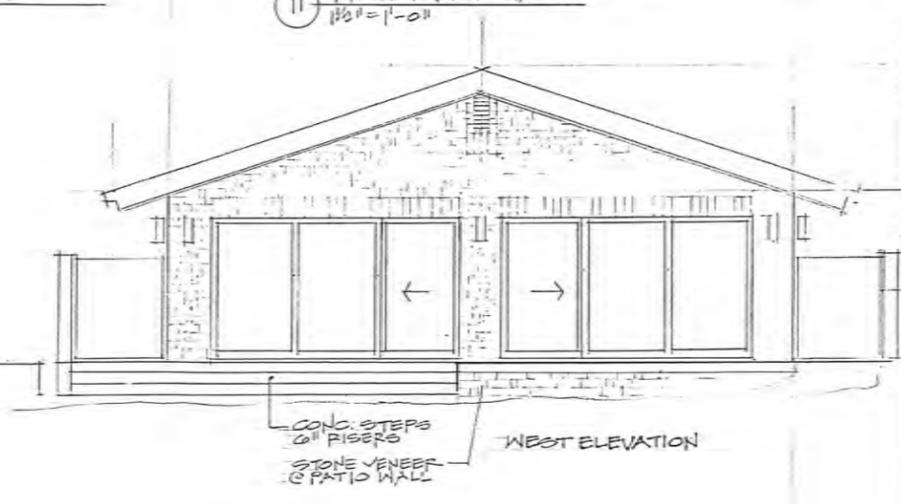
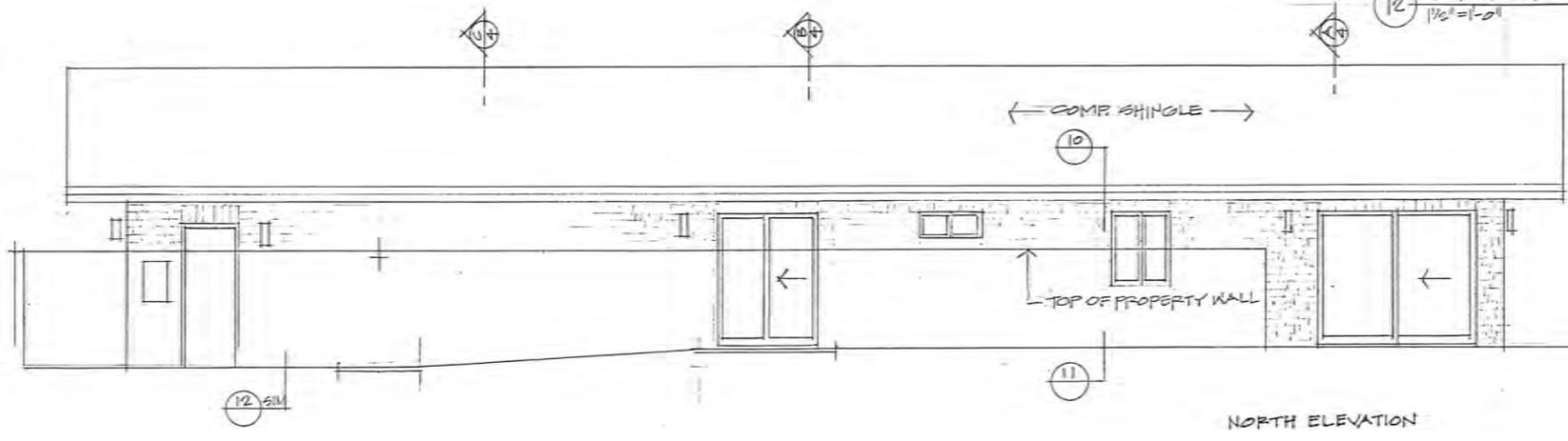
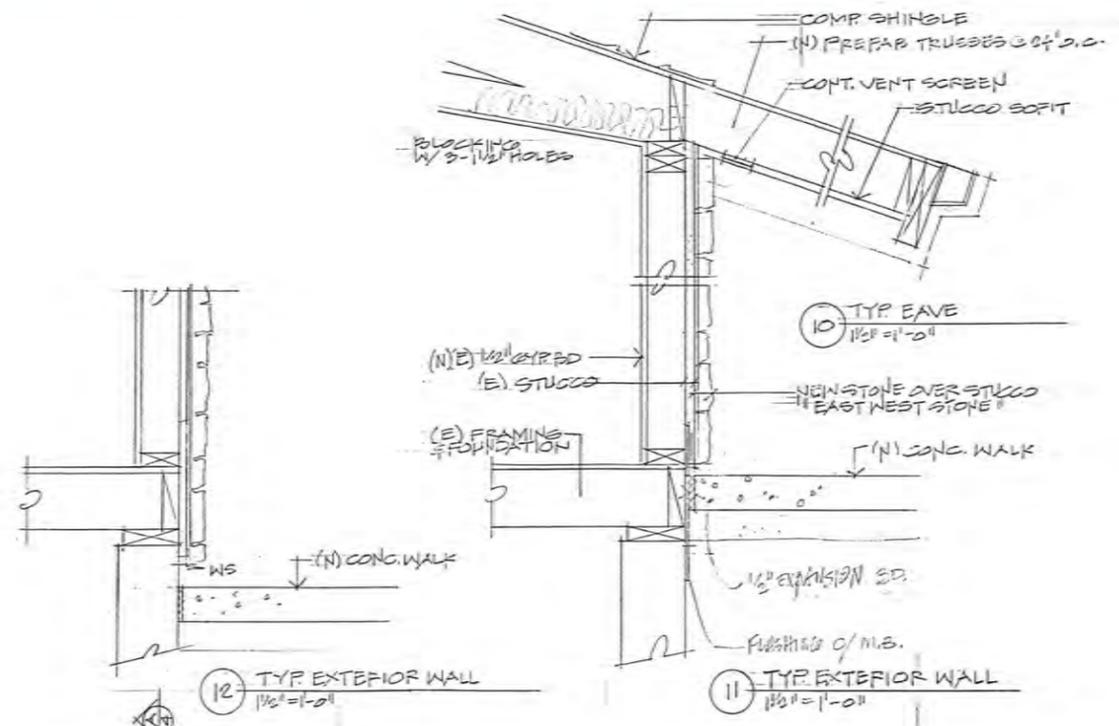
Date	10/22/13
Scale	1/4" = 1'-0"
When	10/22/13
Job	
Sheet	2
Of 12 Sheets	

REVISIONS	BY

Stephen Grauten
 DESIGN & PLANNING
 517 Hathway, San Luis Obispo, CA
 805.801.8608 sgraute@gatt.net

Cockrill Hunter Residence
 REMODEL & ADDITION
 3031 Beachcomber Dr.
 Morro Bay, CA

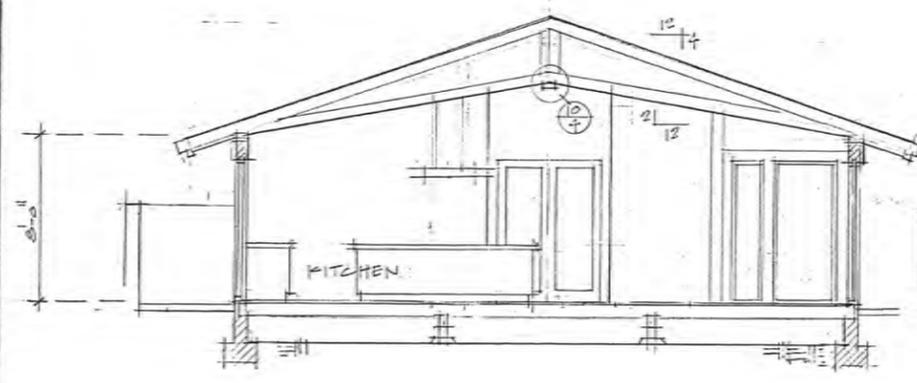
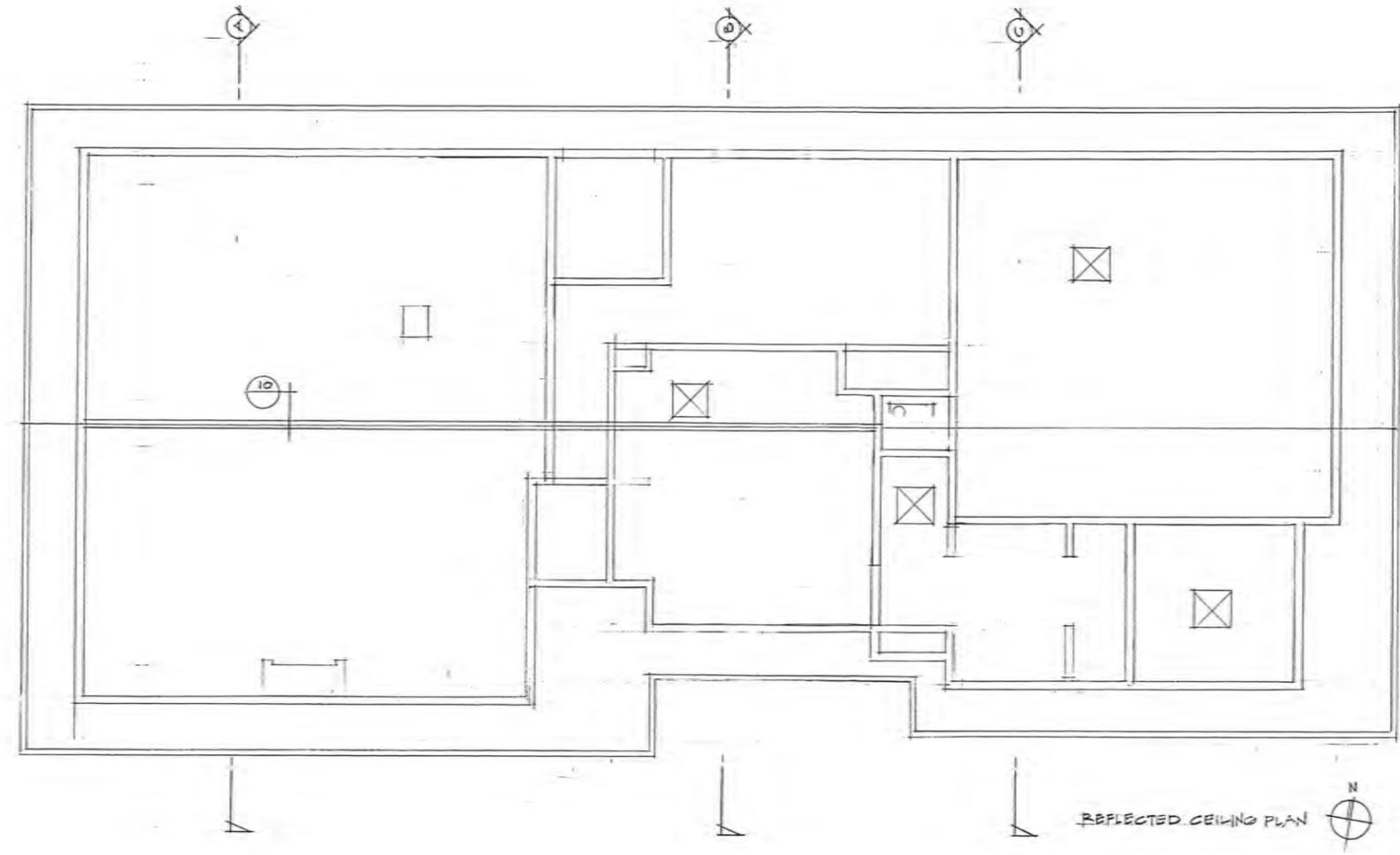
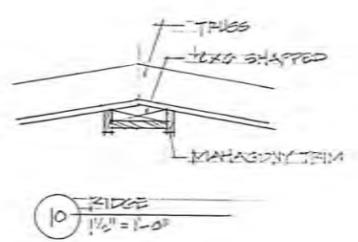
DRAWN 12/6/13
CHECKED
DATE
SCALE 1/4" = 1'-0"
JOB NO.
SHEET
3
OF 12 SHEETS



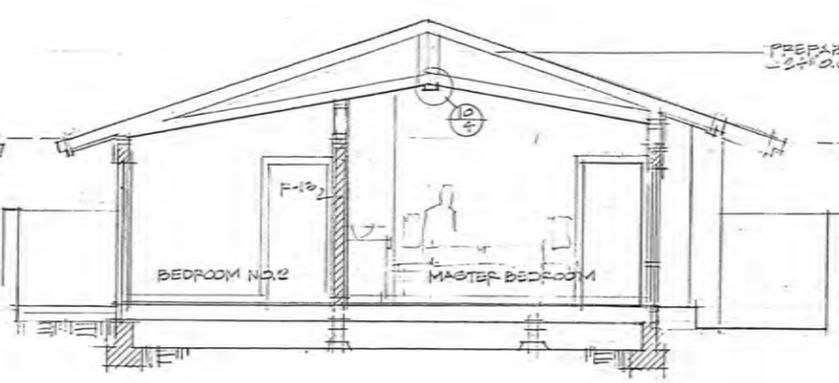
EXTERIOR ELEVATIONS

REVISIONS	BY

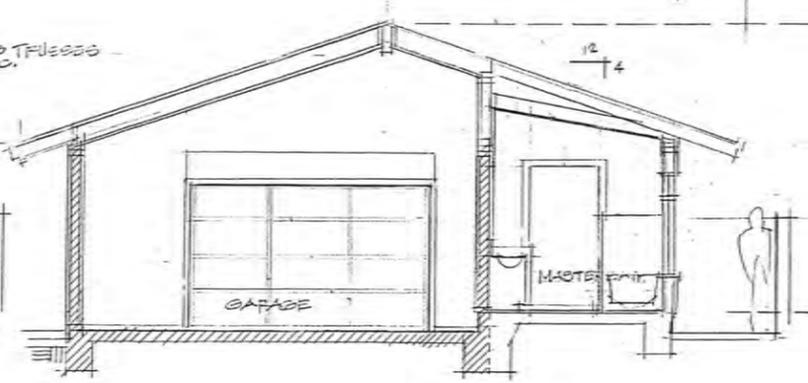
Stephen Grauten
 DESIGN & PLANNING
 517 Hathway, San Luis Obispo, CA
 805.801.8608 scsgraute@att.net



SECTION A



SECTION B



SECTION C

INSULATION (MIN. R-VALUES)

EXISTING WALL	R-11
NEW WALL	R-19
ATTIC & TRUSSES	R-30
ATTIC GIRD. FRAMING	R-21
FRANK FRAMING	R-11

Cockrill Hunter Residence
 REMODEL & ADDITION
 3031 Beachcomber Dr.
 Morro Bay, CA

Date	12/10/13
Scale	1/4" = 1'-0"
Drawn	SG
Job	
Sheet	4
Of 12 Sheets	



AGENDA NO: B-4

MEETING DATE: April 15, 2014

Staff Report

TO: Planning Commissioners

DATE: April 8, 2014

FROM: Whitney McIlvaine, Contract Planner

SUBJECT: Conditional Use Permit (#UP0-377) and Parking Exception (#AD0-086) Request to allow additions exceeding 25% of existing floor area for a single-family residence with nonconforming setbacks at 480 Arcadia Street, and to allow a single-car garage with tandem parking in the driveway to provide the second required parking space.

RECOMMENDATION:

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

- A. Adopt Planning Commission Resolution 06-14 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated March 14, 2014

APPLICANT: Joyce McAlexander

ARCHITECT: Thomas Brajkovich, Paragon Design and Building

LEGAL DESCRIPTION/APN: 066-203-006

PROJECT DESCRIPTION: The Applicant is requesting Conditional Use Permit and Parking Exception approval for first- and second-story additions totaling 813 (+/-) square feet to an existing 1,128 square-foot residence with an attached 326 square-foot garage. The residence is considered nonconforming because it has a one car garage where two covered spaces are required, and it has interior side-yard setbacks of 3'9" along the southern property line and 4'7" down to 4'3" along the northern property line where a minimum of 4'9" is required.

Plans show a proposed addition of 676 square feet on the second story and two second-story decks totaling 152 square feet. On the ground level a 72 square-foot dining room addition and a 17.25 square-foot addition for a remodeled shower and laundry area are

Prepared By: WM

Department Review: _____

proposed.

Building elevations show a modernized contemporary style of architecture with stucco siding and a pitched roofline. The upper floor is stepped back in several locations. Window treatment, building setbacks, and use of materials, such as the horizontal railings, work together to articulate each elevation.

PROJECT SETTING: The project is located in a residential neighborhood in the Morro Heights area of the City on a pie-shaped 4,919 square-foot lot. The lot is nonconforming since the minimum lot size in an R-1 zone is 6,000 square feet. Housing in the surrounding area includes a mix of one- and two-story homes and a mix of older homes and newly remodeled homes. The neighborhood contains a variety of architectural styles.

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

<u>Site Characteristics</u>	
Site Area	Approximately 4,919 square feet where 6,000 is the minimum required
Existing Use	Single family residential
Terrain	Gently sloping and developed
Vegetation/Wildlife	Ornamental landscaping
Archaeological Resources	n/a
Access	Arcadia Avenue

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Low-Medium Density Residential
Base Zone District	R-1
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located outside the Coastal Appeals Jurisdiction

PROJECT ANALYSIS:

Background and Policy and Zoning Ordinance Consistency

County Assessor records indicate the existing house was built in 1958 with a one-car garage, similar to other homes in the neighborhood. The residential use is consistent with the General Plan designation of Low-Medium Density Residential and with the Single-Family Residential (R-1) Zoning designation.

Current requirements of the Morro Bay City Zoning Ordinance (the “Zoning Ordinance”) requirements for setbacks and parking render the existing structure and the parking arrangement nonconforming. However, additions to nonconforming structures may be permitted with approval of a conditional use permit, subject to certain findings (Morro Bay Municipal Code (“MBMC”) section 17.56.160). Similarly, the Zoning Ordinance allows for exceptions to parking standards, subject to certain findings (MBMC section 17.44.050).

<u>Zoning Ordinance Standards</u>		
	Standards	Proposed
Front-Yard Setback	20 feet	Minimum 24 feet to residence and 27 feet to garage
Side-Yard Setback	10% of average lot width with 5’ maximum and 3’ minimum In this case 10% = 4’9” and the maximum is 5’*	Varies – in areas less than the minimum down to 3’9”
Rear-Yard Setback	10 feet	Existing structure is a minimum of 24’11” from the rear property line. No change is proposed.
Lot Coverage	45% allowed	32%
Height	25 feet	23’4”
Parking	2 covered and enclosed spaces	1 covered space 1 uncovered space in tandem
*17.48.030 allows for rounding of fractions to whole numbers		

Setbacks

Portions of the existing structure are set back less than 4'9", which is 10% of the average lot width (front width plus rear width divided by 2 times 10%). Those areas are toward the rear of the lot, which is significantly narrower than the front of the lot. Section 17.48.050 allows for rounding of fractions to next whole number. Employing that method, the maximum side-yard setback would be 5 feet and all areas of the structure more than 4'6" would be in conformance with setback requirements. The rear southeast corner of the garage and a 13-foot length of the existing residence do not meet the minimum setback. Proposed additions are in conformance with setback requirements.

Parking

The existing home and garage were built in an era when it was typical to provide covered parking for only one car. The Zoning Ordinance requires two covered and enclosed parking spaces for single-family dwellings. The applicant is proposing to provide one covered space in the existing garage and one space in tandem in the driveway which is approximately 27 feet long. The driveway is adequate in length to accommodate a parked car. For individual residences one tandem parking space may be allowed subject to approval of a parking exception (MBMC section 17.44.050). Exceptions to parking standards require the following findings to be made:

1. The exceptions will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the reduced parking or alternative design to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use.

Single-family dwellings are required to provided with two parking spaces. If tandem parking is approved, then the project would meet that requirement. The length of the driveway (27+/- feet) is more than adequate to accommodate a parked car. Dwellings in the surrounding neighborhood have a mix of one- and two-car garages.

2. The exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and that no traffic safety problems will result from the proposed modification of the parking standard.

Tandem parking will not result in traffic safety problems at this location because the parking area will be outside the right-of-way; sight distance is adequate for vehicles maneuvering into and out of the driveway; and the project is subject to building code and engineering standards for driveway construction.

3. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property.

The applicant's parking proposal is reasonable given similar parking arrangements in the project vicinity and given the footprint and construction of the existing building on site.

Conditional Use Permit Requirement

The Zoning Ordinance, subsection 17.56.160B, requires approval of a conditional use permit for projects proposing additions in excess of 25% of the existing floor to a nonconforming structure. The project proposes to add 812 square feet to an existing 1,128 square-foot structure, an increase of approximately 72%. As noted above, the structure is nonconforming with regard to required side-yard setbacks and the garage does not meet minimum requirements for two parking spaces. Approval of a use permit requires the following findings to be made:

1. The enlargement, expansion, or alteration is in conformance with all applicable provisions of the Zoning Ordinance.

The proposed remodel and additions are consistent with Zoning Ordinance requirements.

2. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use.

The applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.

3. The project is suitable for conforming uses and will not impair the character of the zone in which it exists.

The project proposes additions to a single-family dwelling, which is an allowed use in the R-1 zone. The surrounding neighborhood is developed with one- and two-story custom homes.

4. It is not feasible to make the structure conforming without major reconstruction of the existing structure.

Major reconstruction would be necessary to meet required side-yard setbacks along the north and south angled property lines and to accommodate a two-car garage.

Other Department Comments

Project plans were routed to Building, Fire and Public Works Engineering staff for comment. Building staff noted the requirement for a complete building permit application and issuance of said permit prior to construction. Engineering staff recommendations and requirements regarding sewer line videoing and right-of-way encroachments are noted in the attached resolution.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on April 4, 2014, and all property owners of record within 300 feet and occupants within 100 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION: Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15332 Class 32. That exemption applies to infill development on a lot of no more than 5 acres that is consistent with the General Plan and will have no potentially significant environmental impacts.

CONCLUSION: The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Low/Medium Density land use designation and because the Zoning Ordinance allows additions to nonconforming structures and tandem parking upon approval of a conditional use permit (Section 17.56.160) and a parking exception (Section 17.44.040).

Staff recommends the Planning Commission approve the requested Conditional Use Permit #UPO-377 for the proposed addition to a nonconforming structure and approve Parking Exception #ADO-086 for the project at 480 Arcadia Avenue, as shown on plans dated March 17, 2014, by adopting Planning Commission **Resolution 06-14** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 06-14

Exhibit B – Vicinity Map

Exhibit C – Graphics/Plan Reductions dated March 17, 2014

RESOLUTION NO. PC 06-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT (UP0-377) TO ALLOW ADDITIONS
EXCEEDING 25% OF THE EXISTING FLOOR AREA TO A NONCONFORMING
RESIDENTIAL STRUCTURE AND APPROVING A PARKING EXCEPTION TO
ALLOW A TANDEM PARKING SPACE IN THE DRIVEWAY TO PROVIDE THE
SECOND REQUIRED PARKING SPACE (ADO-086)
AT 480 ARCADIA AVENUE

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on April 15, 2014, for the purpose of considering Conditional Use Permit UPO-377 and Parking Exception ADO-086 for a proposed addition to a nonconforming single-family home and tandem parking at 480 Arcadia Avenue; and

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

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the 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) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15332, Class 32 for infill development on a lot of no more than 5 acres consistent with the General Plan in an urbanized area with adequate public services and no significant environmental impacts.

Conditional Use Permit Findings

1. The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure that residential land is developed to a density suitable to its location and physical characteristics.
2. The proposed additions are in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance (the “Zoning Ordinance”), including building height, setbacks, and lot coverage.

3. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use since the applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.
4. The project is suitable for conforming uses and will not impair the character of the zone in which it exists because it proposes additions to a single-family dwelling, which is an allowed use in the R-1 zone and the surrounding neighborhood is developed with one- and two-story custom homes.
5. It is not feasible to make the structure conforming without major reconstruction of the existing structure. Major reconstruction would be necessary to meet required side yard setbacks along the north and south angled property lines and to accommodate a two-car garage.

Parking Exception Findings

1. The exceptions will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the reduced parking or alternative design to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use. With approval of the exception, two required parking places will be provided on site consistent with the Zoning Ordinance requirements.
2. The exception to allow tandem parking will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and no traffic safety problems will result from the proposed modification of the parking standard because the parking area will not conflict with existing traffic patterns in the right-of-way and driveway construction will be subject to Building Code requirements and the City's City Engineering standards.
3. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property, given the footprint and construction of the existing building on site.

Section 2. Action. The Planning Commission does hereby approve Conditional Use Permit UPO-377 and Parking Exception ADO-086 for property located at 480 Arcadia Avenue subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated April 8, 2014, for the project at 480 Arcadia Avenue depicted on plans dated March 17, 2014, 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 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 Public Services Director (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 Public Services 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 misdemeanor.

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.

PLANNING CONDITIONS

1. 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.
2. 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 Public Services 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.
3. 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.
4. Conditions of Approval: 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.

PUBLIC WORKS CONDITIONS

1. Conduct a video inspection of the conditions of existing sewer lateral. Submit video to City collection system personnel. Construction Plans should reflect repair or replacement as required to prohibit inflow/infiltration.
2. Repair/replace the asphalt berm and driveway approach to meet the City's standards.

Add the following Notes to the Plans:

3. No work within nor any use of any public rights of way shall occur without an encroachment permit. Encroachment permits are available at the City's Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
4. Any damage to any of the City's facilities (such as curb/berm, street, sewer line, water line, or any public improvements) resulting, directly or indirectly from construction operations related to this project shall be repaired at no cost to the City.

BUILDING CONDITIONS

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 15th day of APRIL, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

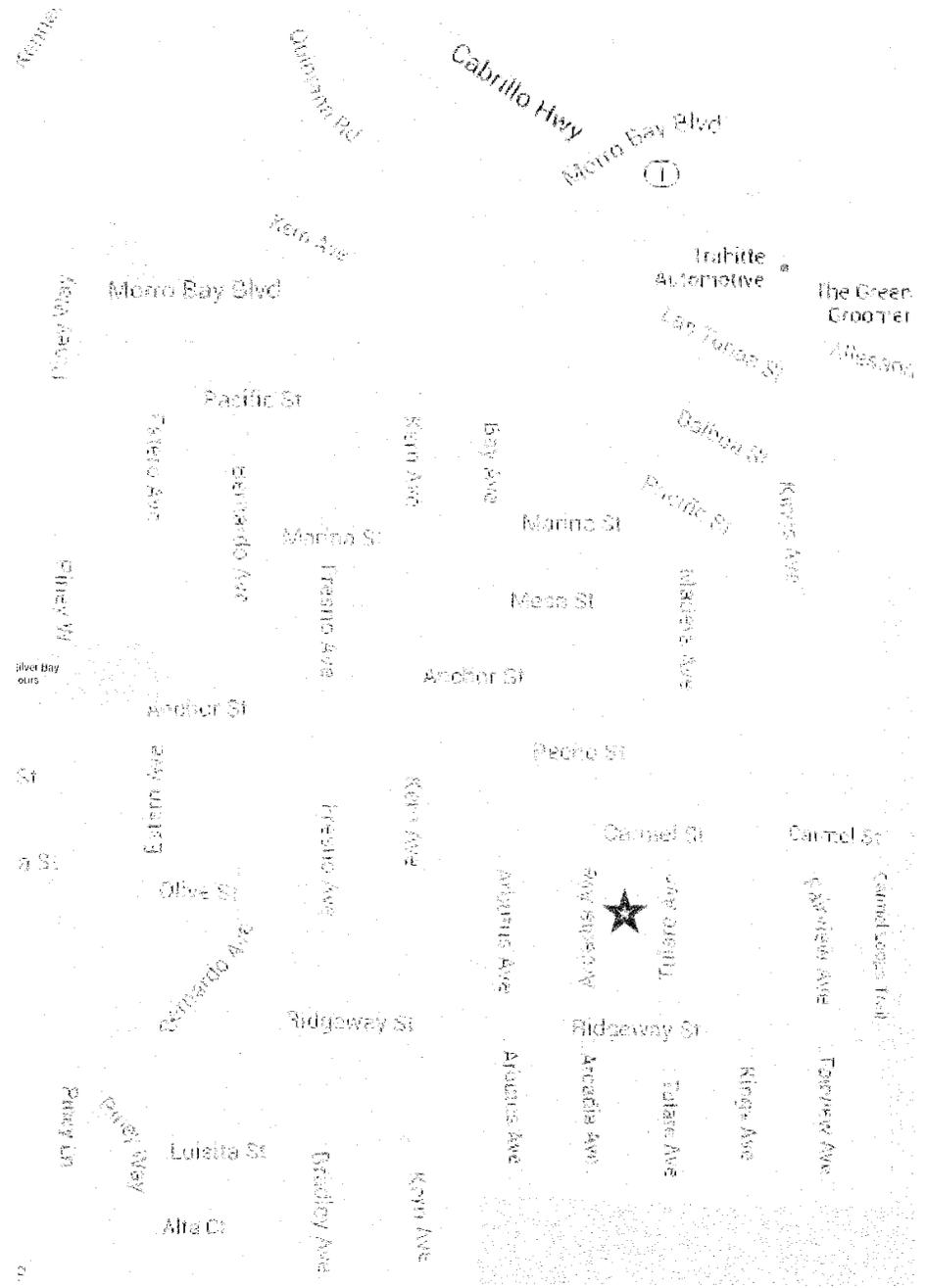
Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 15ST day of APRIL 2014.

480 ARCADIA AVE VICINITY MAP



REVISIONS	BY

All designs and other information on these drawings are based on this specific project and shall not be used for any other project without the express written permission of the author.

While the author is not responsible for the accuracy of the information provided, the author shall not be held liable for any errors or omissions that may occur in the field or in the office.



PARAGON
DESIGN and BUILDING

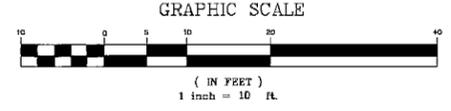
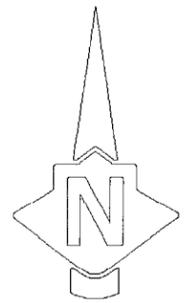
1036 MORRO STREET, STE 203 SAN LUIS OBISPO, CA 93401
PHONE: (805) 486-0412 FAX: (805) 486-0412
THOMAS G. BRAJKOVICH ARCHITECT



McALEXANDER RESIDENCE
ADDITION & REMODEL

480 Arcadia St.
Morro Bay, CA 93442
Client: Joyce McAlexander

DRAWN	JSB
CHECKED	
DATE	02-13-2014
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	SURVEY & TOPO
A1.1	
OF SHEETS	



- LEGEND**
- ⊗ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ GAS METER
 - ⊕ PHONE PEDESTAL, BOX, VAULT, OR LOCKER
 - ⊕ TV PEDESTAL, BOX, VAULT, OR LOCKER
 - ⊕ MAIL BOX
 - ⊕ SEWER MANHOLE
 - ⊕ CLEANOUT
 - ⊕ ELECTRIC PEDESTAL, BOX, VAULT, METER OR LOCKER
 - OVERHEAD UTILITY LINE
 - WALL
 - FENCES
 - CONCRETE
 - ⊕ UTILITY POLE
 - ⊕ POWER POLE
 - GUY WIRE
 - ⊕ SET MONUMENT
 - ⊕ FOUND MONUMENT
 - ⊕ SURVEY CONTROL POINT
 - TR = TREE
 - FS FINISH FLOOR
 - FS FINISH SURFACE
 - ⊕ GROUND SPOT GRADE
 - CONC. SPOT GRADE
 - TW: SPOT GRADE
 - EDGE OF PAVEMENT

- NOTES:**
- TREE SIZES AND SPECIES ARE APPROXIMATE AND SHOULD BE VERIFIED AND/OR DETERMINED BY A CERTIFIED ARBORIST.
 - UTILITIES SHOWN ON THIS MAP ARE ON BASED VISIBLE IMPROVEMENTS & ON CLEARLY DEFINED PAINT MARKINGS MADE BY OTHERS THAT EXISTED AT THE TIME OF THE FIELD SURVEY. APPARENT TYPES OF UTILITIES MAY BE NOTED OR SHOWN BUT MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY. APPARENT SIZES OF UTILITIES MAY BE NOTED OR SHOWN BUT MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY. THERE MAY BE OTHER UTILITY SERVICES THAT EXIST ON THIS SITE THAT ARE NOT SHOWN ON THIS MAP.
 - EASEMENTS, OFFERS, LICENSES, RIGHTS, RESTRICTIONS AND/OR INTERESTS AFFECTING THIS PROPERTY MAY EXIST BUT MAY NOT BE SHOWN ON THIS MAP.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS N45°26'39"W ALONG THE NORTHEAST LINE OF LOT 11 BLOCK 6 MORRO BAY VISTA TRACT NO 3 PER 89/RS/98.

BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS THE NAIL (CONTROL POINT #1) HAVING AN ASSUMED ELEVATION OF 500.00' AS SHOWN.

This map correctly represents a survey performed by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act. The boundary lines shown hereon are based on a boundary survey performed by Dakos Land Surveys, Inc.

Marc D. Dakos 12-16-13
Marc D. Dakos, LS 8769 (Date)

This map was prepared as an instrument of service for the Client on the date of the survey. Copyright © Dakos Land Surveys, Inc. All rights reserved. This information shows boundaries and shall not be used to define or create boundaries without proper authorization.

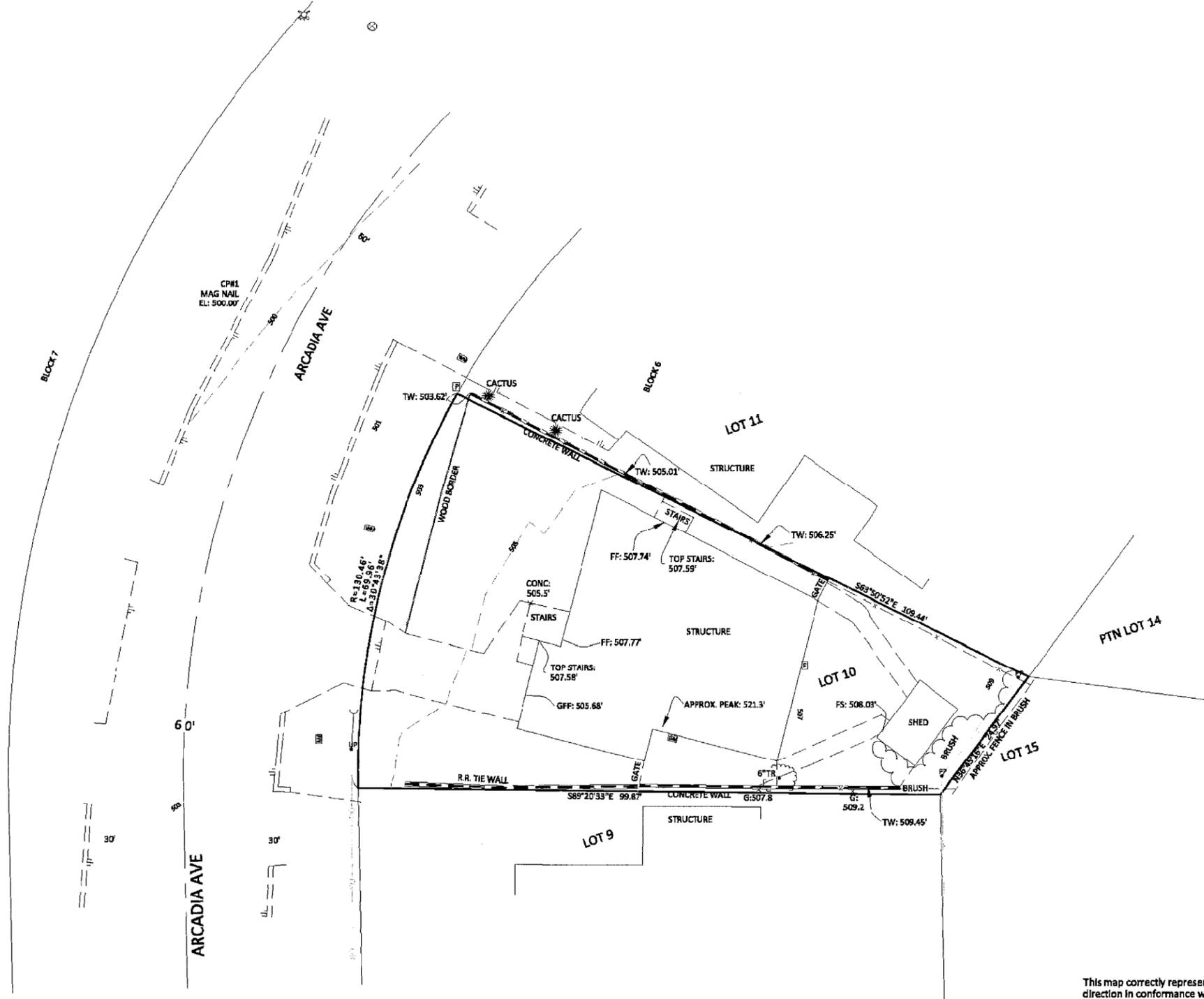
Reproduction or use of the information on this map shall require the following notice:
Topographic Survey performed by Dakos Land Surveys, Inc. Arcadia, CA 93442
Phone: (805) 486-2445
www.DakosLandSurveys.com

MARC DAKOS LS 8769



7600 MORRO RD ATASCADERO, CA 93422 P (805) 466-2445 F (805) 486-0412
www.DakosLandSurveys.com

TOPOGRAPHIC SURVEY	
Site:	480 Arcadia Ave
Requested By:	R. Joyce McAlexander
APN(S):	066-203-006
DATE:	December, 2013
FILENAME:	13-13D McAlexander Arcadia Ave Topo
Drawn:	DD
Scale:	1" = 10'
Project:	13-13D
Job:	13-13D
Sheet:	1 of 1



REVISIONS	BY

All drawings and other information on these drawings are for use on the specific project and shall not be used elsewhere without the express written permission of the architect.

When drawings on these drawings are used for construction, the contractor shall verify all dimensions and conditions on the job and the architect shall be notified in writing of any discrepancies from the drawings or conditions shown in these drawings.

PARAGONI
DESIGN and BUILDING

1825 MORRIS STREET, SUITE 200, SAN LUIS OBISPO, CA 95461
PHONE: (805) 541-5446 FAX: (805) 541-5758 U.S. CO. 1301301

THOMAS G. BRAJKOVICH ARCHITECT

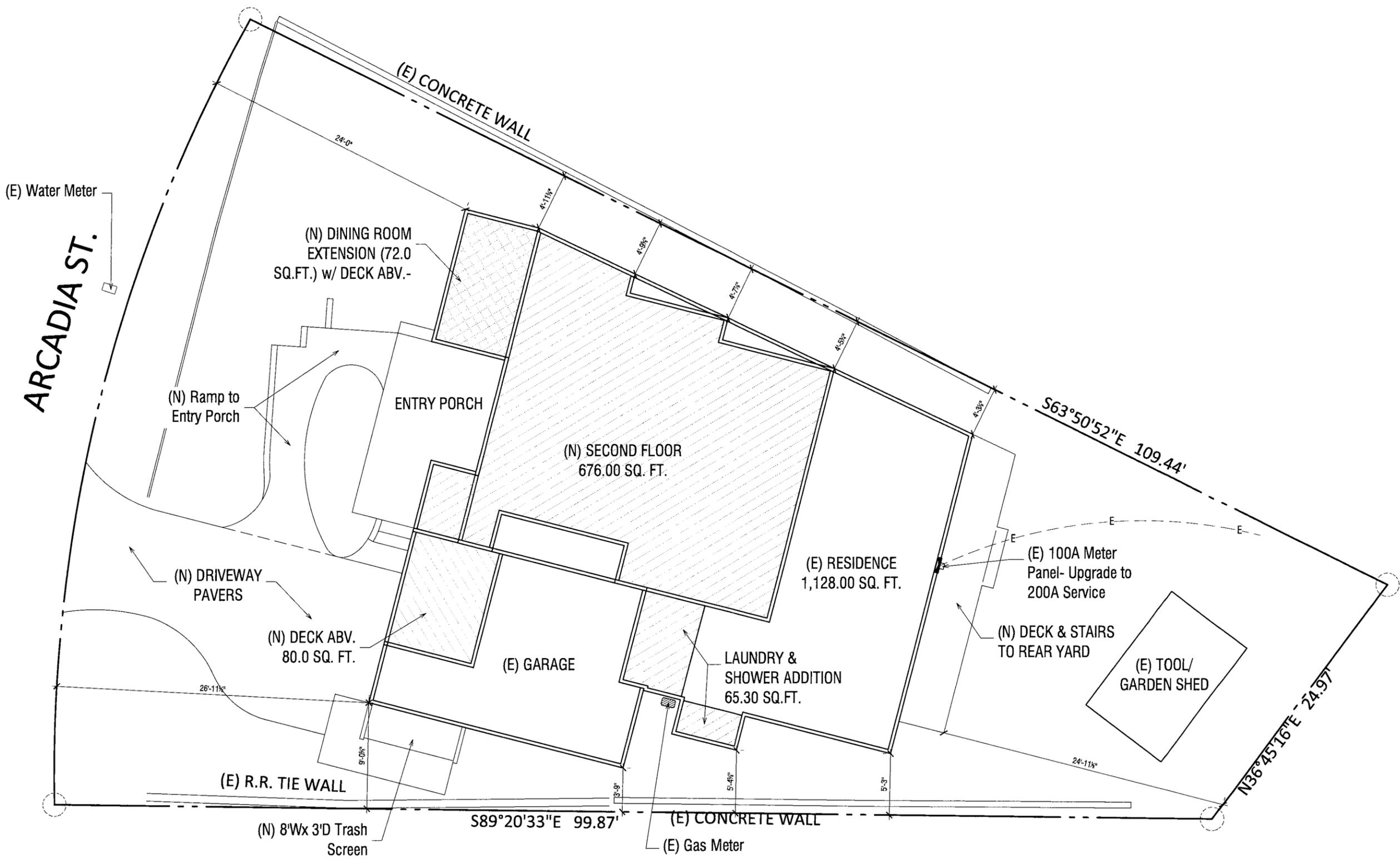


MC ALEXANDER RESIDENCE
ADDITION & REMODEL

480 Arcadia St.
Morro Bay, CA 93442

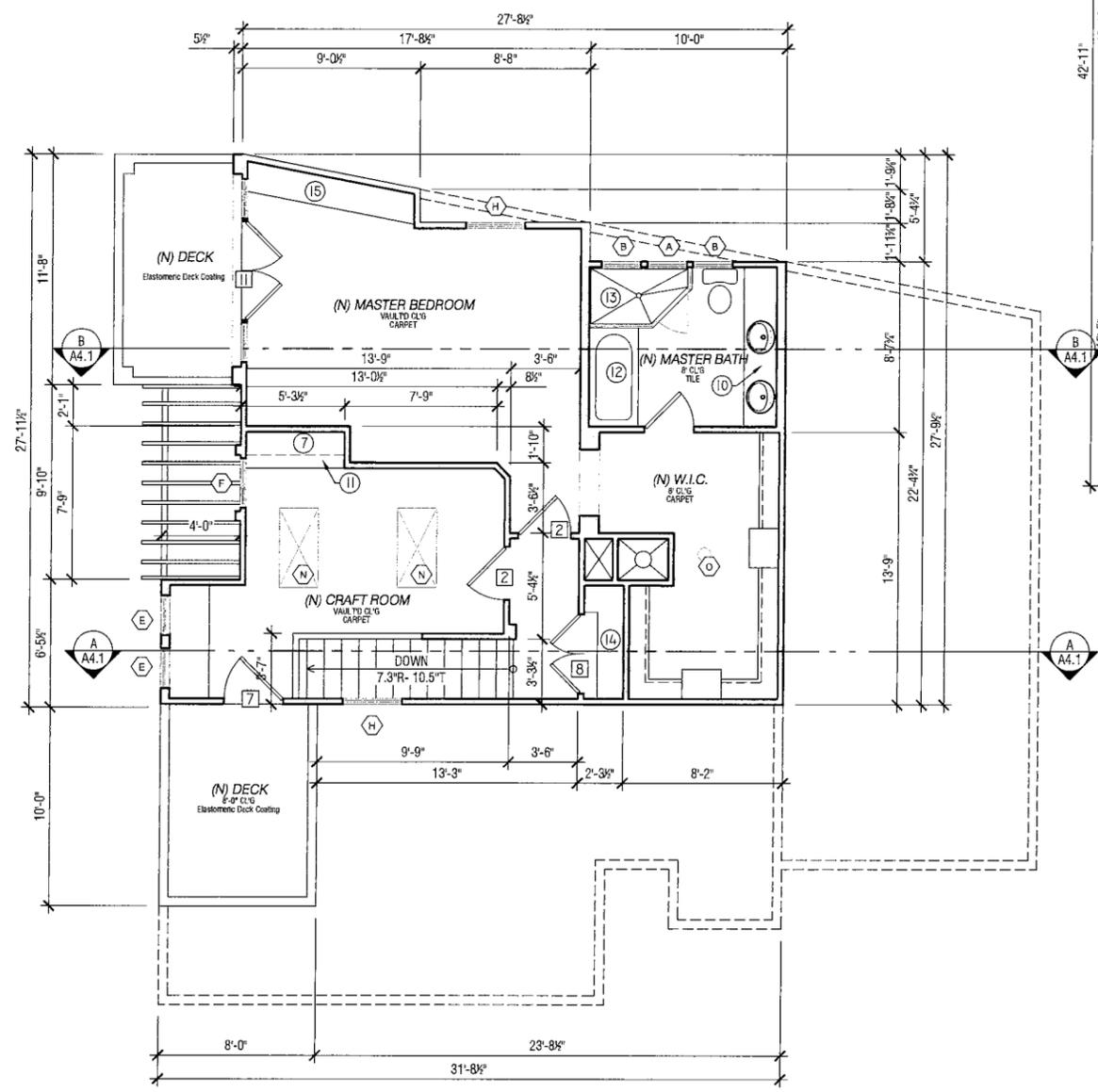
Client: Joyce McAlexander

DRAWN	JSB
CHECKED	
DATE	02-13-2014
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET ARCHITECTURAL	
SITE PLAN	
A1.2	
OF	SHEETS

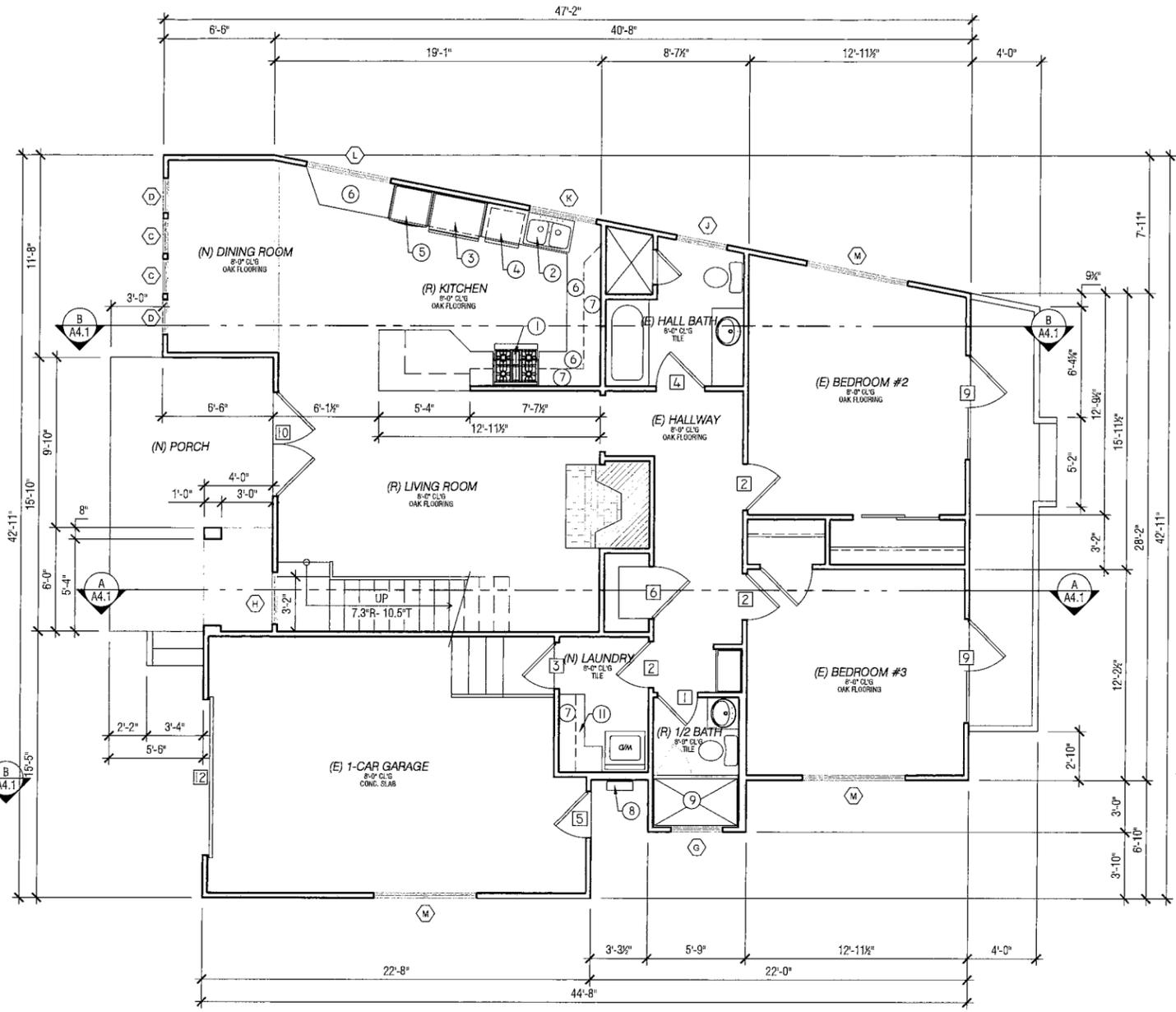


PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE							DOOR SCHEDULE								
KEY	QTY	SIZE	STYLE	FRAME	GLAZING	FINISH	REMARKS	KEY	QTY	SIZE	TRACK	STYLE	FRAME	FINISH	REMARKS
(A)	1	24x36	FIXED	VINYL	DUAL	TED	LOW E GLAZING	(1)	2	24x36	1.375"	INTERIOR SOLID-CORE PANELLED DOOR	WOOD	TED	
(B)	2	24x36	CASHT	VINYL	DUAL	TED	LOW E GLAZING	(2)	3	24x36	1.375"	INTERIOR SOLID-CORE PANELLED DOOR	WOOD	TED	
(C)	2	24x36	FIXED	VINYL	DUAL	TED	LOW E GLAZING	(3)	1	24x36	2.25"	EXTERIOR SPIN-PANELED SOLID-CORE PANELLED DOOR	WOOD	TED	SELF-CLOSING, FULL WEATHER-STRAPPING & THRESHOLD
(D)	2	24x36	CASHT	VINYL	DUAL	TED	LOW E GLAZING	(4)	1	24x36	2.25"	INTERIOR SOLID-CORE PANELLED DOOR	WOOD	TED	
(E)	2	24x36	CASHT	VINYL	DUAL	TED	LOW E GLAZING, SILENT WINDOW-TIE BOLT'S FOR SHAKE	(5)	1	24x36	2.25"	EXTERIOR DOOR	WOOD	TED	SELF-CLOSING, FULL WEATHER-STRAPPING & THRESHOLD
(F)	1	24x36	F.S.	VINYL	DUAL	TED	LOW E GLAZING-30" P.F.S. WINDOW	(6)	1	24x36	1.375"	INTERIOR SOLID-CORE PANELLED DOOR	WOOD	TED	
(G)	1	24x36	XC	VINYL	DUAL	TED	LOW E GLAZING	(7)	1	24x36	2.25"	EXTERIOR TEMP. P.F. DOOR	WOOD	TED	SELF-CLOSING, FULL WEATHER-STRAPPING & THRESHOLD
(H)	3	30x36	F.S.	VINYL	DUAL	TED	LOW E GLAZING	(8)	1	48x36	2.25"	DOOR WITH INTERIOR SOLID-CORE PANELLED DOOR	WOOD	TED	
(I)	1	24x36	XC	VINYL	DUAL	TED	LOW E GLAZING	(9)	2	60x36	2.25"	EXTERIOR PANELLED DOOR	WOOD	TED	FULL WEATHER-STRAPPING & THRESHOLD
(J)	1	48x36	XC	VINYL	DUAL	TED	LOW E GLAZING	(10)	1	60x36	2.25"	EXTERIOR TEMP. P.F. DOOR	WOOD	TED	FULL WEATHER-STRAPPING & THRESHOLD
(K)	1	24x36	XC	VINYL	DUAL	TED	LOW E GLAZING	(11)	1	60x36	2.25"	DOOR WITH TEMP. P.F. DOOR W/ 2" FIBER 24x36 TEMP. P.F. DOOR	WOOD	TED	SELF-CLOSING, FULL WEATHER-STRAPPING & THRESHOLD
(L)	2	24x36	FIXED	VINYL	DUAL	TED	LOW E GLAZING	(12)	1	10x70	2.25"	SECTIONAL GARAGE DOOR	WOOD	TED	
(M)	1	48	SOL-TUBE	VINYL	DUAL	TED	LOW E GLAZING	(13)							
(N)	1	48	SOL-TUBE	VINYL	DUAL	TED	LOW E GLAZING	(14)							



PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEY

- 1 36" 6-Burner N.G. Range- Make & Model per Owner
- 2 30" Oval Basin Sink w/ Garbage Disposal Unit- Make & Model per Owner
- 3 36"W Refrigerator- Make & Model Per Owner
- 4 24"W Dishwasher- Make & Model per Owner
- 5 30"W Oven w/ Micro Cab. Adv.- Make & Model Per Owner
- 6 24"Dx Lower Cabinets w/ Granite Countertops
- 7 12"D Upper Cabinets
- 8 Rinnai (or EQ.) Tankless Gas Water Heater
- 9 60"x 36" Shower w/ Tile Surround to +72" Abv. F.F. & Temp. Gl. Door & Enclosure
- 10 24"Dx96"L Vanity w/ Granite Countertop, Dual Lav & Fixtures- Verify Length after Drywall
- 11 22"Dx151"L Lower Cabinet w/ Granite Countertop- Verify Length after Drywall
- 12 60" Soaking Tub- Make & Model Per Owner
- 13 62"x 36" Shower w/ Tile Surround to +72" Abv. F.F. & Temp. Gl. Door & Enclosure
- 14 16"D Linen Shelving
- 15 24" Window Seat w/ Storage- Verify Length After Drywall

ARCHITECTURAL NOTES

1. All work required for this project shall be done in accordance w/ the 2013 California Building Code, 2013 California Residential Code, as well as the 2013 CMC, CPC, CEC, 2013 Ca Green Code, and the 2013 Title24 California Energy Code.
2. Coordinate work with structural, electrical, mechanical and plumbing plans.
3. Coordinate work with fire sprinkler plans for water service size and requirements.
4. Refer to manufacturers drawings for pre-fabricated building's details.
5. Coordinate exact locations and sizes with pre-fabricated building's drawing for wall and anchor locations. The contractor shall identify and resolve any differences between the manufacturer's drawings and the Architects drawings.
6. All dimensions are to face of stud, U.C.N.
7. All exterior door knobs to have 2 3/4" backset.
8. Verify all paint and colors with Architect prior to work.
9. Provide protection from damage to plumbing and mechanical equipment (WH and FAU) by automobiles at rear of garage. CMC Sec. 506, CPC Sec. 1310(c)
10. Provide an 18 in. raised platform for any FAU, WH or other device in the garage, which may generate flame or spark. CMC Sec. 508, CPC Sec. 1310(a).
11. Safety glazing shall be used in the following locations (CBC Sec. 5406): Doors, both swinging and sliding except jalousies. Within 24 inches to either side of a door and less than 18 inches above the walking surface. Any handrail or guardrail. Shower and tub enclosures and within hot tub, whirlpool, sauna and steam rooms and glazing in any portion of a building wall enclosing these compartments where the bottom edge of the glazing is less than 60 inches above a standing surface and drain inlet.
12. Fire resistant separations: Provide 1 hr. firewall separation between garage and living areas, and at any bearing walls within 3'-0" of any property line. Provide 1 hr. fire resistive construction for all accessible under stair spaces. 1-hr. fire rating shall be as follows:
 - 12.1. Ceilings - 1 layer of 5/8" type "X" GWB.
 - 12.2. Walls - 1 layer of 5/8" type "X" GWB on protected side of wall
 - 12.3. Doors - 1 3/8" solid core 20 min. rated with automatic closer.
 - 12.4. Alternate systems as listed in CBC, Ch. 43.
13. Fire stops to be installed in the following places:
 - 13.1. Concealed spaces of stud walls including furred spaces at ceiling and floor levels and at 10 ft. intervals along the wall length.
 - 13.2. Openings around vents, pipes, ducts, chimneys, fireplaces and similar opening which afford passage of fire between floor levels or floors to ceilings or attics.
14. All Inset Windows to have 5"-10" sloped sill. Use "Forti-Flash" 40mil. peel & provide 60mil.urethane around entire window frame. Use "Moist Stop" Flashing around all sides in order to run Tyvek building paper over top of windows & doors. Follow procedures provided by ASTM standards.
15. All Exterior doors to have 26ga. G.I. flashing pans at sill & "L" metal flashing @ tops of doors.
16. All Exterior Walls & Interior Bearing Walls to be 2x46 DF#2 or Btr Studs @ 16" O.C. U.N.O.
17. All Interior Non-Bearing Walls to be 2x4 DF#2 Studs @ 16" O.C. U.N.O.

REVISIONS	BY

All design and other information on these drawings shall be based on the information provided and shall not be used for any other project without the express written permission of the Architect.

While dimensions on these drawings shall be precise and shall be used as such, the Contractor shall verify and be responsible for all dimensions and conditions on the job site and shall be held liable in the event of any conditions that the dimensions on these drawings do not reflect reality.

PARAGON DESIGN and BUILDING
1008 MORRO STREET, SUITE 203 SAN LUIS OBISPO, CA 95401
PHONE: (805) 541-9466 FAX: (805) 541-5725 LIC. C-015612

THOMAS G. BRAJKOVICH ARCHITECT



McALEXANDER RESIDENCE
ADDITION & REMODEL
480 Arcadia St
Morro Bay, CA 93442
Client: Joyce McAlexander

DRAWN
JSB
CHECKED

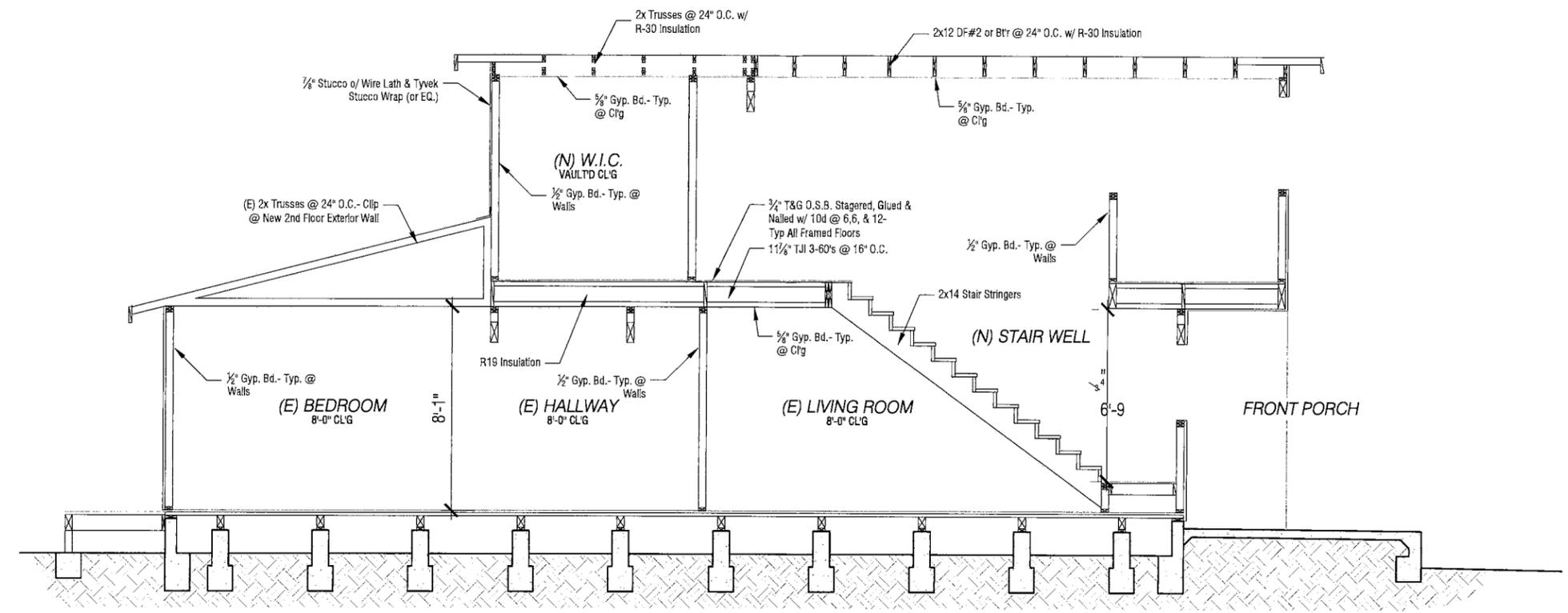
DATE
02-13-2014

SCALE
1/4" = 1'-0"

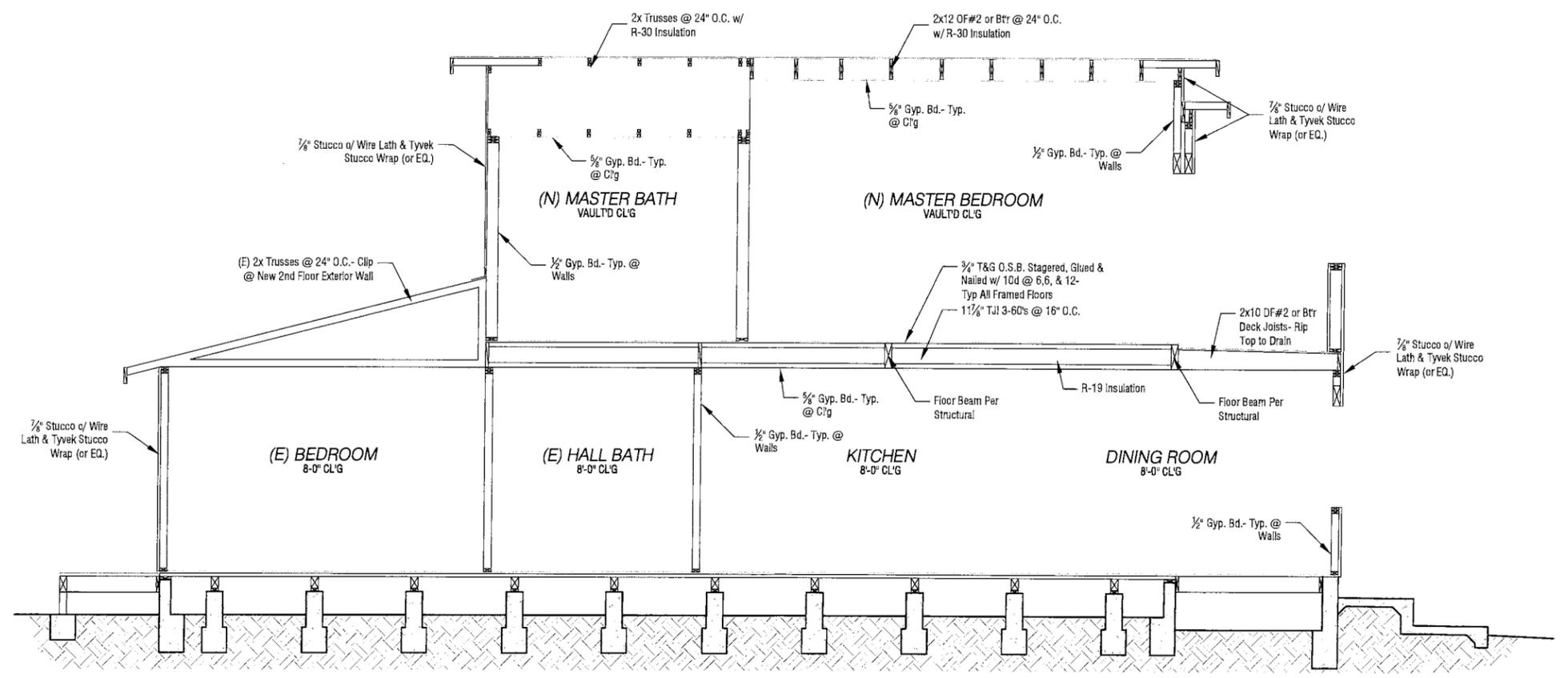
JOB NO.

SHEET
PROPOSED FLOOR PLANS

A2.2
OF SHEETS



SECTION "A"
SCALE: 3/8" = 1'-0"



SECTION "B"
SCALE: 3/8" = 1'-0"

REVISIONS	BY

All designs and other information on these drawings are for use on the project as shown and shall not be used for any other project without the express written permission of the Architect.

Higher standards in these drawings shall be practiced and used. Construction shall not be held responsible for any errors and omissions and shall not be held liable for any damages or losses resulting from the drawings or construction shown on these drawings.

PARAGON
DESIGN and BUILDING

THOMAS G. BRAJKOVICH ARCHITECT

1009 MORRO STREET STE 203 SAN LUIS OBISPO CA 93401
PHONE: (805) 541-1946 FAX: (805) 541-5705 LIC. CO 15612



McALEXANDER RESIDENCE
ADDITION & REMODEL

480 Arcadia St.
Morro Bay, CA 93442

Client: Joyce McAlexander

DRAWN JSB
CHECKED
DATE 02-13-2014
SCALE 1/4" = 1'-0"
JOB NO.
SHEET SECTIONS
A4.1
OF SHEETS



AGENDA NO: B-5
MEETING DATE: April 15, 2014

Staff Report

TO: Planning Commissioners **DATE:** April 9, 2014
FROM: Cindy Jacinth, Associate Planner
SUBJECT: Presentation of Draft Housing Element 2014-2019: Update Status and Public Input -- #A00-021

RECOMMENDATION:

1. Receive update and status information on the Housing Element update;
2. Provide any relevant input and comments, and
3. Forward the draft Housing Element on to the California Department of Housing and Community Development (HCD) for review.

Staff will return to the Planning Commission with a recommendation on adoption of the Housing Element (HE) in May or June. The City Council will then consider the Planning Commission's recommendation in the adoption of the HE, possibly in June.

PROJECT DESCRIPTION:

City staff contracted with the consulting firm PMC to assist in the preparation of the HE. City staff has reviewed an administrative draft Housing Element and PMC has prepared a public review draft based on staff review. The public review draft is currently available for public review and input and will be presented to the Planning Commission today. Sections of the Housing Element which are highlighted in green are intended to illustrate sections of the HE which have been specifically updated since the 2009-2013 Housing Element.

Purpose of Planning Commission Meeting

This meeting is intended to:

- Provide information on the Housing Element update process, and briefly review state law requirements and key issues of focus for the update;
- Answer questions about the Housing Element update; and
- Solicit input from the Commission, interested parties and general public.

Prepared By: _____

Department Review: _____

Process and Timeline

April 18- 21, 2014. Draft HE will be submitted to the State Department of Housing & Community Development (HCD) for “streamlined” review.

May 2014. HCD is anticipated to review the draft within 60 days or less. The HE with any state-required modifications made will be re-submitted to HCD for certification once it has been approved by City Council.

May 20 or June 3, 2014 (or a possible special meeting date). Planning Commission will be asked to recommend that the City Council adopt the HE.

June 10, 2014 (or a following meeting). City Council will be asked to adopt the HE.

June 12, 2014 or later. Adopted HE will be submitted to HCD and Coastal Commission for review and certification.

What is a Housing Element?

State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the jurisdiction. The HE is one of seven mandatory elements of the local general plan. HE law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demands, local governments must adopt land use plans and regulatory systems which provide opportunities for, and not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local HEs. HE law also requires that HCD review local HEs for compliance with State law.

The HE incorporates some policies, standards and actions that were approved by the City Council on March 11, 2014 (Ordinance No. 584), including changes to the City’s affordable housing policies and requirements, housing accessibility, and reasonable accommodation procedures.

It should be recognized that this HE is not:

- A comprehensive amendment to other elements of the General Plan, including but not limited to long-term land uses in the city, jobs-housing balance or fit, growth management, or circulation.
- An ordinance that requires specific components in developments beyond what is stated in the policies, and would be reviewed by the Planning Commission and/or City Council on projects that require legislative review and action, discretionary review projects.
- A requirement that the City develop housing, but rather a requirement that the City identify and make available sites for housing development that serves a variety of income levels.

The consequences for a City without a certified HE include:

- Ineligibility for various types of State funding (e.g. transportation and other infrastructure, affordable housing, etc.); and
- A reduced ability to deny affordable and dense housing projects that would fulfill housing needs otherwise addressed in a certified HE.

Content of HE. The content of the draft HE, which is consistent with the content of the current 2009 HE being updated, is as follows:

- Cover
- Title Page
- Table of Content
- Section 1 – Introduction
- Section 2 – Housing Needs Assessment
- Section 3 – Adequate Sites Inventory
- Section 4 – Constraints
- Section 5 – Energy Conservation Opportunities
- Section 6 – Review of Previous Housing Element
- Section 7 – Objectives, Policies, and Programs

These sections are being updated, and key programs have been successfully implemented making the draft HE eligible for a streamlined review process (see discussion below).

What is “Streamlined Update” Review and What Makes the City Eligible

The City of Morro Bay will seek Streamlined Update review because the City has satisfied HCD’s requirements regarding implementation of the 2009 Housing Element programs in order to be eligible for Streamlined Review. HCD has introduced the Streamlined Review Process as a more efficient option for jurisdictions that have implemented key programs from their 4th cycle Housing Elements. Much of the information found in compliance with the State statute for the previous planning period is still current and / or particular conditions and circumstances have not significantly changed since the last update. To provide a streamlined approach, for both the City’s preparation and HCD’s review, the City is using a Streamlined Update template to show where changes were made in the previous housing element. In addition, a checklist will be submitted as part of the eligibility requirements for the Streamlined Update.

Regional Housing Needs Allocation

Pursuant to the Government Code, HCD is required to determine the Regional Housing Needs Allocation (RHNA), by income category, for each of the regional Councils of Government (COGs) including the San Luis Obispo Council of Governments (SLOCOG). COGs are voluntary associations of local governments that seek to provide cooperative planning, coordination, and technical assistance across jurisdictional lines. The RHNA is based on Department of Finance population and job projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality (city or county) a share of the region’s future housing need, totaling the RHNA for each income category. Part of the distribution of the RHNA relates to the overall population projections for

the locality, and the goal of increasing the diversity of housing options throughout cities and counties in the state.

The RHNA projection period is January 1, 2014 through June 30, 2019. The City of Morro Bay RNHA for the projection period is:

<u>Income category</u>	<u>RHNA (units)</u>	<u>Percent</u>
Extremely Low	19	12.2%
Very-Low	20	12.9%
Low	24	15.4%
Moderate	27	17.4%
Above-Moderate	65	41.9%
<u>Total</u>	<u>155</u>	<u>100%</u>

ENVIRONMENTAL DETERMINATION

An Initial Study and a Negative Declaration is being prepared for this HE update. The Initial Study preliminarily indicates that the HE update will not significantly and adversely impact the environment. Thus, a Negative Declaration for City Council adoption will be prepared.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Telegram-Tribune newspaper on April 4, 2014 and other interested parties were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION:

Staff recommends that the Commission review the draft 2014-2019 Housing Element update and consider input from the public and interested parties, and forward the draft document on to HCD for review.

Report prepared by: PMC Consultants



CITY OF
MORRO BAY

2014-2019 HOUSING ELEMENT UPDATE

PUBLIC REVIEW DRAFT, APRIL 2014



PREPARED BY:



860 WALNUT STREET, SUITE B
SAN LUIS OBISPO, CA 93401
PHONE: (805) 250-7970
(866) 828-6762
WWW.PMCWORLD.COM



TABLE OF CONTENTS

1. Introduction 1

 Content of the Housing Element 1

 Data Sources 2

 General Plan/Local Coastal Plan Consistency 3

 Coastal Zone Requirement 10

2. Housing Needs Assessment 13

 Population Characteristics 13

 Household Characteristics 19

 Housing Stock Characteristics 21

 Household Income 28

 Housing Costs and Affordability 29

 Special Needs Groups 34

3. Adequate Sites Inventory 43

 Infrastructure 51

4. Constraints 53

 Governmental Constraints 53

 Non-Governmental Constraints 73

5. Energy Conservation Opportunities 77

6. Review of Previous Housing Element 83

7. Objectives, Policies, and Programs 115

 Quantified Objectives Summary 131



LIST OF TABLES

Table 1: Coastal Zone Affordable Housing Documentation 11

Table 2: San Luis Obispo County Population Change, 2000–2013.....13

Table 3: Population Growth.....14

Table 4: Age Characteristics, 2000–201015

Table 5: Age of Householder by Tenure16

Table 6: Employment by Industry Type, 2010.....17

Table 7: San Luis Obispo-Paso Robles Metropolitan Statistical Area Projections of Employment18

Table 8: Travel Time to Work.....19

Table 9: Households Trends, 2000–201019

Table 10: Tenure by Persons per Room, 2011 20

Table 11: Tenure of Occupied Housing Units, 2010..... 20

Table 12: Household Size by Tenure, 201121

Table 13: Increase in Housing Units, 2000 and 201321

Table 14: Housing Units by Occupancy Status, 2011 22

Table 15: Occupied Housing Units by Type, 2013 23

Table 16: Housing Units by Age, 2000–2008..... 24

Table 17: Housing Condition Survey Criteria..... 26

Table 18: Housing Conditions in Target Income Groups, Morro Bay, 2004 27

Table 19: Maximum Household Income Level by Household Size, 2014..... 28

Table 20: Household Income, 2012..... 29

Table 21: Annual Median Sales Price, 2012–2013 30

Table 22: Residential Rental Prices, Morro Bay, 2014 30

Table 23: Housing Affordability by Income Level 32



Table 24: Total Households Overpaying by Income, 2011..... 33

Table 25: Housing Problems for All Households, 2000..... 34

Table 26: Persons with a Disability by Disability Type, 2000..... 35

Table 27: Persons with a Disability by Employment Status..... 35

Table 28: Developmentally Disabled Residents by Age..... 37

Table 29: Developmentally Disabled Residents by Residence Type 37

Table 30: Senior Residents, 2000–2010..... 38

Table 31: Senior-Headed Households by Tenure, 2011..... 38

Table 32: Female-Headed Households..... 40

Table 33: Homelessness, San Luis Obispo County..... 40

Table 34: Home City by Shelter Population, 2013 40

Table 35: Inventory of Assisted Units..... 42

Table 36: Morro Bay Regional Housing Needs Allocation Progress..... 43

Table 37: Comparison of Regional Growth Need and Residential Sites..... 45

Table 38: Land Inventory..... 46

Table 39: Zoning Districts That Allow Residential Uses 54

Table 40: Residential Zoning Criteria 58

Table 41: Housing Types Permitted by Zone..... 64

Table 42: Typical Processing Procedures by Project Type 69

Table 43: Proportion of Fee in Overall Development Cost for a Typical Residential Development .. 72

Table 44: Interest Rates 75

Table 45: Review of 2009 Housing Element..... 83

Table 46: Quantified Objectives Summary (2009–2014) 131



LIST OF FIGURES

Figure 1: Survey Participant Prioritization of Housing Needs by Special Needs Group..... 9

Figure 2: Census Block Groups 25

Figure 3: Land Inventory 49

Appendix A: Master Fee Schedule



1. INTRODUCTION

The Housing Element is one of the seven State-mandated elements of the City’s General Plan. The Housing Element is updated every five years to identify recent demographic and employment trends that may affect existing and future housing demand and supply. The Housing Element serves as a tool to identify and provide for the housing needs of the community. The Housing Element addresses the City’s ability to meet the regional housing needs as determined by the State of California. The City has developed a set of objectives and specific policies and programs for the production of housing to meet the needs of all Morro Bay citizens.

A Housing Element is required by California law to establish policies and programs that will support the provision of an adequate housing supply for citizens of all income levels. The intent of state law is to ensure that all jurisdictions in the state provide adequate housing to all members of the community. While the State reviews the Housing Element to ensure compliance with housing law, each jurisdiction must identify its particular issues to successfully address its housing needs.

This document provides a detailed assessment of the existing housing stock in Morro Bay, including data on housing types, physical condition, cost, and availability. The report also examines special housing needs populations such as the elderly, persons with disabilities, farmworkers, and the homeless. It also identifies opportunities for energy conservation when housing is constructed or remodeled. The report assesses the effectiveness of past housing programs. The availability and capacity of land and public services for housing development are examined along with factors that may constrain the production of affordable housing

An understanding of existing housing conditions in the city is necessary as a basis for new Housing Element policies to guide the use and development of housing that will be adequate and affordable. In addition to this focused information, throughout the document, comparisons to San Luis Obispo County demographics and statistics will be used to identify possible issues or pertinent relationships. This assessment is representative of the larger area and informative of the trends the entire county is experiencing, helping to gain a better understanding of the city in a regional context.

State law is more specific about the content of the Housing Element than any other portion of the General Plan. That specificity is reflected in the detailed demographics and other data contained herein. The Housing Element is also the only part of the General Plan that is subject to mandatory deadlines for periodic updates. Except for the Local Coastal Plan, it is the only element that is subject to review and “certification” by the State.

CONTENT OF THE HOUSING ELEMENT

The Housing Element contains the following information as required by state law:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels.



- Analysis of any special housing needs populations, such as those with disabilities, the elderly, large families, farmworkers, homeless persons, and single-parent households.
- Analysis and documentation of household characteristics including level of payment compared to ability to pay, and housing characteristics including the extent of overcrowding and an estimate of housing stock conditions.
- Analysis of potential and actual governmental constraints on the maintenance, improvement, or development of housing for all income levels. These constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints on the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Site-specific inventory of land suitable for residential development, including vacant and underutilized sites, and an analysis of the relationship of zoning, public facilities, and City services to these sites.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of the existing and projected needs including the locality's share of the regional housing need in accordance with Government Code Section 65584.

DATA SOURCES

The California Department of Housing and Community Development (HCD) developed a data packet for jurisdictions in San Luis Obispo County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every 10 years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 US Census for current information and the 2000 US Census to assess changes since the year 2000. The California Department of Finance (DOF) is another source of data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the San Luis Obispo County data packet, DOF data, and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The 2010 US Census did not collect information in several categories that are required for the Housing Needs Assessment. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or



useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Whereas the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Morro Bay, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale.

Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Morro Bay comes from City staff, other public agencies, and some private sources.

GENERAL PLAN/LOCAL COASTAL PLAN CONSISTENCY

The City's Land Use Element and Local Coastal Plan currently designate the sites noted in this Housing Element for residential purposes at densities consistent with the goals of providing housing to households within the full range of incomes. The policies in this Housing Element will guide that process, ensuring internal consistency among the elements. Due to the passage of Assembly Bill (AB) 162 relating to flood protection in 2007, the City may be required to amend the Safety and Conservation elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation elements.

PUBLIC PARTICIPATION

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element . . ." (Government Code Section 65583).

In order to satisfy this requirement, the City conducted a series of community meetings and public hearings to receive community input concerning Morro Bay's housing goals, policies, and programs. (Descriptions of these meetings are listed below.) In addition, the Housing Element was posted on the City's website during the element's 60-day public review period to ensure it was available to all community members.

The public workshop on March 12, 2014 was noticed in the newspaper as well as on the City's website. In an effort to reach all segments of the community, the City mailed public hearing notices and the Notice of Availability (NOA) to the agencies and groups listed below. Additionally, all public meeting and hearing were broadcast on the City's governmental access channel. Recordings of meetings were broadcast at several times after the initial meeting for those who weren't available to watch live.

- SLO Green Build
- US Green Building Council – C4 Chapter



- Northern Chumash Tribal Council
- San Luis Obispo Housing Trust Fund
- Salinan Tribe of Monterey & San Luis Obispo Counties
- SLO County Chumash Council
- People's Self-Help Housing Corporation
- Habitat for Humanity
- City of Morro Bay Planning Commission and City Council

Public Workshop, March 12, 2014

The City held a public workshop with the Planning Commission to solicit input from city residents on March 12, 2014. The format for this meeting was a presentation with an overview of the 5th cycle Housing Element update process and solicited input from the Planning Commissioners and meeting attendees on housing needs in Morro Bay.

The following is a listing of the comments received from public input:

- There are many older residents and they can be picky. This can make younger people and families feel unwelcome.
- Let people know about housing opportunities in the city
- More young people would contribute to the vitality of the city.
- The rehabilitation program that the City used to administer didn't work for many households because they didn't have equity in their home and that was needed to qualify for the program.
- Challenging for employers to recruit and retain the workforce they need.
- Economic Vitality Corporation's Building and Designing Cluster put out countywide workforce housing survey. The purpose was to hear from employers and employees about housing needs and preferences.
- 87 percent of employers say workforce housing is needed.
- 88 percent of employees said it was very difficult to find housing.



- City should define workforce housing. Suggest using the County's definition of 120 to 160 percent of area median income (AMI).
- Infrastructure costs are a significant constraint to building housing affordable to the workforce categories. City could pursue options for infrastructure financing.

The following is a list of the comments received from the Planning Commission:

- Seems Morro Bay fell short on accommodating the units the City committed to in the previous Housing Element. It would be good to know what the results were.
- The city definitely needs housing. We have homeless and older folks that need additional care.
- There would be of a demographic shift looking back 20 or more years as opposed to 2000 to 2010.
- The indices on the percentages of people in the various age groups in the city didn't change in those 10 years, but the people involved and replacement populations have changed quite a bit.
- As a demographically stable community, how do we find the resources to be able to push along or get some of these programs to completion, especially with the state cutting back?
- Morro Bay's demographics are atypical. Any indication why that's the case and why that continues to be the case? If one of the main factors that keeps Morro Bay's population older is retirement, then housing needs are different than in other places.
- The price of land here puts the city out of affordability range.
- Do we get credit for granny or secondary units?
- There are many interesting issues that have led Morro Bay to where it is today; the fishing collapse and power plant changes removed middle-income family incomes. On the other hand, there is the significant group of retirees.
- The amount of agriculture in the Morro Creek area is changing drastically. There is more land in irrigation. Are there migrant farmworker issues that we need to address?
- It should also be noted that because of Morro Bay's hotels and tourist-serving amenities, our 10,000-person resident population is on a relatively small footprint.



- It seems like one of the groups that we aren't reaching is the young families. Although numbers stayed constant from 2000 to 2010, we're not seeing kids up and down streets like they used to. How can the problem be addressed? Can telecommuting or other options be employed to make Morro Bay more attractive to that type of population?
- Should consider what the community wants looking forward for, instead of just looking back.
- Consider city broadband ordinance for telecommuting. Would that be a goal that could be in the Housing Element?
- There is little opportunity for young families to purchase for-sale housing.
- According to the 2009 Housing Element, 83 percent of housing stock is 25 years or older, and more of it is 50 years or older. How do we address that in the Housing Element? How do we allow for upgrades/remodeling? The City has had a rehabilitation program in the past; there have also been some countywide efforts.
- Can we start to look at where existing zoning precludes housing? One area only allows houses by themselves, other areas allow multi-family. It would be helpful to allow residential uses on upper floors in the Embarcadero area. It could make that area livelier at night and provide options for renters.
- The idea of transitional and emergency shelters is good. The City should support it. People who are in need don't necessarily have mobility. The City doesn't need a large facility, but it is a need in our community. We see homeless people on the street. Resources for people in crisis need to be in the community and not elsewhere.
- All of these issues are related. How we look at zoning inhibits certain groups/makes things economically viable. The city doesn't have many parcels. We have to be creative to make things work. To accommodate more housing and more types of housing, the City either needs to increase density or find other opportunities where residential uses aren't currently allowed.
- The City should also look at the needs of recruited businesses.
- Addressing workforce housing would address a lot of the topics that have been brought up.
- Rehabilitation is a great idea. It fits well into the greenhouse gas reduction program that the City has talked about. On the other hand, older houses are often the most affordable. It is important not to reduce affordable housing stock due to rehabilitation efforts.



Stakeholder Roundtable Discussion, March 18, 2014

The City held a roundtable discussion with stakeholders on March 18, 2014. Over 30 housing stakeholders were invited to attend via email. The format for this meeting was a small informal group discussion with a set of questions to elicit discussion. Five stakeholders, one City staff person and two members of the consultant team attended the meeting. The five attendees included real estate agents, a for-profit developer, a representative of People's Self-Help Housing (PSHH), a nonprofit affordable housing developer; and a Morro Bay resident. The following input was received from the stakeholders:

- Most seniors live independently as long as they can.
- Many of the remaining vacant residential lots have significant environmental constraints including slopes and being located in or partially in environmentally sensitive habitat (ESH) areas.
- People's Self-Help Housing builds affordable sweat equity ownership affordable rental housing on the Central Coast.
 - They usually require a local funding match of approximately 20 percent.
 - Many of their projects are funded through tax credit financing.
 - Funds from a community's inclusionary housing in-lieu fee fund can be used towards the 20 percent match.
 - PSHH looks for opportunities to build on surplus land owned by local jurisdictions as the up front costs for the land can be much less under this scenario.
 - The recently passed Farm Bill did not alter Morro Bay's USDA status in terms of the opportunity to pursue USDA funding and Morro Bay remains in the rural category.
- It is important to keep lenders informed of funding opportunities. For example the County's first-time homebuyer program.
- Parking exceptions can be granted in Morro Bay.
- Compact development and infill should be promoted in Morro Bay

Online Survey

The City prepared and hosted an online survey on its website. The survey was designed to be accessible to stakeholders and members of the general public and was available between March 18,



2014, and April 1, 2014. The survey was advertised to the general public via the City's website and distributed to key stakeholders via e-mail.

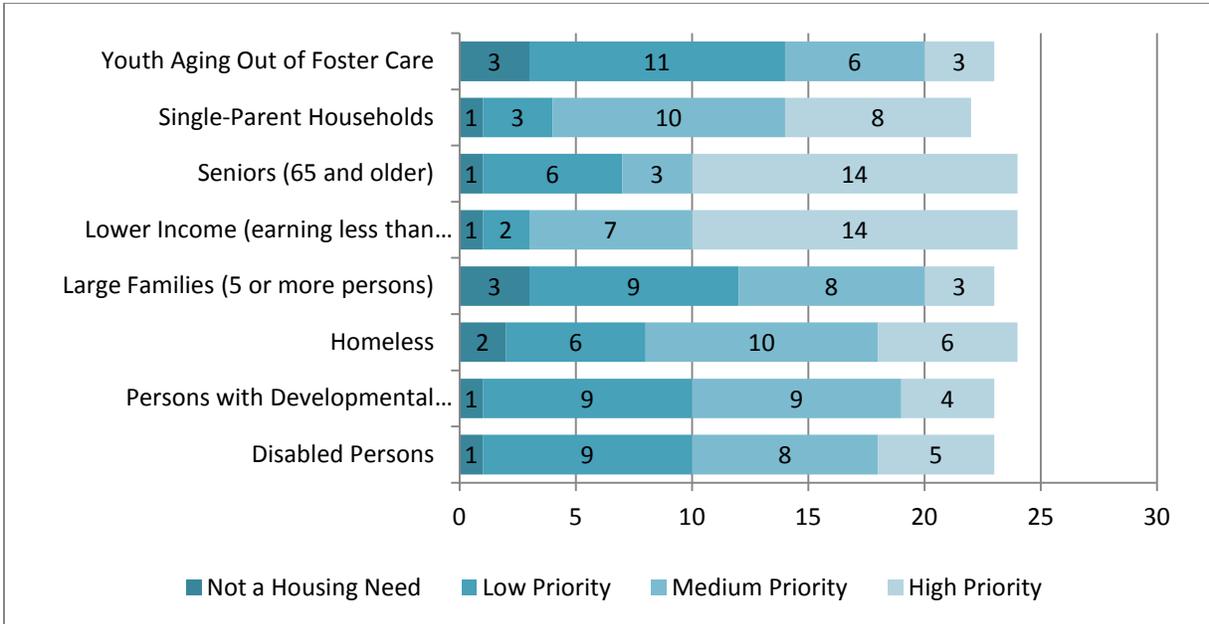
Thirty one Morro Bay residents completed the survey, providing feedback on the availability of housing, factors that influence housing decisions, and the perceived level of importance of special needs groups in the City. Approximately 90 percent of survey participants own their own home (compared with the city's 53 percent homeownership rate, see Table 11), which suggests that responses may be skewed to reflect the views of homeowners. The survey results are presented here for informational purposes and provide the best available information about the respondents' housing related opinions.

Over 60 percent of participants reported that renting and purchasing safe, decent, and affordable housing in Morro Bay is either somewhat difficult or very difficult for the average person or family. Nearly 75 percent of respondents identified land and construction costs as severe constraints to accessing quality housing. Other constraints include insufficient income, which was identified as a severe constraint by 67 percent of respondents, and development fees, which were identified as a severe constraint by 40 percent of respondents.

As illustrated in Figure 1, respondents identified seniors and lower-income families as the highest priority special needs groups in the City. The City's current housing may become more accessible to these special needs groups through Housing Element policies such as Policy H-18 (Senior Housing), Policy H-6.a (General Affordability), and Policy H-5 (Housing Costs). Respondents also identified single-parent households, the homeless, disabled persons, and persons with developmental disabilities as general priorities.



FIGURE 1. SURVEY PARTICIPANT PRIORITIZATION OF HOUSING NEEDS BY SPECIAL NEEDS GROUP



Public Hearing, April 15, 2014

Public Hearing, XXXXXXXX

[to be completed after public outreach is complete]

Other Input Received

The City received a comment letter from the Homeless Services Oversight Council (HSOC) on March 11, 2014. The letter included information about the homeless needs in San Luis Obispo County and formal recommendations for the Morro Bay Housing Element update. The following needs and statistics were mentioned:

- San Luis Obispo County’s has a severe need for extremely low, very low and low income rental housing. Overpayment is a serious issue for these income categories.
- San Luis Obispo County has a higher rate of homelessness than San Francisco, New York City and Los Angeles County.
- 90 percent of the homeless population in San Luis Obispo is unsheltered which is the fourth highest percentage of unsheltered homeless of the 415 areas surveyed.



The following specific recommendations were provided:

- Adjust development impact fees to be lower for smaller units and higher for larger units.
- Allow and encourage SROs (studio apartments as small as 150 square feet), boarding houses and rooming houses in all areas that allow multi-family housing.
- Allow and encourage manufactured homes and park models to be used as second units.
- Consider floor area ratios, rather than number of dwelling units, when setting density limits for affordable housing.
- Allow more and larger group homes and residential care facilities to be built and operated in all zones where residential uses are allowed.
- Encourage more apartments by allowing higher densities, removing barriers that limit achieving maximum densities and streamlining the approval process.

A resident of North Morro Bay and realtor provided comments via phone. The resident stated that the vacant properties zoned R-4 should be used or encouraged to be used for affordable housing. They also referenced a City owned lot at the corner of San Jacinto and Coral.

[This section to be completed following completion of public participation. Additions to this section will include how the comments have been addressed in the Housing Element, if appropriate]

COASTAL ZONE REQUIREMENT

Communities located within coastal zones are required to review coastal zone affordable housing obligations including the preservation of existing occupied units affordable to low- or moderate-income households and where feasible include low- and moderate-income housing in new developments.

To assist a locality's determination of whether the affordable housing stock in the coastal zone is being protected and provided as required by Section 65590, the element must contain data on the new construction, demolition, conversion, and replacement of housing units for low- and moderate-income households within the coastal zone, including the following:

1. The number of new housing units approved for construction within the coastal zone (after January 1982).
2. The number of housing units for persons and families of low and moderate income required to be provided in new housing developments either within or within 3 miles of the coastal zone.



3. The number of existing residential dwelling units occupied by low- and moderate-income households required either within or within 3 miles of the coastal zone that have been authorized to be demolished or converted.
4. The number of residential dwelling units for low- and moderate-income persons and families that have been required for replacement (of those units being demolished or converted) within or within 3 miles of the coastal zone, and designate the location of the replacement units in the housing element review for coastal zones.

The entirety of the city’s housing stock is located within three miles of its coastal zone and includes a total of 126 affordable housing units; all of these units were constructed after 1982. These units provide housing for low- and moderate-income households. No units have been demolished and therefore none have needed replacement. Table 1 presents coastal zone affordable housing documentation.

TABLE 1: COASTAL ZONE AFFORDABLE HOUSING DOCUMENTATION

New housing units approved for construction within the coastal zone since January 1982 ¹	Approximately 2,000
Housing units for persons and families of low- or moderate-income required to be provided in new housing developments within the coastal zone, or within 3 miles ²	126
Existing residential dwelling units occupied by low- and moderate-income households required either within the coastal zone or within 3 miles of the coastal zone that have been authorized to be demolished or converted since January 1982 ³	0
Residential dwelling units for low- and moderate-income households that have been required for replacement ⁴	0

¹Estimate based on 2000 Census and City building permits issued between 2009 and 2014.

²Total affordable housing units already built or approved based on affordable housing within 3 miles of the Morro Bay coastal zone.

³No required affordable housing has been demolished or converted.

⁴Since 2009, no low- and/or moderate-income units in the coastal zone have been required for replacement.



This page intentionally left blank.



2. HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment is the section of the Housing Element that presents the characteristics of the city's population and housing stock as a means of better understanding the nature and extent of unmet housing needs.

POPULATION CHARACTERISTICS

The type and amount of housing needed in a community is largely determined by population growth and demographic characteristics such as age, household size, occupation, and income.

Population Trends

According to the DOF, the population of Morro Bay decreased slightly from 10,350 in 2000 to 10,234 in 2010 (Table 2). The DOF estimated the city's 2013 population to be 10,317 persons, which represents an annual growth rate of less than 1 percent since 2010. The city's growth rate is consistent with other coastal communities in the county; Grover Beach and Pismo Beach each had stagnant or declining populations from 2000 to 2013.

TABLE 2: SAN LUIS OBISPO COUNTY POPULATION CHANGE, 2000–2013

Jurisdiction	2000 Population	2010 Population	Percentage Change 2000–2010	2013 Population	Percentage Change 2010–2013
Morro Bay	10,350	10,234	-1%	10,317	1%
Arroyo Grande	15,851	17,252	9%	17,395	1%
Atascadero	26,411	28,310	7%	28,687	1%
El Paso de Robles	24,297	29,793	23%	30,504	2%
Grover Beach	13,067	13,156	1%	13,211	<1%
Pismo Beach	8,551	7,655	-10%	7,717	1%
San Luis Obispo	44,179	45,119	2%	45,541	1%
Unincorporated	103,975	118,118	14%	118,805	1%

Source: DOF 2012: E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 2000–2010; DOF 2013 (San Luis Obispo County Housing Element Data Profiles 2013)



The San Luis Obispo Council of Governments (SLOCOG) published a Long Range Socio-Economic Projections Report in August 2011, updating the 2009 projections. Population, households, and jobs were projected through 2040 for low, mid, and high scenarios. Table 3 reports the “mid” growth scenario of a 13 percent increase in population from 10,073 residents in 2000 to 11,831 residents in 2040.

TABLE 3: POPULATION GROWTH

Year	Jurisdiction	
	Morro Bay	Unincorporated San Luis Obispo County
2010	10,073	104,324
2015	10,152	107,452
2020	10,244	113,789
2025	10,482	118,982
2030	10,778	125,467
2035	11,078	132,023
2040	11,381	138,644
Percentage Change 2010–2040	13%	33%

Source: SLOCOG projections, August 2011

Age Characteristics

Each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage of life, housing needs and preferences also change. As a result, evaluating the age characteristics and trends of a community is important in determining existing and future housing needs. Table 4 provides the age characteristics of Morro Bay’s residents according to the 2000 and 2010 US Census. There was little change between 2000 and 2010, with the exception of a small decrease in persons ages 25–44 and an increase in persons ages 45–64. Despite these changes, the population in Morro Bay remains older than in most cities; over 50 percent of residents are 45 years old or older.

**TABLE 4: AGE CHARACTERISTICS, 2000–2010**

Age Group	2000		2010	
	Number	Percentage	Number	Percentage
Under 5 years	378	4%	447	4%
5–17 years	1,188	12%	1,083	11%
18–24 years	873	8%	815	8%
25–44	2,627	25%	2,264	22%
45–64	2,778	27%	3,200	31%
65+	2,506	24%	2,425	24%
Total	10,350	100%	10,234	100%

Source: US Census 2000, 2010

The age of householder is another way to measure age in the city. As shown in Table 5, owner-occupied households tend to have older householders, while renter-occupied households tend to have younger householders.



TABLE 5: AGE OF HOUSEHOLDER BY TENURE

Age of Householder	Number	Percentage
Owner occupied	2,746	55%
Householder 15 to 24 years	0	0%
Householder 25 to 34 years	39	1%
Householder 35 to 44 years	214	4%
Householder 45 to 54 years	477	10%
Householder 55 to 59 years	401	8%
Householder 60 to 64 years	384	8%
Householder 65 to 74 years	656	13%
Householder 75 to 84 years	413	8%
Householder 85 years and over	162	3%
Renter occupied	2,256	45%
Householder 15 to 24 years	266	5%
Householder 25 to 34 years	462	9%
Householder 35 to 44 years	354	7%
Householder 45 to 54 years	344	7%
Householder 55 to 59 years	330	7%
Householder 60 to 64 years	200	4%
Householder 65 to 74 years	204	4%
Householder 75 to 84 years	80	2%
Householder 85 years and over	16	0%
Total	5,002	100%

Source: ACS 2007–2011 Estimates (HCD SLO County Housing Element Update Data Profile)

Employment

Employment has an important impact on housing needs. Different jobs and associated income levels determine the type and size of housing a household can afford. Employment growth in the region typically increases housing demand.

The California Employment Development Department (EDD) estimates that as of January 2014, 5,500 Morro Bay residents were in the labor force, with 4.9 percent unemployment, compared to a countywide unemployment rate of 6.2 percent.



According to the ACS 2007–2011 Five Year Estimates, jobs held by Morro Bay residents were primarily concentrated in the education, health and social services sectors (21 percent). Table 6 identifies employment by industry type for Morro Bay and San Luis Obispo County.

TABLE 6: EMPLOYMENT BY INDUSTRY TYPE, 2010

Occupation	Morro Bay		San Luis Obispo County	
	Number	Percentage	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	96	2%	2,848	6%
Construction	300	6%	4,369	9%
Manufacturing	302	6%	3,118	6%
Wholesale trade	43	1%	1,154	2%
Retail trade	772	15%	5,477	11%
Transportation and warehousing, and utilities	128	3%	2,194	4%
Information	190	4%	744	1%
Finance and insurance, and real estate and rental and leasing	300	6%	2,575	5%
Professional, scientific, and management, and administrative and waste management services	376	8%	5,817	12%
Educational services, and health care and social assistance	1,046	21%	10,835	22%
Arts, entertainment, and recreation, and accommodation and food services	911	18%	5,499	11%
Other services, except public administration	166	3%	2,721	6%
Public administration	371	7%	2,501	5%
Civilian employed population 16 years and over	5,001	100%	49,852	100%

Source: ACS 2007–2011 Five-Year Estimates (HCD San Luis Obispo County Housing Element Update Profiles)

The EDD produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area (MSA) yearly. Table 7 shows employment projections from 2010 through 2020 as related to job growth for the San Luis Obispo-Paso Robles Metropolitan Statistical Area. During the next seven years, the San Luis Obispo-Paso Robles MSA expects new employment to be concentrated in a variety of occupations. When comparing these annual incomes to the median income in 2014 for a family of four (\$77,000), only two occupational groups are above this median income (electrical power-line installers and repairers and software developers).



Of these ten occupational groups, the highest annual salary falls under the electrical power-line installers and repairers occupation at \$92,435. The lowest annual salary is within the nonfarm animal caretaker occupations at \$21,683.

**TABLE 7: SAN LUIS OBISPO-PASO ROBLES METROPOLITAN STATISTICAL AREA
PROJECTIONS OF EMPLOYMENT**

Occupation	Median Hourly Wage	Median Annual Salary	Estimated Employment		Percentage Change
			2010	2020	
Electrical Power-Line Installers and Repairers	\$44.44	\$92,435	190	300	58%
Home Health Aides	\$10.49	\$21,819	460	700	52%
Cost Estimators	\$27.72	\$57,657	180	270	50%
Market Research Analysts and Marketing Specialists	\$26.44	\$54,995	180	270	50%
Veterinary Technologists and Technicians	\$14.63	\$30,430	200	300	50%
Nonfarm Animal Caretakers	\$10.43	\$21,694	200	290	45%
Operating Engineers and Other Construction Equipment Operators	\$33.80	\$70,304	300	430	43%
Software Developers, Systems Software	\$34.32	\$71,385	120	170	42%
Insurance Sales Agents	\$31.34	\$65,187	170	240	41%
Construction Laborers	\$23.90	\$49,712	730	1,030	41%

Source: EDD 2014

Note: Annual salary is calculated by multiplying hourly wages by 2,080.

Commute

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. Table 8 indicates that the vast majority of Morro Bay residents travel less than 30 minutes from home to work. This figure indicates that many of the jobs are within 20 miles of the city and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees’ places of residence.

**TABLE 8: TRAVEL TIME TO WORK**

Travel Time to Work	Percentage
Less than 30 minutes	75%
30 to 59 minutes	23%
60 or more minutes	2%
Total	100%

Source: ACS 2008–2012 Five-Year Estimates Household Characteristics

Household Trends

According to the Department of Finance and as shown in Table 9, there were 4,844 households in the City of Morro Bay in 2010. This represents a 3 percent decrease, or 142 households, from 4,986 households in 2000.

TABLE 9: HOUSEHOLDS TRENDS, 2000–2010

Jurisdiction	2000	2010	Percentage Change
Morro Bay	4,986	4,844	-3%

Source: US Census 2010 (HCD SLO County Housing Element Data Profile)

Overcrowding

The US Census Bureau defines overcrowding as occurring when a housing unit is occupied by more than the equivalent of one person per room (not including kitchens and bathrooms). A typical home might have three bedrooms, a living room, and a dining room, for a total of five rooms. If more than five people were living in the home, it would be considered by the Census Bureau to be overcrowded. Because some households require less “space” per person, there is some question on whether units with slightly more than one person per room really have an overcrowding problem. In most cases, units with more than 1.01 persons per room are overcrowded. Units with more than 1.50 persons per room are considered highly overcrowded and should be recognized as a significant housing problem.

Morro Bay has a low incidence of overcrowding. Less than 4 percent of all the occupied housing in the city contains more than one person per room. A total of 84 units are considered to be highly overcrowded, having more than 1.50 persons per room. Of these, 10 are owner-occupied units and 74 are renter-occupied units. Table 10 shows the persons per room for homeowners and renters in Morro Bay.



TABLE 10: TENURE BY PERSONS PER ROOM, 2011

Persons per Room	Morro Bay	
	Households	Percentage
Owner-Occupied Units		
1.00 or less	2,736	99%
1.01 to 1.50	0	0%
1.51 or more	10	<1%
Total	2,746	100%
Renter-Occupied Units		
1.00 or less	2,109	94%
1.01 to 1.50	73	3%
1.51 or more	74	3%
Total	2,256	100%

Source: ACS 2007–2011 Five-Year Estimates (HCD SLO County Housing Element Update Profiles)

Tenure of Occupied Units

Tenure refers to whether a unit is owner-occupied or renter-occupied. Table 11 shows that just over half of the housing units in Morro Bay are owner-occupied.

TABLE 11: TENURE OF OCCUPIED HOUSING UNITS, 2010

Type of Unit	Units	Percentage
Owner-Occupied	2,583	53%
Renter-Occupied	2,261	47%
Total Occupied Units	4,844	100%

Source: US Census 2010 (HCD SLO County Housing Element Update Data Profile)

Persons per Household

Household size by tenure is shown in Table 12. In 2011, the majority of owner-occupied households were inhabited by two to four residents. Most renter-occupied households were also inhabited by two to four residents.

**TABLE 12: HOUSEHOLD SIZE BY TENURE, 2011**

	Number	Percentage
Owner	2,746	55%
Householder living alone	946	34%
Households 2–4 persons	1,761	64%
Large households 5+ persons	39	1%
Rental	2,256	45%
Householder living alone	882	39%
Households 2–4 persons	1,300	58%
Large households 5+ persons	74	3%
Total	5,002	
Total householders living alone	1,828	37%
Households 2–4 persons	3,061	61%
Large households 5+ persons	113	2%

Source: 2007–2011 ACS Five-Year Averages (HCD SLO County Housing Element Update Data Profile)

HOUSING STOCK CHARACTERISTICS

The existing housing stock in Morro Bay can be described by a number of characteristics, including the number of units, type (single-family, mobile home, apartment, etc.), their tenure (owner-occupied vs. rental), the number of people living in the unit (household size), and unit size. Later sections of this chapter discuss cost and the physical condition of homes in the city.

Number of Housing Units

The 2000 Census reported a total of 6,286 housing units in the City of Morro Bay, and the California Department of Finance reported a total of 6,356 housing units in 2013. Table 13 shows the percentage increase in the number of housing units in Morro Bay between 2000 and 2013.

TABLE 13: INCREASE IN HOUSING UNITS, 2000 AND 2013

	2000	2013
Total Housing Units	6,286	6,356
Percentage Increase	—	1%

Source: US Census 2000; DOF 2013 (HCD SLO County Housing Element Update Data Profile)



Vacant Units

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford.

According to the 2007–2011 ACS Five-Year Estimates, there were a total of 1,476 vacant units recorded in Morro Bay. The vacancy rate for the city was 20 percent in 2000 and slightly higher in 2011 at 23 percent. With the exception of Pismo Beach and Grover Beach, this rate is substantially higher than many other cities in the county, primarily because of the large number of vacation homes in Morro Bay. As noted in Table 14, there were a total of 1,476 vacant units recorded in Morro Bay in 2011. Of this total, 154 were for rent, 88 were for sale, and 1,125 were for seasonal, recreational, or occasional uses.

TABLE 14: HOUSING UNITS BY OCCUPANCY STATUS, 2011

	Number	Percentage
Total housing units	6,320	77%
Occupied housing units	4,844	23%
Vacant housing units	1,476	2%
For rent	154	0%
Rented, not occupied	12	1%
For sale only	88	0%
Sold, not occupied	6	18%
For seasonal, recreational, or occasional use	1,125	1%
All other vacant	91	0%
Vacancy rate	23%	
Homeowner vacancy rate	3%	
Rental vacancy rate	6%	

Source: 2007–2011 ACS Five-Year Estimate (HCD SLO County Housing Element Update Data Profile)



Type of Housing Unit

Table 15 shows the different types of housing units in Morro Bay by the number of units in the structure. In Morro Bay, 72 percent of the housing units are single-family detached homes, while attached single-family homes provide another 6 percent of the housing stock. Multi-family units constitute 15 percent and mobile homes make up 8 percent of the housing stock in the city.

TABLE 15: OCCUPIED HOUSING UNITS BY TYPE, 2013

Housing Unit Type	Morro Bay	
	Units	Percentage
Single-Family Detached	4,558	72%
Single-Family Attached	359	6%
2 to 4 Units	446	7%
5 or More Units	507	8%
Mobile Homes	486	8%
Total Housing Units	6,356	100%

Source: DOF 2013

Age of Housing Stock

An indication of the quality of the housing stock is its general age. Typically housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. Table 16 displays the age of Morro Bay's housing stock as of 2008. Note that 2008 data is retained because only ACS data with large margins of error is currently available; since this data has not been vetted by HCD, the slightly dated but more accurate US Census and HCD numbers below are preferred. Among these units, approximately 18 percent of the housing units in Morro Bay have been built since 1990 and approximately 46 percent, almost one-half of the housing stock, is more than about 40 years old.



TABLE 16: HOUSING UNITS BY AGE, 2000–2008

Structure Built	Units	Percentage
2009 to 2014**	75	1%
2000 to 2008*	350	5%
1990 to 2000	858	13%
1980 to 1989	882	13%
1970 to 1979	1,551	23%
1960 to 1969	1,186	18%
1950 to 1959	1,034	15%
Prior to 1950	775	12%
Total Units	6,711	100%

Source: US Census, *Department of Finance numbers, 2000–2008; **City of Morro Bay, 2009–2014.

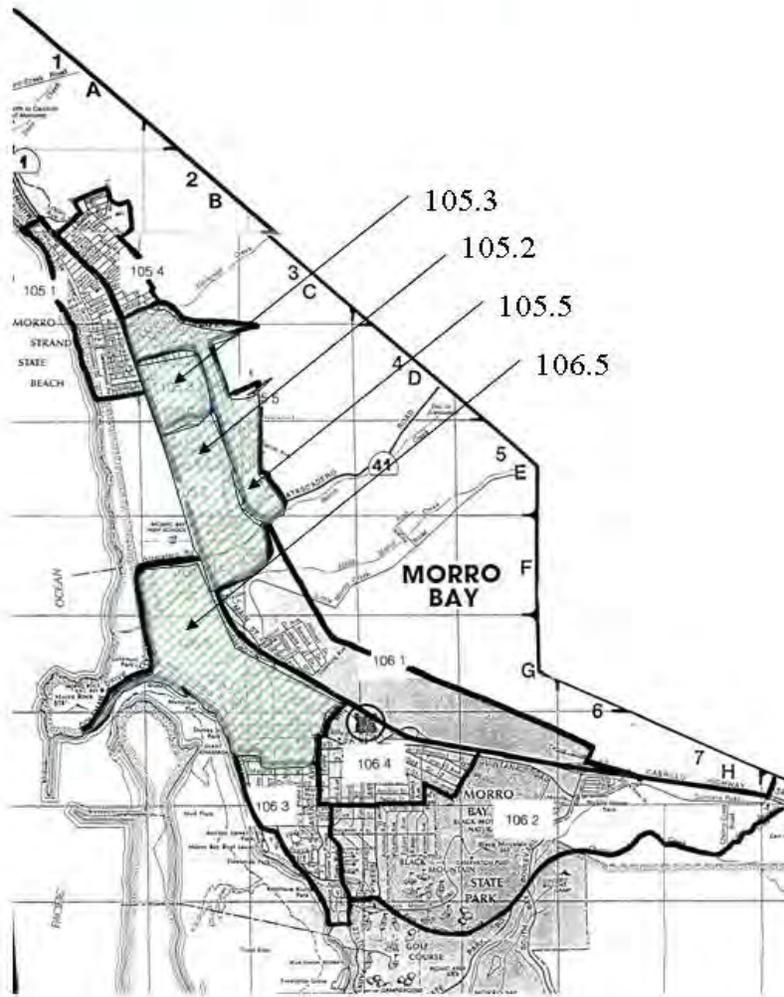
Housing Conditions

As of May 2009, according to the City’s building inspector, approximately 20 to 25 percent of the housing stock was in need of rehabilitation. In 2004, City staff conducted a house-by-house survey (100 percent of housing units) in four identified Target Income Census Block Groups (TIG) (see Figure 2).



FIGURE 2. CENSUS BLOCK GROUPS

Census Block Groups





Using the survey and point rating system prescribed by HCD, each unit was catalogued by condition of the roof, siding, foundation, windows, and electrical components. The figures were tabulated to establish a total score and identify each structure as sound, needs minor repair, needs moderate repair, needs substantial repair, or is dilapidated. Table 17 outlines the criteria used to determine the condition of the homes. Table 18 shows the breakdown of homes in each TIG area surveyed. Of the 1,502 homes surveyed, 403 were deemed to be in sound condition, 25 were dilapidated, and 1,074 were in need of some degree of repair. The survey did not differentiate between owner-occupied and renter-occupied properties.

Mobile homes were also evaluated by City staff in 2004. That survey found that a lesser percentage of these residences were categorized in the “Excellent” and “Sound 1” ratings, but that in general, approximately one-quarter of the mobile homes were in need of major rehabilitation or replacement.

In 2014, City staff confirmed that the assessment in this section was still current. The rehabilitation need in the city has not changed significantly since 2009 though conditions will deteriorate over time as housing stock ages. During the previous 2009–2014 planning period, approximately 10 code enforcement cases related to substandard housing were opened. All cases have since been resolved.

TABLE 17: HOUSING CONDITION SURVEY CRITERIA

Rating	Criteria
Sound	Units that appear structurally sound and well maintained.
Minor Repair	Units that appear structurally sound but show signs of deferred maintenance or upkeep. The house may need a roof replacement or new windows and a paint job.
Moderate Repair	Involves repair or replacement of more than one rated system. This category varies widely and may include, for example, a unit that needs replacement of the roof, electrical system, windows and doors.
Substantial Repair	Replacement of several major systems, including complete or major foundation work, replacement or repair of exterior siding, reconstruction of the roof system and complete re-plumbing.
Dilapidated	All the rated systems need repair and making those repairs to bring the structure into compliance with the current Uniform Building Code would not be cost-effective.

Source: City of Morro Bay Staff, 2004

**TABLE 18: HOUSING CONDITIONS IN TARGET INCOME GROUPS, MORRO BAY, 2004**

Census Block Group	Number of Units Sampled	Condition of Housing Units		
		Condition	Count	Percentage
105.2	605	Sound	168	28%
		Minor	292	48%
		Moderate	109	18%
		Substantial	30	5%
		Dilapidated	6	1%
105.3	301	Sound	66	22%
		Minor	117	39%
		Moderate	72	24%
		Substantial	27	9%
		Dilapidated	19	6%
105.5	351	Sound	124	35%
		Minor	161	46%
		Moderate	64	18%
		Substantial	2	1%
		Dilapidated	0	0%
106.5	245	Sound	45	18%
		Minor	135	55%
		Moderate	51	21%
		Substantial	14	6%
		Dilapidated	0	0%

Source: City of Morro Bay Staff, 2004



HOUSEHOLD INCOME

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development. For San Luis Obispo County, the applicable median income for a family of four in 2014 is \$77,000.

HCD has defined the following income categories for San Luis Obispo County, based on the median income for a household of four persons:

- Extremely low income: 30 percent and below (\$0 to \$22,600)
- Very low income: 31 to 50 percent of median income (\$22,601 to \$37,700)
- Low income: 51 to 80 percent of median income (\$37,701 to \$60,300)
- Moderate income: 81 to 120 percent of median income (\$60,301 to \$92,400)
- Above moderate income: 120 percent or more of median income (\$92,401 or more)

Table 19 shows the maximum annual income level for each income group adjusted for household size for San Luis Obispo County. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE 19: MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE, 2014

Household Size	Maximum Income Level				
	Median	Extremely Low	Very Low	Low	Moderate
1-Person	\$53,900	\$15,850	\$26,400	\$42,250	\$64,700
2-Person	\$61,600	\$18,100	\$30,200	\$48,250	\$73,900
3-Person	\$69,300	\$20,350	\$33,950	\$54,300	\$83,150
4-Person	\$77,000	\$22,600	\$37,700	\$60,300	\$92,400
5-Person	\$83,150	\$24,450	\$40,750	\$65,150	\$99,800
6-Person	\$89,300	\$26,250	\$43,750	\$69,950	\$107,200
7-Person	\$95,500	\$28,050	\$46,750	\$74,800	\$114,600
8-Person	\$101,650	\$29,850	\$49,800	\$79,600	\$121,950

Source: HCD 2014



Table 20 provides a summary of household income in Morro Bay according to the ACS 2008–2012 Five-Year Estimates. Table 20 also provides the HCD income category for households in 2012. However, HCD income categories and the Census Bureau’s income categories do not correlate directly, and the comparison between HCD and Census categories is for informational purposes only.

TABLE 20: HOUSEHOLD INCOME, 2012

HCD Income Category	Household Income	Number	Percentage
Extremely Low	Less than \$10,000	144	3%
	\$10,000 to \$14,999	322	6%
	\$15,000 to \$24,999	555	11%
Very Low	\$25,000 to \$34,999	525	11%
Low	\$35,000 to \$49,999	689	14%
	\$50,000 to \$74,999	937	19%
Moderate	\$75,000 to \$99,999	664	13%
Above Moderate	\$100,000 to \$149,999	654	13%
	\$150,000 to \$199,999	283	6%
	\$200,000 or more	188	4%
Total		4,961	100%

Source: ACS 2008–2012 Five-Year Estimates

HOUSING COSTS AND AFFORDABILITY

The cost of housing is directly related to the extent of housing problems faced by lower- and moderate-income households in a community. If housing costs are high relative to household income, correspondingly the incidence of housing cost burden and overcrowding will be high. This section summarizes the cost and affordability of housing to Morro Bay residents.

Sales Cost

According to DataQuick, the median home sale price in Morro Bay was \$429,500 in 2013, an increase of approximately 14 percent from the 2012 median of \$376,000. Median prices in Morro Bay tend to be in the middle to low range when compared to other San Luis Obispo communities, and are just above the county average. Table 21 shows median home sales prices in Morro Bay and nearby communities for 2012 and 2013. Assuming a 5.75 percent interest rate and 10 percent down payment, a family of four would need to make approximately \$115,000 to afford a \$376,000 house. A median priced home in Morro Bay is only affordable to families with “above moderate” income levels.



TABLE 21: ANNUAL MEDIAN SALES PRICE, 2012-2013

Community/City	2013 Median Price	2012 Median Price	Percentage Increase
San Luis Obispo County	\$415,000	\$360,000	15%
Cambria	\$500,000	\$452,500	11%
Cayucos	\$650,000	\$575,000	13%
Los Osos	\$371,500	\$325,000	14%
Morro Bay	\$429,500	\$376,000	14%
San Luis Obispo (City)	\$525,000	\$485,000	8%

Source: DataQuick 2014 (www.DQNews.com)

Rental Housing Cost

Examining the rental housing market is a direct means to identifying rental price information. Rents are ultimately determined by the interaction of supply and demand within the housing market. The two most significant factors contributing to rental prices are location and amenities. Morro Bay’s close proximity to the ocean makes it a high-demand location in which to reside, causing rental costs to increase as the demand increases. Table 22 provides samples of “typical” rental housing in the Morro Bay area as identified through a point-in-time survey conducted in March 2014.

TABLE 22: RESIDENTIAL RENTAL PRICES, MORRO BAY, 2014

Type	Number of Units Surveyed	Low	High
Studio	5	\$725	\$1,350
1 bedroom	9	\$850	\$1,450
2 bedrooms	5	\$1,200	\$1,850
3 bedrooms	5	\$1,900	\$2,150
4+ bedrooms	3	\$2,000	\$2,300

Source: Rental Survey, March 2014

Although the monthly cost of rental housing is important, most landlords require the first and last month rental payment plus a security deposit prior to moving in. Many landlords require a minimum monthly income of up to three times the monthly rent. There may also be requirements for deposits to connect to services such as water and electricity and possibly extra charges for additional people or pets. Due to these factors, often the actual cost of moving into a rental unit is a greater burden.



According to the 2014 HCD income limits (Table 23), a very low-income household of four could afford up to \$943 a month for rent. If this household lived in a three-bedroom unit in Morro Bay, according to the rental survey, this household would be paying between \$1,900 and \$2,150. A household earning 50 percent of the area median income would need to allocate nearly 60 percent of their gross income to be able to afford the rent for the least expensive three-bedroom unit in Morro Bay. This indicates a need for more affordable housing for households in the extremely low-, very low-, and low-income ranges in the city.

Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home with the maximum affordable housing cost to households at different income levels. The area median income provides a benchmark for estimating the affordability of housing and the ability of newcomers to move into the community. Taken together, this information can generally demonstrate who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding or a burden on housing cost.

In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of San Luis Obispo County are shown in Table 23. The affordability of the county's housing stock for each income group is discussed below. HCD has identified the 2014 county area median income to be \$77,000 for a family of four.

Table 23 shows the maximum rents and sales prices, respectively, that are affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by the US Department of Housing and Urban Development (HUD) and HCD; and maximum affordable sales prices based on 10 percent down with a 30-year fixed rate mortgage at a 5.75 percent annual interest rate.



TABLE 23: HOUSING AFFORDABILITY BY INCOME LEVEL

Household Size	1	2	3	4	5	6
Extremely Low Income (Households at 30% of Median Income)						
Annual Income	\$15,850	\$18,100	\$20,350	\$22,600	\$24,450	\$26,250
Maximum Monthly Gross Rent ¹	\$396	\$453	\$509	\$565	\$611	\$656
Maximum Purchase Price ²	\$48,880	\$59,141	\$67,000	\$74,460	\$80,630	\$86,460
Very Low Income (Households at 50% of Median Income)						
Annual Income	\$26,400	\$30,200	\$33,950	\$37,700	\$40,750	\$43,750
Maximum Monthly Gross Rent ¹	\$660	\$755	\$849	\$943	\$1,019	\$1,094
Maximum Purchase Price ²	\$86,400	\$99,750	\$111,230	\$123,120	\$133,340	\$143,830
Low Income (Households at 80% of Median Income)						
Annual Income	\$42,250	\$48,250	\$54,300	\$60,300	\$65,150	\$69,950
Maximum Monthly Gross Rent ¹	\$1,056	\$1,206	\$1,358	\$1,508	\$1,629	\$1,749
Maximum Purchase Price ²	\$138,200	\$157,930	\$179,050	\$198,390	\$215,160	\$230,960
Moderate Income (Households at 120% of Median Income)						
Annual Income	\$64,700	\$73,900	\$83,150	\$92,400	\$99,800	\$107,200
Maximum Monthly Gross Rent ¹	\$1,618	\$1,848	\$2,079	\$2,310	\$2,495	\$2,680
Maximum Purchase Price ²	\$210,120	\$242,620	\$251,780	\$274,000	\$327,230	\$345,900

Source: 2014 Income Limits: Department of Housing and Community Development. Monthly mortgage calculation: <http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web>

¹ Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

² Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 5.75% annual interest rate.



Overpayment

Overpayment compares the total shelter cost for a household to the ability of that household to pay. Specifically, overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

Table 24 shows to what extent occupied housing units (households) are overpaying for housing cost by their income category and whether or not they were overpaying. As of 2011, 43 percent of all households were overpaying based on their income categories. More than half of these overpaying households are in the low-, very low-, or extremely low-income category.

TABLE 24: TOTAL HOUSEHOLDS OVERPAYING BY INCOME, 2011

Household	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower Income
Ownership Households	42	307	456	390	1,359	2,854	1,105
Overpaying owner households	248	131	88	260	225	952	467
Percentage of overpaying owners	73%	43%	19%	67%	17%	33%	42%
Renter Households	556	381	553	332	276	2,098	1,490
Overpaying renter households	528	248	227	154	0	1,157	1,003
Percentage of overpaying renters	95%	65%	41%	46%	0%	55%	67%
Total Households	897	689	1,009	722	1,635	4,952	2,595
Overpaying households	775	380	315	414	225	2,109	1,470
Percentage of overpaying households	86%	55%	31%	57%	14%	43%	57%

Source: ACS 2007–2011 Five-Year Estimates (HCD SLO County Housing Element Data Profile)

The Comprehensive Housing Affordability Strategy (CHAS) was developed by HUD to assist jurisdictions in writing their consolidated plans. According to this data (Table 25), there were 395 owner households and 770 renter households earning less than 50 percent of the median family income (MFI) in the city in 2010. Approximately 76 percent of these lower-income renter-occupied households were identified as having at least one of four housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a



cost burden greater than 30%). Conversely, approximately 55 percent of lower-income owner-occupied households experienced at least one of those four housing problems. It is important to note that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.

TABLE 25: HOUSING PROBLEMS FOR ALL HOUSEHOLDS, 2000

	Total Renters	Total Owners	Total Households
Household Income ≤30% MFI	385	185	570
Household Income >30% to ≤50% MFI	385	210	595
% Households (≤50% MFI) with any housing problems	76%	55%	68%

Source: CHAS 2006–2010

SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These “special needs” groups include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and agricultural workers. This section discusses the housing needs facing each group, as well as programs and services available to address the housing needs.

Persons with Disabilities

Table 26 shows the 2000 Census information regarding non-institutionalized people in Morro Bay who have disabilities that either prevent them from working or make self-care or mobility difficult. Generally, disabled persons constitute 10 percent of any given population; in Morro Bay, the percentage is slightly higher at 20 percent (2,162 persons). Since there is no DOF, 2010 US Census, or reliable ACS data, 2000 US Census information is used for this analysis.

**TABLE 26: PERSONS WITH A DISABILITY BY DISABILITY TYPE, 2000**

	Number	Percentage
Total Disabilities Tallied	3,816	100%
Total Disabilities for Ages 5–64	2,268	59%
Sensory disability	197	5%
Physical disability	469	12%
Mental disability	358	9%
Self-care disability	135	4%
Go-outside-home disability	302	8%
Employment disability	807	21%
Total Disabilities for Ages 65 and Over	1,548	41%
Sensory disability	369	10%
Physical disability	577	15%
Mental disability	179	5%
Self-care disability	105	3%
Go-outside-home disability	318	8%

Source: US Census 2000 (HCD SLO County Housing Element Update Data Profile)

There are two major housing problems facing disabled persons: (1) the need for housing that meets particular physical needs (wheelchair accessible, etc.) and (2) monetary needs. Because of limited job opportunities for the handicapped and disabled, their incomes are often below the median income. Table 27 identifies the employment status of disabled persons in the city.

TABLE 27: PERSONS WITH A DISABILITY BY EMPLOYMENT STATUS

Employment Status	Number	Percentage
Age 16–64, Employed Persons with a Disability	164	16%
Age 16–64, Not Employed Persons with a Disability	305	29%
Persons Age 65 Plus with a Disability	577	55%
Total Persons with a Disability	1,046	100%

Source: US Census 2000 (HCD SLO County Housing Element Update Data Profile)

The disabled or handicapped residents of Morro Bay have varying housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinets, and modified fixtures and appliances. If the disability prevents the person from operating a vehicle,



then proximity to services and access to public transportation are important. Severely physically disabled persons may also require nursing or care facilities.

If the physical disability prevents the individual from working or limits income, the cost of housing and needed modification can be significant. Because physical handicaps vary, this group rarely congregates toward a single service organization and makes estimating the number of individuals and specific needs difficult.

The physical modification of housing is not generally necessary to accommodate mentally disabled persons, but they will generally require special services and monetary support. Since jobs and incomes are often limited for such individuals, affordable housing is important. Many mentally disabled persons would prefer to live independently, but because of monetary circumstances they are forced to live with other family members or with roommates. This may cause additional stress and problems. In some instances, the need for a resident assistant to help deal with crisis or challenging situations may also create special housing demands. This would suggest that there is a need for some apartment or condominium complexes which are reserved exclusively for persons requiring extra assistance in dealing with their daily routines. Many mentally handicapped persons are unable to drive, so access to public transportation is also important.

Disabled elderly often fall into one or both of the above categories. Many elderly have some minor physical handicap. For instance, climbing stairs may be difficult, especially when carrying groceries or other bulky items. Other elderly persons may have difficulty cooking, cleaning, performing daily chores, or remembering to take medication. Congregate care facilities and retirement homes help meet the needs of many of these individuals.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based



facilities. The Tri-Counties Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. Table 28 provides information about Morro Bay's population of developmentally disabled persons; Table 29 provides information about those persons' place of residence.

TABLE 28: DEVELOPMENTALLY DISABLED RESIDENTS BY AGE

Zip Code	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
93442	16	9	39	6	4	74

Source: HCD SLO County Housing Element Updated Data Profile 2014

TABLE 29: DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE

Zip Code	Community Care	Home Parent/Guardian	Independent Living	Other	Total
93442	3	36	24	11	74

Source: HCD SLO County Housing Element Updated Data Profile 2014

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Tri-Counties Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. **Program H-19.1** is proposed to specifically address the needs of the developmentally disabled.



Elderly

Analysis of the housing needs of the elderly is important for three reasons: (1) many elderly have fixed, limited incomes, (2) many elderly persons are “over-housed” (living alone in a three- or four-bedroom house), and (3) because some elderly have mobility and health problems, these needs can create special housing requirements.

Table 30 illustrates the population of residents aged 65 and older in Morro Bay in 2000 and 2010. Table 31 illustrates the tenure of senior households in the city. Approximately 80 percent of senior-headed households own the home they live in. The senior population numbers and the percentage they make up of the city’s overall population changed very little between 2000 and 2010.

TABLE 30: SENIOR RESIDENTS, 2000-2010

Age Group	2000		2010	
	Number	Percentage	Number	Percentage
65+	2,506	24%	2,425	24%
Total Population	10,350	100%	10,234	100%

Source: US Census 2000, 2010 (HCD SLO County Housing Element Update Data Profile)

TABLE 31: SENIOR-HEADED HOUSEHOLDS BY TENURE, 2011

Age of Householder	Number	Percentage
Owner-occupied senior household	1,231	80%
Householder 65 to 74 years	656	43%
Householder 75 to 84 years	413	27%
Householder 85 years and over	162	11%
Renter-occupied senior household	300	20%
Householder 65 to 74 years	204	13%
Householder 75 to 84 years	80	5%
Householder 85 years and over	16	1%
Total	1,531	100%

Source: ACS 2007-2011 Estimates (HCD SLO County Housing Element Update Data Profile)

To address the needs of seniors in the community, the City will implement **Program H-18.1** to utilize CDBG and other state or federal monies to assist in the development of lower-income senior rentals.



Farmworkers

The ACS 2007–2011 Five-Year Estimates identified 96 residents of Morro Bay employed in agriculture, forestry, fishing and hunting, or mining operations. Because of Morro Bay’s role as a significant commercial fishing center, this information is not surprising. This number, however, probably underestimates migrant farmworkers who move with the seasons according to the availability of work. There are still several large tracts of productive agricultural land within and near the Morro Bay city limits that periodically employ such workers. It is not clear where migrant workers live while employed in the Morro Bay area.

According to information provided by the Employment Development Department for the San Luis Obispo-Paso Robles Metropolitan Statistical Area, there were 3,600 people employed within the agriculture industry in January 2014, a decrease of 100 people since January 2013.

Large Households

Large families present special housing needs if they cannot find affordable and adequate housing units. The result may be overcrowding. As identified in Table 12 above, 113 households (approximately 2 percent of all households) in Morro Bay were occupied by five or more persons (considered a large household) of which 39 were owner-occupied households and 74 were renter-occupied households. This proportion is substantially lower than in the county as a whole and is very low when compared to other cities and counties. Thus, housing for large families does not appear to be a significant need in Morro Bay.

Female-Headed Households

Female-headed single-parent households experience numerous housing problems, including affordability (the individuals are often on public assistance), overcrowding (the individuals often cannot afford units large enough to accommodate their families), insufficient housing choices, and discrimination. The City of Morro Bay recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination for all segments of the population.

Table 32 illustrates the number of family households that are headed by a female with no husband present. Female-headed households with no husband present account for 14 percent of all households in the city. The table also reports the presence of children in female-headed households, as well as poverty indicators for female-headed households. Female-headed householders with their own children make up approximately five percent of all householders in the city (as shown in the table below) and 37 percent of the female-headed householders.



TABLE 32: FEMALE-HEADED HOUSEHOLDS

	Number	Percentage of Householders
Female-Headed Householders	398	14%
Female Heads with Own Children	147	5%
Female Heads without Children	251	9%
Total Householders	2,746	100%
Female-Headed Householders Under the Poverty Level	18	1%
Total Families Under the Poverty Level	189	7%

Source: ACS 2007–2011 Five-Year Estimates (HCD SLO County Housing Element Update Data Profile)

Homeless

According to HUD’s 2012 Continuum of Care Homeless Assistance Programs (as provided by the HCD SLO County Housing Element Update Data Profile), the County of San Luis Obispo has approximately 2,057 homeless persons (Table 33). Of these homeless persons, approximately 343 are in families with at least one child. The homeless population is mostly unsheltered, with only 8 percent of the 2,057 identified as sheltered. The Community Action Partnership of San Luis Obispo County (CAPSLO) provided 2013 estimates of the Maxine Lewis Memorial Shelter and Prado Day center population by home community. At these two shelters, approximately 54 people call Morro Bay home.

TABLE 33: HOMELESSNESS, SAN LUIS OBISPO COUNTY

	Sheltered	Unsheltered	Total
Person in household without children	100	1,614	1,714
Person in household with at least one adult and one child	56	287	343
Total Homeless Persons			2,057

Source: HUD 2012 (HCD SLO County Housing Element Update Data Profile)

TABLE 34: HOME CITY BY SHELTER POPULATION, 2013

Community	Maxine Lewis Memorial Shelter	Prado Day Center
Morro Bay	21	33
Los Osos	21	40
Other North Coast Communities	9	13

Source: CAPSLO 2014



Regional services for the homeless include Chorro Creek Ranch, which serves the South County area that includes Morro Bay and provides a range of services such as emergency shelter, counseling services, and rental assistance. The Estero Bay Alliance for Care is an all-volunteer network of organizations and individuals dedicated to enhancing the quality of life for local homeless and in-need citizens through outreach, education, and liaison with appropriate agencies and organizations. The CAPSLO emergency shelter and services center, located near the intersection of Broad Street and Orcutt Road in San Luis Obispo, provides emergency shelter, on-site information and referral services, and assistance in finding permanent housing. The People's Kitchen, the Salvation Army Homeless Outreach program, the Senior Nutrition program, which provides meals to seniors over the age of 60 up to five times a week, and other programs offered by local churches are also available. The City of San Luis Obispo is centrally located and it is appropriate that services for homeless individuals be located there. San Luis Obispo is the county seat; many governmental social services can be received there. Additional service providers include the El Camino Homeless Coalition in Atascadero, Loaves and Fishes in Paso Robles, the 5 Cities Coalition in Arroyo Grande, and Transitional Food and Shelter in the North County.

To further assist with providing homelessness services, Morro Bay's City Council has approved a temporary fee waiver for a local group serving a free weekly meal at the city's Veterans Memorial Building. The decision covers an estimated \$2,000 in city rental fees for the building through June 30, 2014.

Assisted Units

As shown in Table 35, Morro Bay contains four assisted housing developments owned by People's Self-Help Housing (PSHH) that provide 95 affordable housing units. The City has utilized various funding sources to provide affordable housing to residents, including Section 8, Section 202, Section 515, and tax credits. PSHH is currently in negotiations with the tax credit investors for both Oceanside Gardens and Sequoia Street Apartments to facilitate maintaining their role as general partner. PSHH is also currently applying to HUD for approving a plan to refinance Ocean View Manor using tax credit syndication and a renewed HUD contract, through which PSHH plans to rehabilitate and continue to operate the property as affordable. If these negotiations are successful the length of the deed restriction would be extended on this property. These three properties continue to operate as affordable, and PSHH communicated that they do not plan to experience any interruption in offering affordable rents to the tenants.

The Housing Authority of San Luis Obispo (HASLO) reported that as of March 2014, the City of Morro Bay had 79 Section 8 vouchers being used in the city. HASLO also reported that due to too much interest, the waitlist for Section 8 vouchers has been closed since 2010.



TABLE 35: INVENTORY OF ASSISTED UNITS

Projects	Total Units	Assisted Units	Type	Funding Source	Earliest Date of Conversion
Ocean View Manor	40	39	Senior	Section 202	12/1/2030
Pacific View Apartments	26	25	Family	Section 515	2/25/2041
Oceanside Garden Apartments	21	21	Senior	Tax Credits	2/26/2049
Sequoia Street Apartments	11	10	Large Family	Tax Credits	7/30/2054
Total	98	95	—	—	—

Source: HCD SLO Housing Element Update Data Profile 2014; personal communication with People’s Self-Help Housing 2014

At-Risk Units

California housing element law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a 10-year period beginning at the start of the Housing Element planning period, so June 30, 2014 through June 30, 2024.

At-risk units are subsidized low-income housing projects that may be convertible to market-rate units as they are nearing the end of their subsidized contract. Such units are deemed “at risk” of being lost as affordable housing. Currently there are not any subsidized housing units considered at risk of converting to market-rate units within 10 years of the beginning of this Housing Element planning period. However, **Program H-15.1** states that the City will maintain a list of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives and that the City will contact all property owners and ask them to provide at least two years’ notice prior to the conversion of any units for lower-income households to market-rate units.



3. ADEQUATE SITES INVENTORY

The San Luis Obispo Council of Governments (SLOCOG) is responsible for developing the Regional Housing Needs Allocation (RHNA), which assigns a share of the region’s future housing need to each jurisdiction in the region. State law requires jurisdictions to demonstrate that “adequate sites” will be made available over the planning period (2014–2019) to facilitate and encourage a sufficient level of new housing production. Jurisdictions must also demonstrate that appropriate zoning and development standards, as well as services and facilities, will be in place to facilitate and encourage housing. The Housing Element must inventory land suitable for residential development, including vacant and underutilized sites, and analyzes the relationship of zoning and public facilities and services to these sites.

In complying with the adequate site requirement, jurisdictions can take credit for the number of new units built during the planning period of 2014–2019 toward the RHNA. This includes new housing units either built or issued a certificate of occupancy since January 1, 2014.

Regional Housing Needs Allocation

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling Morro Bay’s share of the Regional Housing Needs Allocation, as determined by SLOCOG. The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table 36 provides the RHNA target for the planning period 2014 to 2019.

TABLE 36: MORRO BAY REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

Income Level	RHNA	Units Built Since January 2014	Remaining RHNA
Extremely Low	19	0	19
Very Low	20	0	20
Low	24	0	24
Moderate	27	0	27
Above Moderate	65	6 ¹	59
Total	155²	6	149

Source: SLOCOG 2013

Notes:

1. Single-family building permits

2. The total RHNA number of 154 in the SLOCOG Regional Housing Needs Plan is off by one unit due to a rounding error. Per HCD direction, the numbers in the income categories were totaled and the total RHNA number used for analysis in the Housing Element update is 155.



Based on the above projections, the City of Morro Bay will need to allow for 63 housing units affordable to lower-income households to comply with the City's regional allocation targets for these income levels. In addition, the City will allow for 27 housing units available to moderate-income households. A total of 155 new housing units have been allocated by HCD for the City of Morro Bay from 2014 through 2019.

As of March 2014, there have not been any housing units constructed, but six single-family units have been approved. As a result, the City will need an additional 149 housing units to meet Morro Bay's 2014–2019 RHNA. However, the City currently has the vacant land capacity to accommodate all of the RHNA need. See Table 38 for a complete list of available sites to meet the City's 2014–2019 RHNA.

Land Availability

This section provides the inventory of vacant land that is available in Morro Bay for both multi-family and single-family residential development. Table 38 provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for pending projects in Morro Bay. All sites listed in Table 38 have no known constraints related to infrastructure or environmental conditions.

Realistic Capacity

The zoning districts and General Plan land use designations are shown for each site and are used to determine the realistic unit capacity of each site. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site, and then 80 percent of that result was used as the final realistic unit number to account for site and regulatory constraints. The capacity for the 10 mixed-use sites included in the inventory was determined by taking 80 percent of the total site acreage, multiplying the acreage by the maximum density for the site, and then taking 80 percent of that number to determine the realistic unit number.

Although these Mixed Commercial/Residential (MCR) zoned sites permit commercial development, based on current trends as well as approved projects, allowing for 100 percent residential would be appropriate. However, the City took a conservative approach and used only 80 percent of the total site acreage. Currently, Morro Bay has a high vacancy rate in commercial buildings; therefore, the City is allowing for solely residential development in the MCR district. In addition, the City approved an affordable project at Main at Bonita, which proposes 23 units to be developed on 1.14 acres in the Mixed Commercial/Residential (MCR)/Multi-family Residential-Hotel-Professional (R-4) district. This project was developed with 100 percent residential units at 20 units to the acre.

Small Sites

A majority of the vacant parcels that allow up to 27 units per acre are less than a half acre in size, and it can be difficult to build multi-family, lower-income housing on smaller sites. However, recent trends show that multi-family housing development is occurring on sites of less than one-half acre.



For the high-density sites listed in Table 38, each of the site groups 4–6, 21-22, 24-25, and 28-30, contiguous. Of the total units the City assumes can be developed on high-density land (260 units), 86 units or 33 percent of the units are being accommodated on sites that have potential for lot consolidation into larger sites more feasible for development of affordable housing. To help facilitate the development of affordable housing on smaller lots, the City has included **Program H-1.2** to assist in the consolidation of small lots.

Table 37 compares the City of Morro Bay's RHNA to the site inventory capacity. Including the credit of six building permits and the site inventory capacity, the City has a surplus of 41 units available to extremely low-, very low-, and low-income households, 48 units available to moderate-income households, and 320 units available to above moderate-income households, a total surplus of 320 units. Table 38 provides the characteristics of the available sites for the development of single-family homes and multi-family units, and Figure 3, the Land Inventory Map, shows the location of each site.

TABLE 37: COMPARISON OF REGIONAL GROWTH NEED AND RESIDENTIAL SITES

Income Group	Total RHNA	Building Permits	Remaining RHNA	Site Inventory Capacity	RHNA Surplus
Extremely Low	19	0	19	260 ¹	170
Very Low	20	0	20		
Low	24	0	24		
Moderate	27	0	27		
Above Moderate	65	6	59	383	324
Total	155	6	149	643	494

Source: SLOCOG 2013; City of Morro Bay 2014

Notes:

1 Sites allowing up to 27 dwellings per acre and those allowing up to 15 dwellings per acre have been combined to address lower- and moderate-income RHNA.



TABLE 38: LAND INVENTORY

APN	Acres	Property Address	Use Status from Aerial	Map ID #	Zoning	GP Designation	Allowed Density	Units at 80% Capacity	Infrastructure	Constraints
066-176-006	0.27	416 MAIN ST	Vacant	41	R-3	High Density	15-27	6	Yes	None
066-075-017	0.37	KERN AVE	Vacant	38	R-4	High Density	15-27	3	Yes	None
068-231-016	0.61	HWY 41	Vacant	25	R-4 (PD)	High Density	15-27	13	Yes	None
068-231-043	0.49	HWY 41	Vacant	24	R-4 (PD)	High Density	15-27	9	Yes	None
068-323-028	0.32	ROCKVIEW ST	Vacant	31	R-4 (PD)	High Density	15-27	10	Yes	None
068-323-035	0.08		Vacant	30	MCR/R-4	High Density	15-27	11	Yes	None
068-323-036	0.17		Vacant	29	MCR/R-4	High Density	15-27	11	Yes	None
068-323-034	0.73		Vacant	28	MCR/R-4	High Density	15-27	11	Yes	None
068-381-014	0.15	2930 JUNIPER AVE	Vacant	14	R-1	Low-Medium Density	4-7	1	Yes	None
068-381-008	0.15	JUNIPER AVE	Vacant	15	R-1	Low-Medium Density	4-7	1	Yes	None
068-381-015	0.15	2960 JUNIPER AVE	Vacant	13	R-1	Low-Medium Density	4-7	1	Yes	None
068-383-006	0.15	IRONWOOD AVE	Vacant	12	R-1	Low-Medium Density	4-7	1	Yes	None
068-391-001	0.16	JUNIPER AVE	Vacant	16	R-1	Low-Medium Density	4-7	1	Yes	None
068-391-002	0.15	JUNIPER AVE	Vacant	17	R-1	Low-Medium Density	4-7	1	Yes	None
066-273-001	0.23	DANA WAY	Vacant	42	R-1	Low-Medium Density	4-7	1	Yes	None



APN	Acres	Property Address	Use Status from Aerial	Map ID #	Zoning	GP Designation	Allowed Density	Units at 80% Capacity	Infrastructure	Constraints
065-113-064	0.12	MINDORO ST	Vacant	3	R-1/S.2A	Low-Medium Density	4-7	1	Yes	None
068-257-004	0.17	ELENA ST	Vacant	18	R-1/S.2	Low-Medium Density	4-7	1	Yes	None
066-134-015	0.22		Vacant	39	R-2	Low-Medium Density	8-15	1	Yes	None
065-150-015	0.49	SEQUOIA ST	Vacant	8	R-A	Low Density	0-4	1	Yes	None
065-150-008	0.51	IRONWOOD AVE	Vacant	9	R-A	Low Density	0-4	2	Yes	None
068-192-001	0.12	ALDER AVE	Vacant	10	R-A	Low Density	0-4	1	Yes	None
068-192-011	0.15	2900 ALDER AVE	Vacant	11	R-A	Low Density	0-4	1	Yes	None
068-350-061	0.52		Vacant	23	R-A (PD)	Low Density	0-4	2	Yes	None
068-401-011	16.27	LITTLE MORRO CREEK RD	Vacant	34	R-A (PD)	Low Density	0-4	53	Yes	None
068-401-007	13.49	LITTLE MORRO CREEK RD	Vacant	33	R-A (PD)	Low Density	0-4	43	Yes	None
068-401-001	17.26		Vacant	32	R-A (PD)	Low Density	0-4	55	Yes	None
068-411-007	44.07		Vacant	37	R-A (PD)	Low Density	0-4	141	Yes	None
Low Density Subtotals	97.56							383		
066-134-016	0.22		Vacant	40	R-2	Low-Medium Density	8-15	1	Yes	None
066-034-002	0.19	WEST ST	Vacant	35	R-2	Low-Medium	8-15	1	Yes	None



HOUSING ELEMENT UPDATE

APN	Acres	Property Address	Use Status from Aerial	Map ID #	Zoning	GP Designation	Allowed Density	Units at 80% Capacity	Infrastructure	Constraints
						Density				
068-321-007	0.21	SUNSET CT	Vacant	26	R-2	Low-Medium Density	8-15	1	Yes	None
Medium Density Subtotals	0.62							3		
065-149-001	9.95	3072 MAIN ST	Vacant	7	R-3 (PD)	High Density	15 to 27	215	Yes	
065-044-030	0.17		Vacant	1	MCR/R-4	High Density	15 to 27	3	Yes	
065-044-030	0.05		Vacant	2	MCR/R-4	High Density	15 to 27	1	Yes	
065-064-001	0.06	300 MINDORO ST	Vacant	4	MCR/R-4	High Density	15 to 27	1	Yes	
065-064-002	0.05	310 MINDORO ST	Vacant	5	MCR/R-4	High Density	15 to 27	1	Yes	
065-064-003	0.06	320 MINDORO ST	Vacant	6	MCR/R-4	High Density	15 to 27	1	Yes	
066-061-007	0.10	DUNES ST	Vacant	36	R-4	High Density	15 to 27	2	Yes	
068-021-007	0.52		Vacant	21	MCR/R-4	High Density	15 to 27	9	Yes	
068-021-008	0.59		Vacant	22	MCR/R-4	High Density	15 to 27	10	Yes	
068-324-019	0.64	1840 MAIN ST	Vacant	27	MCR/R-4	High Density	15 to 27	11	Yes	
068-332-045	0.10	MAIN ST	Vacant	20	MCR/R-4	High Density	15 to 27	2	Yes	
068-332-047	0.10	MAIN ST	Vacant	19	MCR/R-4	High Density	15 to 27	2	Yes	
High Density Subtotals	12.38							257		
Grand Totals	110.56							643		



FIGURE 3. LAND INVENTORY

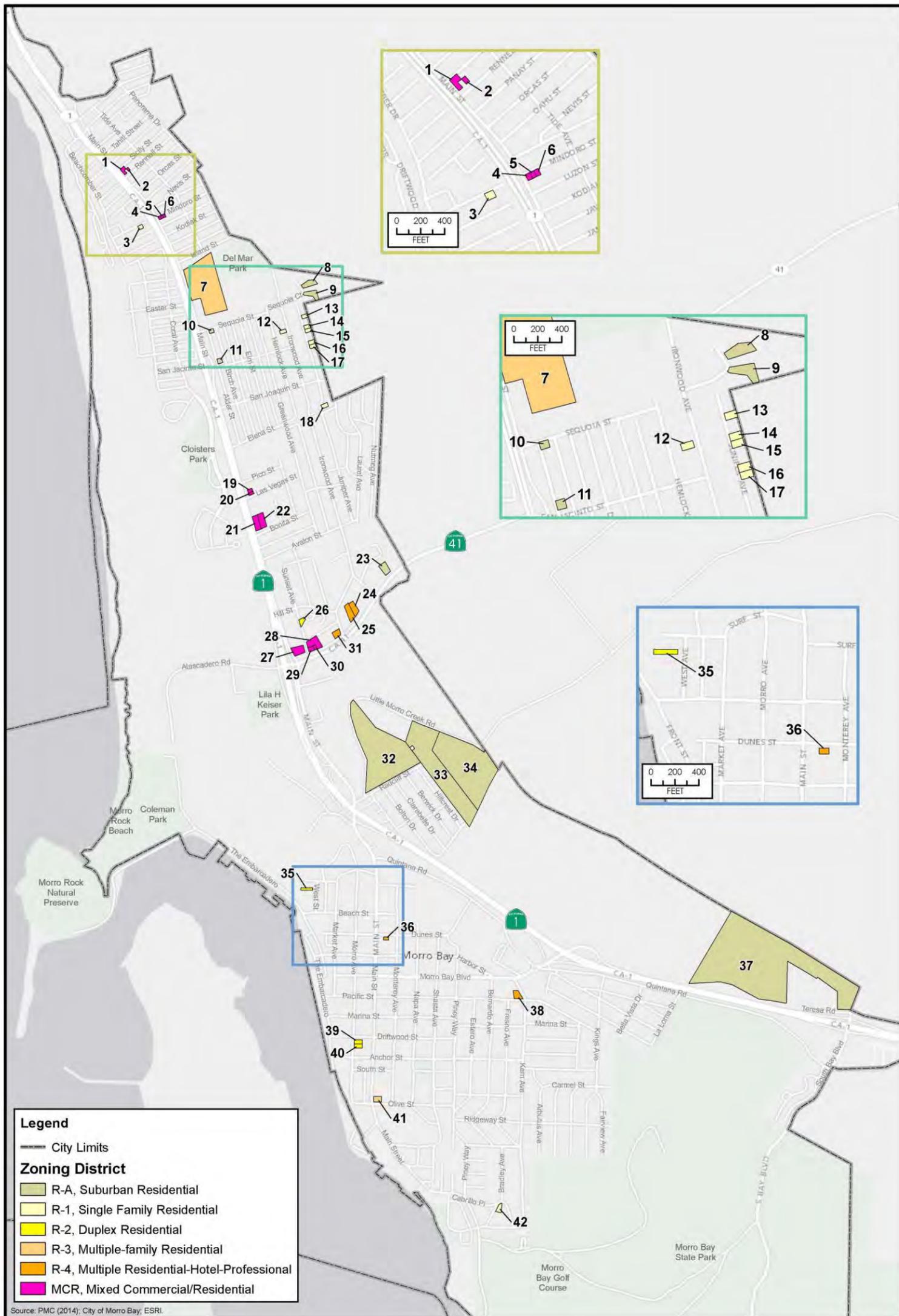


Figure 3
Land Inventory
PMC



This page intentionally left blank.



INFRASTRUCTURE

Water

The City's Annual Water Report, dated 2013, reports that the City relies on three sources of water: groundwater pumped from the Chorro and Morro basins, the reverse osmosis/desalinization plant, and the primary source since 1997, the State Water Project, to meet its current and future needs. The historic statewide drought of 2014 has stressed these water sources. For example, on January 31, 2014, San Luis Obispo County staff informed the State Water Project subcontractors that the allocation for 2014 is at 0 percent, and only stored water is available to meet delivery requests. The City of Morro Bay has approximately 3,073 acre-feet of water stored in San Luis Reservoir. Prolonged severe drought conditions could constrain development, although the constraint would not be specific to Morro Bay.

The water production trend has actually decreased as population increased over the past 20 years because of an aggressive water conservation program enacted by the City. In 1985, the City initiated a retrofit program that requires all new development to replace old water fixtures such as toilets and sinks with newer models that use less water. The program required that for every gallon of water needed by new development, two gallons must be saved through retrofitting. The City Council terminated the mandatory program in 2001 and replaced it with a voluntary rebate program that promotes water conservation by reimbursing owners for purchasing water-saving fixtures. The retrofit program has resulted in a decrease in the average consumption to about 117 gallons per person per day. This use rate is quite low compared to San Luis Obispo County as a whole.

The City of Morro Bay updated its Water Management Plan, which identifies resources and establishes priorities for long-term water supply, and obtained certification from the California Coastal Commission. In December 2008, the City Council reviewed the conditions of the community's long-term potable water supply and as a result approved the Water Management Plan Status Report. This report looked at "any changes in climatic, hydrological, technological, or political conditions that could affect the City's long-term water supply whether negatively or positively." It was determined that there is adequate water for the buildout of the city under the current General Plan. The City has sufficient water supply from a variety of sources to meet its buildout goals, including the State Water Project, local groundwater sources, and the City's desalinization plant. There are times, such as when State Water Project water delivery is restricted, that the City has operational difficulty meeting its short term water demands and requires water conservation and other means such as building limitations in order to bridge these temporary water shortages.

From 2003 to 2013, water production has decreased from 1,421 acre-feet to 1,271 acre-feet. The City is committed to providing affordable and sustainable water to Morro Bay, and the Water Management Plan outlined steps to be taken to ensure the acquisition of such resources. Of the 13 measures required by the plan, six represented specific projects to be completed (such as permit acquisition) and seven are ongoing tasks (such as implementation of conservation programs). Since the adoption of the plan, the six projects have been completed and the seven programs successfully implemented to fulfill the plan's goals.



To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Sewer

The City of Morro Bay jointly owns and operates the wastewater treatment plant (WWTP) with the unincorporated community of Cayucos. According to the Wastewater Treatment Plant Master Plan (2007), the WWTP is rated for an average dry weather flow of 2.06 million gallons per day (mgd), a peak seasonal dry weather flow of 2.36 mgd, and a peak hour flow of 6.6 mgd.

According to the annual daily flow average over five years, Morro Bay contributes to 75 percent of the flow, while Cayucos accounts for 25 percent. The plant has adequate capacity through the year 2021 based on population estimates outlined in the Facility Master Plan Report and therefore currently has capacity to meet the regional housing need. The plant currently treats approximately 1 million gallons per day. The City is currently proposing to relocate and upgrade its WWTP to a water reclamation facility. With this upgrade there is the potential to add additional water into the City's water supply portfolio, either in the form of offsetting use of potable water for irrigation with reclaimed water, ground water recharge or perhaps direct potable reuse of water once there has been a change in the regulatory environment and public perception.



4. CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental and (2) non-governmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

GOVERNMENTAL CONSTRAINTS

Governmental constraints include local land use controls, on- and off-site development standards, building and housing codes, permit processing times, permit processing fees, residential development fees, and delays in permit processing that can cause increases in financing cost.

Local Land Use Controls

The city's location in the coastal zone has resulted in unique land and use regulations. The California Coastal Act attempts to balance landowners' rights to develop against the public's right to enjoy the coastline. In some areas of Morro Bay, height restrictions have been enacted to protect public views and large setback requirements have been established to protect bluff areas near the beach. Generally the minimum parcel size, allowed density, setback requirements, and height limits for residential uses are not unusually strict and therefore are not considered a constraint to the development of affordable housing.

General Plan Designations

To provide for a wide range of existing land uses and to guide future development, the City has established a series of land use classifications or categories. These classifications describe the type and intensity of various land uses that make up the city's fabric and are the basis for the zoning districts established in the Municipal Code. The land use classifications represent the integration of the Land Use Element of the General Plan and the Local Coastal Program Land Use Plan.

Residential Land Uses

The City has five residential land use categories that provide for a wide range of densities. The purpose is to ensure that residential land is developed to a density suitable to its location and physical characteristics.



Density ranges are as follows:

- Limited Density: up to 2 units per acre
- Low Density: up to 4 units per acre
- Low-Medium Density: 4 to 7 units per acre
- Medium Density: 7 to 15 units per acre
- High Density: 15 to 27 units per acre

Zoning Ordinance

The Zoning Ordinance provisions allow development on a wide variety of lot sizes in the city and do not constrain the development of affordable units. Table 39 describes the zoning districts that allow residential uses in the city.

TABLE 39: ZONING DISTRICTS THAT ALLOW RESIDENTIAL USES

District		Description
AG	Agricultural	The purpose if this district is to provide for the continuation of agricultural uses in suitable areas and for supplemental commercial uses which may be necessary to support such continued agricultural activities. It is the intent of the City that it will maintain the maximum amount of prime agricultural land in agricultural production to ensure the protection of the area’s agricultural economy. This district allows one single-family house per parcel.
R-A	Suburban Residential	The purpose of this district is to permit estate lot homes and small-scale agricultural uses; to provide an area for people to have parcels of land larger than more typical single-family residential lots, where livestock, poultry, and small animals may be raised in limited number for home use or for pleasure.
R-1	Single-Family Residential	This district is intended to be applied to existing single-family residential areas of the city to provide for housing which is consistent and harmonious with existing development and to underdeveloped areas of the city in which topography, access, services, utilities, and general conditions make the area suitable and desirable for single-family home development.
R-2	Duplex Residential	This district is intended to be applied in areas of the city where moderate densities can be physically accommodated, where consistent with the surrounding are of development, and where needed utilities and services can be provided.



District		Description
R-3	Multiple-Family Residential	This district is intended to apply in the areas of the city where it is reasonable to permit varying intensities of residential development. The purpose of the R-3 district is to provide a wide range of housing types and to ensure that the R-3 district will be free of excessive traffic and other uses causing congestion, noise, confusion, and interference in the pattern of higher-density family living.
R-4	Multifamily Residential-Hotel-Professional	This district is intended to apply in those areas of the city where it is reasonable to permit a mixture of hotels and motels along with apartments, condominiums, and other similar uses. the purpose of the R-4 district is to allow higher-density apartment projects and, where appropriate, hotel, motel, community housing developments, and professional offices, ensuring that the R-4 district will be free of excessive traffic and other uses causing congestion, noise, confusion, and interference in the pattern of higher-density family living and visitor-serving uses.
CRR	Coastal Resource Residential	The purpose of this district is to provide for residential uses that are environmentally compatible with protection of coastal resources of local and statewide significance by limiting densities and intensity of residential development and restricting the range of ancillary uses. Large minimum lot sizes are required in order to minimize overall levels of activity that could adversely impact sensitive coastal resources. Clustered development is encouraged where it will result in lesser levels of impact.
C-1	Central Business District	The purpose of this district is to designate and promote the orderly development of the business district as a central retail shopping facility for the primary market area. Mixed commercial/residential uses are encouraged in the central business district.
MCR	Mixed Commercial/Residential	The purpose of this district is to allow and regulate a mix of compatible commercial uses with residential uses in districts where a strip commercial area is in close proximity to a residential neighborhood, to broaden the range of commercial market opportunities, and to provide a review procedure to protect the residential neighborhood from unsafe or unhealthy conditions.
G-O	General Office	The purpose of the this district is to accommodate public, general business, and professional offices and commercial uses which complement and support office development along with residential uses which are compatible with office and commercial uses.

Source: Morro Bay Zoning Ordinance, Accessed March 2014



Development Standards

Development standards within the city should not pose any constraints to the development of affordable housing. Minimum lot area required per unit decreases with the higher-density zoning districts and will provide opportunities for lower-income housing. Morro Bay has established special standards to accommodate for smaller lots formed before the city's incorporation. Morro Bay's Zoning Ordinance poses no extraordinary constraints on any form of residential development. The City can demonstrate that its development standards are not a constraint to the development of housing based on a few recent multi-family projects, in which four of the five projects have an affordable component to them:

- A 21-unit rental senior affordable housing project at 555 Main Street was approved by the City Council in 2010 in the C-1/R-4 (Mixed Use Commercial) district. The project will provide very low- and low-income units. The density will be 53 units per acre based on two different density bonuses granted.
- A project at 600 Morro Bay Boulevard was developed on 0.39 acres and contained 16 units (13 residential and 3 commercial units). This project was developed in the Central Business (C-1) district, which allows mixed-use or solely development. Since there was an affordable component to this project, the City was flexible with development standards. This project was built at 41 units per acre. The project included one affordable (moderate) unit.
- A project at Main at Bonita contains 23 units to be developed on 1.14 acres in the Mixed Commercial Residential (MCR)/Multi-family Residential-Hotel-Professional (R-4) district. This project also has an affordable component, showing that the developers are able to meet sufficient densities to develop affordable units. This project was developed with 100 percent residential units at 20 units to the acre.
- A project at Main and South developed in the Duplex Residential (R-2) zone was developed on 3 acres and contained 30 units. The density was 10 units per acre. Three affordable units were provided offsite on Sunset.
- A project built at 476 Rockview Street contained two units and was built on 0.11 acres in the Multi-Family Residential-Hotel-Professional (R-4) district, resulting in a density of 17.4 units per acre.

In conclusion, after evaluating the projects that have been approved/proposed in Morro Bay, the City's development standards do not pose a constraint to development or affordable development.



The greatest constraint to development in Morro Bay is the cost of land, which is market driven. The City of Morro Bay has attempted to adopt development standards that provide modest control over development as well as providing opportunities for projects to reduce standards via planned developments, compact development, or variable density projects. By providing flexibility in the development standards, the City allows greater opportunities for projects to achieve maximum density yet still provides for development projects to meet the City's overall adopted goals. The City provides incentives for projects that meet maximum densities.

The City's height limitation is primarily utilized to control the size and bulk of single-family units. As stated above, single-family units are the bulk of the residential units constructed. A trend developed in recent years where larger and taller single-family homes were proposed, which would have resulted in units that were not consistent with existing neighborhoods. To address this issue, the City adopted an emergency ordinance (Ordinance No. 543), requiring that any single-family unit proposed over 2,500 square feet in size would require a conditional use permit. However the City does not utilize the height limit in an attempt to restrict projects from achieving maximum density. Multi-family structures as well as mixed-use structures utilizing the City's planned development permitting process can request that the height standard be modified. This development standard is specifically identified in the Zoning Ordinance as being eligible to be waived.

Although the City does not see the current development standards as a constraint to the development of housing, to ensure that multi-family projects are able to meet maximum densities and generally to ensure that development standards do not constrain the development of multi-family housing, the City has included **Program H-1.3** which states that the City will continue to allow flexibility in development standards such as height, parking, and setbacks for multi-family projects.

Parking Standards

The City requires off-street parking for all new housing projects. These parking regulations do not impact the ability to construct housing. In order to reduce development costs for low-income projects, reductions in parking standards are allowed. Parking reductions may include allowing tandem parking, paying an in-lieu fee, and shared parking between commercial and residential uses. Further standards reductions are permitted for senior housing and housing for the disabled to promote these types of housing. Therefore, parking standards tend to encourage the construction of low-income and elderly housing by reducing the development costs and land area necessary to construct off-street parking.



TABLE 40: RESIDENTIAL ZONING CRITERIA

	AG	R-A	R-1	R-2	R-3	R-4	CRR	C-1	MCR	G-O
Allowed Density	1 per parcel	0-4	4-7	8-15	15-27	15-27	—	—	—	8-15
Min. Front Yard Setback	25'	20'	20'	20'	15'	15'	20'	0'	5' 4	20'
Min. Interior Yard Setback	25'	10%/10' *	10% of avg. (3'-5')	10% of avg. (3'-5')	5'	5'	10% of avg. 6' min	0'	5'	10% of avg. (3'-5')
Min. Exterior Yard Setback	25'	10'	20% of avg. (5'-10')	20% of avg. (5'-10')	20% of avg. (10'-15')	20% of avg. (10'-15')	10'	0'	5'	20% of avg. (5'-10')
Min. Rear Yard Setback	25'	20%/20'	10% of avg. (6'-10')	5'	5' 2	5'	10'	0'	5'	5'
On-Site Parking Requirements	—	—	2 covered spaces	1.5 covered spaces per bedroom to a maximum of 2 spaces per unit						
Minimum Site Sq. Ft.	20 acres	1 lot	1 lot	2,900 per unit	2,175 per unit	1,800 per unit	1 lot		Refer to Sub. Div. regs.	2,900 per unit
Minimum Lot Width	None									
Maximum Lot Coverage	5%	45%	45%	50%	60%	60%	30%	90%	80%	50%
Maximum Height	25'	25'	25'	25'	25'	30'	14'/25'	3'	25'	25'

Source: Morro Bay Zoning Ordinance, Accessed March 2014

Notes: Properties adjacent to bluffs and ESH zones are subject to additional height and setback requirements. The standards in this table present the most strict requirements for each category for each zone; however, some of the standards may be lower depending on certain property characteristics including lot size, building size, and proximity to other zoning designations. For a complete description of residential zoning criteria, see Title 17 (Zoning) of the Morro Bay Municipal Code.



Planned Development Overlay Zone

The purpose of the Planned Development (PD) overlay zone is to provide detailed and substantial analysis of development on parcels which, because of location, size, or public ownership, warrant special review. This overlay zone is also intended to allow the modification of or exemption from the development standards of the primary zone that would otherwise apply if such action would result in better design or other public benefit.

The requirements and procedures apply to all properties that have, in addition to a primary or base zone district, the Planned Development (PD) overlay zone, unless otherwise provided in the Zoning Ordinance.

Below are the permitted uses subject to the granting of a conditional use permit for a conceptual and/or a precise plan of development:

- Any principal or conditional use which is allowed by the primary zoning district is a permitted use.
- Community housing projects as defined in Chapter 17.49 of the Zoning Ordinance may be permitted in PD overlay residential zones. The provisions of that chapter also apply to the review of such PD overlay zone projects.

The standards for development within a PD overlay zone are those of the base zoning district, provided, however, that standards may be modified by the Planning Commission or City Council as they relate to building heights, yard requirements, and minimum lot area for dwelling units in the density range provided that any specific design criteria of the General Plan and coastal Land Use Plan, applicable to the property, is not exceeded. For those areas of the city that are covered by the Waterfront Master Plan, all new development projects requiring discretionary permits (conditional use permits, etc.) must be consistent with the design guidelines contained in Chapter 5 of the Waterfront Master Plan. Modifications of standards will only be approved upon a finding that greater than normal public benefits may be achieved by such deviations. Such benefits may include, but are not limited to, improved or innovative site and architectural design, greater public or private usable open space and provisions of housing for the elderly or low/moderate-income families, provision of extraordinary public access, and provision for protecting ESH areas, but in all cases these provisions must meet the coastal land use policies.

New development and uses may be permitted only if found to be consistent with the applicable policies of the Morro Bay General Plan and Local Coastal Program.

A concept plan must be submitted and approved pursuant to Chapter 17.40 of the Zoning Ordinance prior to submittal of any new development, new use or change in use, or subdivisions of a series of two or more commonly held contiguous parcels of land, on property within a PD overlay zone which is publicly owned, including tidelands, or in its gross or aggregate area exceeds 1 acre.



Contents of the Conceptual Plan. The concept plan is to be a general development plan and may not include construction plan drawings such as complete engineering or tentative maps. The following information must be included in the concept plan:

- **Plot Plan.** A proposed plot plan for the development, including project boundary designation, perimeter of the ownership, location and dimensions of any existing property lines and easements within the site, tentative location of buildings, roads, parking and open areas.
- **Streets.** The width and location of surrounding and adjoining streets and proposed street alignments within the site, and connections to existing streets.
- **Adjoining Properties.** The use of adjoining properties, any building within 15 feet of the property line must be precisely located.
- **Topography.** The existing and proposed changes in topography of the site, including the degree of land disturbance, the location of drainage channels or watercourses, and the direction of drainage flow.
- **Utilities.** The locations and capacities of existing utilities in the vicinity of the site and tentative extensions to the site.
- **Structures and Existing Trees.** The location of any structures and existing trees in excess of 6 inches in diameter on the site designated for retention or removal.
- **Phased Development.** The approximate timetable and priorities of any phased development;
- **Architectural Concepts.** Sketches showing architectural concepts of the proposed building, including heights, design, exterior materials of proposed buildings, other structures, fencing, and signing.
- **Open Space Plan.** Proposed open space plan including landscape concept and type of plant materials, recreation area, parking, service, and other public area used in common on the property; a description of intended improvements to the open area of the property.
- **Other Information.** The Planning Commission and City Council may require such other information as deemed necessary, which may include but not be limited to, economic analysis, habitat analysis, archaeological analysis, visual quality analysis, public access analysis, thoroughfare plans, public services and facilities plans, utilities service plans, and conceptual method of land subdivision or ownership arrangement described by a preliminary parcel or tract map, pursuant to the provisions of Title 14 of the Zoning Ordinance.



Concept Plan Approval. In addition to the review provisions of Chapter 17.60 of the Zoning Ordinance describing the processing of conditional use permits, concept plans for PD overlay zone properties must receive final approval from the City Council at a duly noticed public hearing. The Planning Commission first reviews the concept plan by conducting a public hearing. If the commission consideration is to approve the plan, it reports such findings and recommendation to the City Council. If the commission determines to deny the plan, it need not be forwarded to the council, and the commission decision is final unless appealed.

Precise Plans Required. Upon approval by the City Council of a concept plan, or where no conceptual approval is required, a precise plan of development must be submitted to the Planning Commission showing the details of property improvement and uses or activities to be conducted on the site and any subdivision proposals. Precise plans are processed in accordance with procedures for a conditional use permit as contained in Chapter 17.60 of the Zoning Ordinance.

Precise Plan Content. Plans are to be prepared containing all the general information required of concept plans, which has been further developed to a precise level of detail. Any data or calculations necessary to evaluate the precise plan proposal must accompany such plans. A precise plan is required to contain the following minimum information:

- **Total Development Plan.** The total development plan showing the precise dimensions and locations of proposed structures, buildings, streets, parking, yards, pathways, open spaces, and other public or private facilities.
- **Architectural Elevations.** Fully developed architectural elevations of all buildings, structures, signs, and fencing, showing colors and materials of construction.
- **Landscaping Plan.** A landscaping plan showing plant materials, type and size of plants at the time of planting, and method of maintenance.
- **Engineering Plans.** Engineering plans showing site grading and the amount of cut and fill, including finished grades and proposed drainage facilities.
- **Proposed Site Uses or Activities.** Listing all of proposed site uses or activities to be conducted on the site, with related floor area depicted or calculations of site area to be devoted to such uses.
- **Miscellaneous Plans.** Miscellaneous plans (as appropriate) showing any exterior lighting, roof plans, site cross sections, view sight lines, ESH mitigation plans, archaeological mitigation plans, visual quality plans, public access mitigation plans, or other features necessary to evaluate the specific proposal including the information required of community housing projects.
- **Tentative Tract or Parcel Map.** Tentative tract or parcel map, where lands involved in the proposal are to be divided or joined together.



Precise Plan Approval. The Planning Commission, in granting a conditional use permit for PD overlay zone precise plans, must make the findings required by Section 17.60.030 of the Zoning Ordinance and further find that precise plans are in substantial conformance with any conceptual plan approval granted by the City Council.

Growth Management

In 1984, the City adopted a growth management ordinance (Ordinance No. 266) to allow fair distribution of scarce water resources and protect the city's small-town character and surrounding open space. Ordinance No. 266 mandates that building permits will be limited to a number permitting an annual increase in population that would achieve the 12,200-person goal by the year 2000. No further residential building will be permitted after a population of 12,200 has been reached unless an increase has been approved by a majority vote at a regular or special election.

Density Bonus

On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which amends the revoked Zoning Ordinance Chapter 17.50 (Affordable Housing, Density Bonuses and Incentives) and replaced it in its entirety with density bonus provisions that are consistent with current state law. Key provisions of the new density bonus regulations include:

- New construction of five or more units may receive a density bonus provided they satisfy one or more of the following criteria:
 - At least 10 percent of the units are designated for low-income households.
 - At least 5 percent of the units are designated for very low-income households.
 - At least 10 percent of the units are designated for moderate-income households, provided that all units in the development are offered to the public for purchase.
 - 100 percent of the units are designated for senior citizens as defined in Section 51.3 and 51.12 of the Civil Code or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Government Code Section 798.76 or 799.5.
 - Donation of land to the City consisting of at least 1 acre, or of sufficient developable acreage and zoning classification to permit construction of at least 40 units, and not less than 10 percent of the residential units in the proposed development, that are affordable to very low-income households



- The density bonus will be calculated as follows:
 - A 20 percent density bonus, increasing by an additional 1.5 percent for each additional 1 percent increase in low-income units above the initial 10 percent threshold.
 - A 20 percent density bonus, increasing by an additional 2.5 percent for each additional 1 percent increase in very low-income units above the initial 5 percent threshold.
 - A 20 percent density bonus for senior citizen housing developments.
 - A 5 percent density bonus, increasing by an additional 1 percent for each additional 1 percent increase in moderate-income units above the initial 10 percent threshold.
 - When an applicant proposes to construct a housing development that is eligible for a density bonus and includes a child-care facility that will be located on the premises of, or adjacent to, the housing development, the City will grant either an additional density bonus that is an amount of square feet of residential space that is equal to or greater than the square footage of the child-care facility or an additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child-care facility.
 - The maximum density bonus is 35 percent when a project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units. All density bonus calculations resulting in fractional units are rounded up to the next whole number of housing units.
- Upon request of a developer eligible to receive a density bonus, the City will grant the following parking standards, inclusive of handicapped and guest parking, for the entire project:
 - Zero- to one-bedroom units – 1 on-site parking space per unit
 - Two-bedroom units or more – 2 on-site parking spaces per unit
- The City may also provide other incentives for the development of affordable housing including reduced site development standards, deferred or waived fees, direct financial aid, and other regulatory developer incentives.
- Where affordable housing units have been provided per the requirements of Chapter 17.50, the developer must ensure both the continued availability of affordable units for a minimum of 30 years and project phasing, including timing of completion, and rental or sale of affordable housing units is required to occur concurrently with nonrestricted units.



Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Table 41 summarizes those housing types.

TABLE 41: HOUSING TYPES PERMITTED BY ZONE

Housing Types Permitted	Zone Districts								
	AG	RA	R-1	R-2	R-3	R-4	CCR	C-1	MCR
Single-Family Dwellings	P	P	P	P	P	P	P		MUP
Duplexes				P	P	P			MUP
Multi-Family Dwellings				CUP	P	P			MUP
Second Units/Granny Flats	P	P	P	P	P	P			
Manufactured Homes	P	P	P	P					MUP
Elderly Housing Units								P ¹	
Community Housing Project			CUP	CUP	CUP	CUP			
Mobile Home Parks				CUP	CUP	CUP			
Rooming and Boarding House					CUP	CUP			
Residential Care Facilities ²			P	P	P	P			
Employee Housing (6 or fewer)			P	P			P	P	P
Employee Housing (36 or fewer)	P	P							
Transitional and Supportive Housing	P	P	P	P	P	P			P
Emergency Shelters								P	
Single-Room Occupancy Units								P	P

Source: Morro Bay Zoning Ordinance, Accessed March 2014

P – Permitted by right

CUP – Conditional use permit required

MUP – Minor use permit required

Notes:

1. Permitted only when affordable to low- and/or moderate-income families.

2. Residential care facilities serving 6 or fewer persons are permitted in all residential districts by right, larger group homes of more than 6 and up to 12 persons requires a minor use permit, and facilities serving more than 12 persons require a conditional use permit.



Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

Legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City’s Zoning Ordinance currently allows emergency shelters pursuant to a conditional use permit. The City must identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter.

On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which amends the Zoning Ordinance to allow emergency shelters by right in the Central Business (C-1) district. The C-1 district is close to services (shopping and public services) and transit stops. Within this zone, the City has identified 3 acres on two parcels of land located next to each other that will allow adequate capacity for the provision of an emergency shelter.

Supportive and Transitional Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focuses on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Health and Safety Code Section 50675.2 as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Pursuant to Senate Bill (SB) 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which amends the Zoning Ordinance to add the current definition of transitional housing and supportive housing, as stated in this document, and lists these as permitted uses in residential zoning districts.



Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which amends the Zoning Ordinance to explicitly define and allow single-room occupancy units in the Central Business (C-1) and Mixed Commercial/Residential (MCR) districts. In addition, **Program H-3.1** states that the City will continue to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing for extremely low-income households.

Housing for Farmworkers

On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which amends the Zoning Ordinance to remove constraints to housing for farmworkers. The Zoning Ordinance now defines “employee housing” as housing that includes but is not limited to farmworker housing. Employee housing for six or fewer workers will be deemed to be a single-family structure with a residential land use and will be treated the same as a single-family dwelling of the same type in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses will include agricultural employees who do not work on the property where the employee housing is located, and may consist of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing is considered to be an activity that in no way differs from an agricultural use. Ordinance No. 584 also amended Chapter 17.24 of the Zoning Ordinance to allow employee housing with a maximum of 36 beds in a group quarters or 12 units or spaces in the Agricultural (AG) and Suburban Residential (R-A) districts.

Housing for Persons with Disabilities

Housing for Disabled Persons

Housing element law requires localities to include the following in the preparation and adoption of the housing element: (1) an analysis of potential and actual constraints on housing for persons with disabilities; (2) demonstration of efforts to remove governmental constraints; and (3) inclusion of various programs or a means of reasonable accommodations for housing designed for persons with disabilities. As part of the Housing Element process, the City analyzed its Land Use and Zoning Ordinance, permitting process (conditional use permit process and variance), development



standards, and building codes to identify potential constraints for the development of housing. Where impediments are found, the Objectives, Policies, and Programs section of the Housing Element proposes specific actions and implementation schedules to remove such impediments. The following section summarizes findings from the constraint analysis and proposed programs.

Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. The Zoning Ordinance allows a range of housing types and prices for special needs groups, and allows foster homes and rest homes pursuant to a conditional use permit. The Zoning Ordinance does not have geographical spacing/siting requirements for nursing homes, shelters, or foster care homes. Although these classifications allow special needs housing, the City currently provides housing opportunity for disabled persons. The City complies with state laws under the Community Care Facilities Act. Residential care facilities serving 6 or fewer persons are permitted in all residential districts by right, larger group homes of more than 6 and up to 12 persons require a minor use permit, and facilities serving more than 12 persons require a conditional use permit. To further comply with SB 520, the City defines family as one or more persons occupying premises and living as a single housekeeping unit who not need be related by blood as distinguished from a group occupying a hotel, club, or fraternity or sorority house.

Building Codes and Development Standards

The City enforces Title 24 of the California Code of Regulations, which are regulations on access and adaptability of buildings to accommodate persons with disabilities. The City inspects plans to ensure compliance with Americans with Disabilities Act (ADA) standards. The City's building code requires new residential construction to comply with the ADA, which requires design standards for "qualified" buildings consisting of three or more units. These requirements include the incorporation of (1) adaptive design features for the interior of the unit; (2) accessible public use and common use portions; and (3) sufficiently wider doors to allow wheelchair access. Currently, Morro Bay uses the 2010 edition of the California Building Code (updated every three years). The City has not adopted unique restrictions for disabled housing, such as minimum distances between housing for persons with disabilities, or other regulations that could constrain the development, maintenance, or alteration of housing for disabled persons. The City does not require new housing projects to incorporate universal design standards, which are beyond the standards required by state and federal law. In addition, the Zoning Ordinance does not have occupancy limitations, which are preempted by state law. The Zoning Ordinance also does not define a family in a way that would limit the number of persons per household or limit the relationship of the household members. The Zoning Ordinance does not specify the types of development standards for special needs housing or unique performance standards. However, convalescent homes and senior housing are allowed a reduced parking requirement of only one space for every three beds plus employee parking and half a space for seniors, respectively.



Permitting Procedures

To rehabilitate housing for disabled access, requests for modifications (e.g., ramps up to 30 inches in height) do not require a building permit and are processed over the counter. However, Section 17.48.120 of the Morro Bay Municipal Code states that open, uncovered, raised porches, landing places, or outside stairways may project not closer than 3 feet to any side or rear lot line, and not exceeding 5 feet into any required front or street yard. City staff and the City Council have administratively allowed ramps to allow persons with disabilities access to housing. The City accommodates such requests by expediting the processing time for issuing a permit so a private homeowner can build a ramp. Many requests are reasonable and can be handled administratively over the counter; the City may wish to modify this code to exempt housing for persons with disabilities. The City utilizes a standard conditional use permit process (approval by the Planning Commission) to ensure that facilities are sited and operated in a manner compatible with surrounding land uses.

Building and Housing Codes

The Morro Bay Building Code is based on the California Building Code (CBC), which determines the minimum residential construction requirements for all of California. The CBC ensures safe housing and is not considered a significant constraint to housing production.

Like most cities, Morro Bay responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the seriousness of the problem is assessed. The more serious the violation, the more urgent the City's action. The City encourages voluntary compliance through letters and phone calls and/or site visits. If compliance cannot be attained in this manner, the City may take more aggressive action through the legal process.

The City's philosophy has been to mitigate serious health or safety problems, but to allow the property owners reasonable time and flexibility to comply. The City seeks to balance the need to ensure safe housing against the potential loss of affordable housing that might result from overly strict enforcement. There is no indication that code enforcement actions have unnecessarily restricted the use of older buildings or inhibited rehabilitation.

Permit Processing Times

While permit processing times in Morro Bay do not appear excessive, this element does include a policy stating the City's intent to expedite the processing of all development proposals that include affordable housing. **Program H-6.5** states that the City will continue to expedite the permit processing procedure as an additional incentive for the development of affordable housing.

Assuming a full planning staff of two planners, coastal development permits and use permits would take between 2 to 3 months for both single- and multi-family projects, including notice periods for coastal development permits. One method to reduce this time significantly is to combine the 10-day notice of intent to issue a permit with the 10-day appeal period.



Environmental review or CEQA review can add months to the timeframe. This part of the process is out of the City's control. Also, because of the City's coastal location, there are many sites within proximity to environmentally sensitive habitat that will require CEQA review that can add additional time to the process outside of the City's control.

2014 processing times were not excessive and don't significantly impact the cost of construction or the ability to build. Table 42 provides a summary of typical processing times by household type.

TABLE 42: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE

	Single-Family Unit	Multi-Family Unit	Subdivision
Typical Approval Requirements	Coastal Development Permit	Coastal Development Permit	Tentative and Parcel Map (division of a property into four or fewer parcels)
		Use Permit	Tentative and Final Map (division of property into five or more parcels)
	Building Permit	Building Permit	
Total Est. Time	2-3 months	4-5 months	8-18 months

Source: City of Morro Bay 2014

Development Review

The following is a description of the development review process for single- and multi-family developments in Morro Bay. Because the entire city is within the coastal zone, no proposals for construction of a new single-family or multi-family unit can be ministerial.

First it must be determined whether the project is within the City's or the Coastal Commission's jurisdiction and whether it is within the California Coastal Commission appeal jurisdiction.

New Residences

East of Main Street

Administrative coastal permits will be required for construction of all new single- or multi-family residences until the City obtains the approval of the Coastal Commission to exempt the area east of Main Street to the Local Coastal Program Urban/Rural Boundary except those areas within a Coastal Commission appeal jurisdiction, an ESH overlay zone, or on properties of 10 percent of greater slopes from the requirement of obtaining a coastal development permit for the purpose of construction of new, one-story single-family residences and two-story residences when the second floor is less than 40 percent of the lot area. The Public Services Director is authorized to take whatever steps are necessary to obtain Coastal Commission approval.



West of Main Street

- Outside appeal jurisdiction

Administrative coastal permits are required for properties located west of Main Street and not within the appeal jurisdiction or ESH zone.

- Within appeal jurisdiction

Regular coastal permits are required for properties located west of Main Street and within the appeal jurisdiction or ESH zone.

Administrative Coastal Development Permits

Developments and/or uses requiring an administrative coastal development permit

The Public Services Director may process as an administrative permit any coastal development permit application specifically for the following developments and/or uses and provided that the development and/or use is not located in the coastal development permit appeal area.

- Improvements to any existing structure including minor additions to existing commercial, industrial, or multi-family structures that do not result in an intensification of use or require a conditional use permit, or add any additional units or create any environmental impacts and which do not require a subdivision map.
- Any single-family dwelling.
- Development of four dwelling units or less on a residential lot that is not located within the coastal appeal jurisdiction and/or ESH overlay zone and that does not require demolition of more than two units or a conditional use permit.

Outside the Coastal Appeal Jurisdiction

A final decision on an application for a coastal development permit for projects outside the coastal development permit appeal area becomes effective after the City's 10-day appeal period has expired unless an appeal of the Public Services Director and/or Planning Commission's decision is filed, or the notice of final action is inadequate as described under Section 17.58.080.B of the Zoning Ordinance.

Within The Coastal Appeal Jurisdiction

A final decision on an application for a coastal development permit for projects in the coastal development permit appeal area is effective after the appeal period of 10 working days to the Coastal Commission has expired unless either of the following occur:



- An appeal is filed; or
- Notice of final City action does not meet the requirements set forth in Section 17.58.080.B of the Zoning Ordinance.

The effective date of the City's action may be suspended if either of the above circumstances occurs.

City Permits for Development within the Coastal Commission Permit Jurisdiction

The City will not issue a building permit where a coastal development permit from the Coastal Commission is required until:

- The applicant has provided the City with a copy of the approved coastal development permit and, if applicable, signed plans by the Coastal Commission; and
- The applicant ensures the building plans that the City intends to approve are consistent with the plans signed off by the Coastal Commission staff or reflect any plan changes described in written form; or
- The applicant provides the City with written verification from the Coastal Commission that a coastal development permit is not required.

In addition to these requirements, a conditional use permit is required for any addition that adds more than 25 percent to an existing nonconforming single-family home, or where the site is located within a PD overlay area or where a property is subject to bluff development standards.

Residential Development Fees

The City collects various fees from applicants to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, public works and plan check services, and building permits. In addition to these service fees associated with development processing, the City and the regional transportation agency charge several impact fees to offset the future impact of development on regional traffic and circulation, parks, and libraries. For a detailed list of all fees, see **Appendix A**. The City's Green Building Incentive Program provides eligible projects with building and plan check fee rebates (see the Energy Conservation Opportunities section of the Housing Element).

As a means of assessing the cost that fees contribute to development in Morro Bay, the City has calculated the total fees associated with development of a single-family and multi-family development. As indicated in Table 43, development fees for a 1,500-square-foot residential project run approximately \$25,000 per unit, and development fees for a multi-family project are approximately \$29,000 per unit for the same unit square footage. The fees for a single-family unit make up about five percent of the total construction costs, and for a multifamily unit fees constitute eight percent of total construction costs. These fees are consistent with other cities in San Luis Obispo County and do not represent a significant financial constraint to new housing development.



TABLE 43: PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL RESIDENTIAL DEVELOPMENT

Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	\$25,466 ¹	\$29,543 ²
Typical estimated cost of development per unit	\$469,695 ³	\$393,143 ³
Estimated proportion of fee cost to overall development cost per unit	5%	8%

Source: City of Morro Bay 2014; City of Grover Beach Development Permit, 2013

Notes:

¹ Cost is for a 1,500-square-foot house with a two-car garage

² Cost is for a 1,500-square-foot unit

³ Cost for vacant lot included in these numbers and assumed as \$300,000 based on search of listings on Trulia.com for Morro Bay on March 27, 2014.

Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements, as these services are required to ensure that development is constructed according to established codes and standards.

The City requires that curbs, gutters, and sidewalks be placed along the frontage of every multi-family lot (R-3 or above) on which new construction or significant alteration is done. These improvements may be required for single-family lots under specific circumstances. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Morro Bay. The City does not impose any unusual requirements as conditions of approval for new development. City regulations are intended to generally encourage high-quality private development and new construction. Traffic fees are calculated by square footage: single-family (including garage square footage) is \$1.86 per square foot and multi-family (does not include garage square footage) is \$2.90 per square foot.



Inclusionary Housing Program

On March 11, 2014, the Morro Bay City Council adopted Ordinance No. 584, which revoked Chapter 17.50 (Affordable Housing, Density Bonuses and Incentives) of the Municipal Code and replaced it in its entirety with inclusionary housing provisions that are consistent with current state law. Provisions in the new section include:

- All new residential developments of five or more for-sale units must provide a minimum of one inclusionary unit or 10 percent of the total number of units, whichever is greater, to be affordable to families with incomes in the very low-, low-, or moderate-income ranges, depending on the needs of the City at the time of approval.
- The City requires the developer to provide affordable housing on-site where feasible. If the City determines that this is not feasible based on a detailed economic analysis prepared by a City-contracted consultant at the cost of the applicant, the City requires the developer to provide such housing at another location in Morro Bay. If the City determines that it is not feasible for the developer to provide such affordable housing off-site, the developer is required to pay a fee in lieu of providing such housing
- Fees accepted for affordable housing are used by the City to construct or assist in the construction of housing for rent or sale to very low-, low-, and moderate-income families or to purchase land for the purpose of affordable housing or to assist very low-, low-, and moderate-income families to afford adequate housing or for other measures to provide housing for low- and moderate-income families.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints consist of land costs, the environment, vacancy rates, construction costs, and availability of financing.

Land Costs

Land costs vary substantially based on a number of factors. The main determinants to land value are location and zoning, though the size of a parcel will also affect price. Land that is conveniently located in a desirable area zoned for residential uses will likely be more valuable and more expensive than a remote piece of land zoned for agricultural uses.

Based on DataQuick, the median home sale price in Morro Bay was approximately \$429,500 in 2013. Of this cost, more than half could be attributed to the land cost. Land costs present a significant constraint to the production of affordable housing in the city.



The price of land in Morro Bay varies considerably depending on a number of factors, including location and availability of City services. The city's location adjacent to the ocean makes Morro Bay an extremely desirable place to live. This creates a large demand for land which, when coupled with voter-imposed growth controls, can significantly increase the cost of developable land.

In 2014, according to a land cost survey done by PMC, undeveloped residential lots ranged from \$249,000 to \$1,750,000. There were a total of 15 vacant lots for sale as of March 2014.

Construction Costs

Construction costs are those incurred in actually constructing a dwelling unit. As with other land development costs, construction costs vary. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and the difficulty of building on the site. In Morro Bay, expansive soils may necessitate more extensive footings for houses, which can increase construction costs. Multiple-family residences such as apartments can generally be constructed for slightly less than single-family residences. According to Building-cost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately \$105 per square foot for average quality construction.

The estimated total construction cost of a 1,500-square-foot home with four walls, an attached garage, central heating and air, and average building materials was \$169,695.

The only recent multi-family units constructed in the city have been high-end units and therefore may not reflect the true cost of developing units for lower-income residents. However, units were constructed in Grover Beach in 2013 that better reflect that cost. Although Grover Beach land costs may be different from those in Morro Bay, given the proximity of the cities, construction costs are comparable. The four-unit building constructed in Grover Beach has a building value of \$372,573, or \$93,143 per unit.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Morro Bay. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the



fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Table 44 illustrates interest rates as of March 2014. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE 44: INTEREST RATES

	Interest	APR
Conforming		
30-year fixed	4.500%	4.586%
15-year fixed	3.625%	3.772%
5-year adjustable rate	3.250%	3.968%

Source: *www.wellsfargo.com, March 2014*

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.



This page intentionally left blank.



5. ENERGY CONSERVATION OPPORTUNITIES

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. The factors affecting energy use, conservation programs currently available in Morro Bay, and examples of effective programs used by other jurisdictions are discussed.

Factors Affecting Energy Use

The factors that affect residential energy use must be understood in order to identify opportunities for conservation. One such factor is the size of the population. At any given time, the larger the population, the more electricity is consumed. But over time, new conservation mandates and technological advances decrease the per capita consumption of energy. This means that the total energy use increases at a slower rate than population. The price of energy also has a significant effect; the more expensive it becomes, the more incentive people have to conserve.

The local climate has a large effect on residential energy use. In general, Morro Bay has a mild climate typical of many coastal communities. Summers are warm with early morning fog, and winters are only moderately cold. Prolonged periods of cold weather cause increased energy use for space and water heating. This situation is particularly true if homes are not well insulated.

The efficiency of household appliances also affects energy use. Older appliances may not operate as efficiently as when they were new, and many older appliances were built when energy conservation was not considered important. Significant energy-efficient design advances have been made in refrigerators, stoves, and furnaces.

Existing Conservation Programs

The following energy conservation programs are implemented in Morro Bay:

- The California State Building Standards Code (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weatherstripping on doors and windows, closeable doors on fireplaces, no continuous burning gas pilot lights, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy-efficient appliances, etc. All new construction in Morro Bay must comply with Title 24.
- The California Energy Commission (CEC) has developed a set of energy efficiency guidelines for local planning agencies. As part of those guidelines, the CEC addresses building efficiency beyond the Title 24 standards. The City of Morro Bay may wish to include these guidelines in its building code.
- The City “Green Building Incentive Program” provides incentives for green and energy-conserving projects. The City has a green building kiosk at the public services counter, maintained by SLO Green Build, that provides educational materials relating to green building



and energy conservation. The City encourages residents to participate in energy efficiency retrofit programs by providing information, maintained by San Luis Obispo County Energy Watch, containing rebates and incentives relating to energy efficiency retrofits, at the public services counter.

- On January 14, 2014, the Morro Bay City Council adopted the City's Climate Action Plan. The Climate Action Plan identifies strategies to reduce GHG emissions and focuses, in part, on reducing energy use from the built environment. The Climate Action Plan includes measures to encourage energy efficiency outreach and incentive programs, energy audit and retrofit programs, income-qualified energy efficient weatherization, incentives for exceeding Title 24 building energy efficiency standards, small scale on-site solar photovoltaic, and income-qualified solar photovoltaic.
- Income-qualified Morro Bay homeowners are also eligible for no-cost solar installations through the nonprofit group Grid Alternatives.

Examples of Programs from Other Jurisdictions

Land use planning and zoning practices can conserve energy. For example, if the general plan and zoning ordinance encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care of their daily shopping and service needs. Keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile rather than walking or cycling. Changing the land use pattern can also change energy use patterns. The intent of land use planning measures is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving shorter distances.

One example of a land use planning technique for energy conservation is to encourage infill (development on vacant or underused lots) and compact, contiguous development. Morro Bay has a few existing vacant lots for development. As property is annexed to the city to meet the demand for housing, the city boundaries should expand concentrically rather than allowing dispersed development in outlying areas. Mixed-use development should be allowed, particularly in the core areas and along collector roads.

Compact development results in the secondary energy savings of embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, such as sewer pipes, electrical lines, and paving materials. Minimizing the length of necessary water, sewer, and electricity lines consumes less of those products and decreases the total energy consumption.

Compact development also means there can be more convenient and accessible public transit. Efficient intracity transit service requires a minimum of 12 housing units per acre (Calthorpe 1990). The Regional Transit Authority (RTA) provides daily fixed-route service from the Morro Bay area



into Los Osos and San Luis Obispo, where transit riders can connect with other countywide transit services. The City also provides a dial-a-ride service within the city limits.

Efficiency in Individual Homes

A variety of public and quasi-public programs could be made available in Morro Bay to assist homeowners and renters in retrofitting to improve energy efficiency. The City currently provides the following programs:

- Home Investment Partnership Program, which includes energy and water efficiency upgrades as eligible activities.
- Toilet Retrofit Program Rebates
- Water Efficient Washing Machine Rebate Program

The City should encourage energy efficiency in residential construction by offering incentives and negotiating with developers to emphasize energy-efficient construction practices. Developers and consumers often discard long-term savings potential in favor of immediate cost savings. The City currently provides the following incentives:

- Green Building Incentive Program, which provides eligible projects with building and plan check fee rebates for achieving third-party green building certification, exceeding 20 percent of Title 24 requirements, renewable energy systems, and green roofs.

Energy-efficient, new residential construction can cut energy consumption in the home by up to 50 percent. Energy-efficient home construction and retrofits should contain some or all of the following:

- Double-pane windows (two panes of glass enclose a vacuum-tight space that does not allow heat and cold to transfer as quickly as it does in a window with a single pane of glass)
- Attic insulation greater than R-19 (soft, fiberglass insulation is given an “R” rating based on its capacity to insulate an area; a higher R value indicates greater insulation capability)
- Rigid attic insulation (generally a compressed Styrofoam insulation with an R-30 value)
- Additional wall insulation (older homes may not have insulated walls)
- Fluorescent indoor lighting (a standard, incandescent light bulb uses more energy)
- Dimmer switches and task lighting (dimmer switches allow lower lighting levels and less electricity use, while task lighting directs light to necessary areas without wastefully lighting a larger area)



- Halogen outdoor lighting (halogen, like fluorescent, is more efficient than incandescent light)
- Lighting motion detectors that turn on lights only when they detect a person in the room or area
- Shade trees along southern and western exposures, and glazing to reduce the heat from windows on hot summer days
- Solar screens that reduce the amount of heat from solar radiation coming through windows
- Evaporative cooler, which uses less energy than air conditioner
- Microwave oven, which uses less energy than an electric or gas oven
- Gas (rather than electric or propane) water heater and range/oven
- Weatherized windows and doors that do not have cracks to cause drafts
- Pools and/or hot tubs with integrated cleaning and heating systems (including pool covers, active solar heating, and efficient filters, pumps, and motors)
- Energy use automatic timers that provide energy use only when it is necessary
- Drip irrigation system that conserves water and reduces the energy needed for pumping water
- Drought-tolerant landscaping
- Active solar elements and passive solar design
- Energy-efficient appliances (in new construction and replacing older appliances in existing homes)
- Storm windows to cut back on heat loss through windows during the winter
- Reflective film on south-facing windows to minimize heat gain during the summer
- Individual meters for gas, electricity, and water (to encourage conservation) in multi-family units

The City can also employ policies that encourage solar energy technology in both retrofits and new construction. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat—the relatively common roof plate collector system used in solar water and space heaters. Collectors can contain water or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.



Conversely, passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening.

The best method to encourage use of active solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.



This page intentionally left blank.



6. REVIEW OF PREVIOUS HOUSING ELEMENT

In an effort to ensure the policies and implementation programs included in the Housing Element are relevant to addressing the current problems of Morro Bay, an evaluation of achievements under the previous Housing Element was undertaken. This evaluation provided the basis for recommended modifications and the establishment of new objectives in the Housing Element.

TABLE 45: REVIEW OF 2009 HOUSING ELEMENT

2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
1. Housing Supply		
Policy H-1 (Fair Share)		
Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.		
<p>Program H-1.1 The City shall continue to implement the housing element policies, programs and procedures to achieve its fair share of the regional housing allocation, including the number of units for each income classification, given its resource constraints and the voter-approved limits of Ordinance 197 and Ordinance 266 as amended. Responsible Agency/Department: Public Services Department Time Frame: Annually Funding: General Fund</p>	<p>Program H-1.1 is implemented through normal practices and procedures. There is no need to continue the program.</p>	<p>Delete</p>
<p>Program H-1.2 The City will give the highest priority for residential development to affordable housing projects. Said projects shall automatically be allowed first priority for the allocation of new residential growth in each year. Said priority for affordable units shall also include the allocation of water and other resources as consistent with the Local Coastal Plan. Responsible Agency/Department: Public Services Department Time Frame: Annually Funding: General Fund</p>	<p>A project to develop low-income senior housing has been approved at 555 Main Street. The project is 100 percent affordable and consists of primarily one-bedroom units and will provide 21 units of very low- and low-income senior rentals. Another project at 600 Morro Bay Boulevard provided one moderate-income unit. This program has been effective and will be continued.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-1.3</p> <p>To ensure that there is a sufficient supply of multifamily zoned land to meet the City’s regional housing needs allocation (RHNA), the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project by project basis:</p> <ul style="list-style-type: none"> • allow affordable projects to exceed the maximum height limits, • lessen set-backs, and/or • reduce parking requirements. <p>The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p> <p>Responsible Agency/Department: Public Services Department</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Division. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p> <p>Funding: General Fund</p>	<p>The City has not processed any affordable housing projects that used lot consolidation incentives identified in this program. However, the City has met with developers who have inquired on a lot-by-lot basis about the lot consolidation incentives offered by the City.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-1.4 To ensure that affordable multifamily projects meet maximum densities the City will establish procedures with objective standards to promote flexibility in development standards to provide flexibility in development standards (height, parking, and set backs) and promote the use of density bonuses to increase densities. The City will bi-annually review the multifamily development standards in the Zoning Ordinance and revise as necessary to ensure that they don't act as a constraint to the development of affordable housing in the City. The City will give priority to projects that provide extremely low-, very low- and low-income housing.</p> <p>Responsible Agency/Department: Public Services Department</p> <p>Time Frame: Work with developers on a case by case basis to provide flexibility in development standards and promote density bonuses to increase densities as projects are processed through the Planning Division and Bi-annually review the multifamily development standards in the Zoning Ordinance. The City will establish procedures by December 2010</p> <p>Funding: General Fund</p>	<p>The City has flexible development standards in its Planned Development (PD) overlay, which applies to certain zones. The City has not reviewed multi-family development standards in the Zoning Ordinance. The City recently completed updates to Section 17.50 of the Municipal Code that codified the City's density bonus ordinance in compliance with Government Code Section 65915 et seq. The ordinance amending Section 17.50 was approved by the City Council on March 11, 2014, and Coastal Commission approval is pending. The City has not yet promoted the density bonus ordinance. The City has not seen a lot of interest in the options offered by this program. However, some of these programs are required by state law (density bonus) and the other options provided flexibility and options should developers be interested. This program will be continued.</p>	<p>Modify to clean up wording of program and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-2 (Water Resources) The City shall continue to peruse additional water resources identified in our Water Management Plan.</p>		
<p>Program H-2.1 The City will, to the extent feasible, allocate said water resources to allow maximum growth to full buildout consistent with limitations contained in the Certified Local Coastal Plan, General Plan and Ordinance 266 as amended. At least annually, the Public Services Department will provide an update to the City Council on available water supplies, projected demand under the General Plan and the status of projects to ensure adequate supply to meet the needs of the community in accordance with the Water Management Plan, the General Plan and this element. Responsible Agency/Department: Public Services Department Time Frame: Annually Funding: Water Fund</p>	<p>The City’s annual water report is provided to the City Council annually. This year it was provided to the City Council on March 7, 2014.</p>	<p>Continue</p>
<p>Policy H-3 (Funding) The City shall, to the extent feasible, solicit housing assistance funds from the state and federal governments in conjunction with nonprofit and for-profit developers to be used in the construction of new and rehabilitation of existing secondary units and very low- and low-income housing units.</p>		
<p>Program H-3.1 The City shall continue to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing for extremely low- income households.. Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: CDBG, HOME, others</p>	<p>The City’s single-family rehabilitation program has not been active since 2010 due to limited City staff resources and lack of interest in the program due to conditions in the national housing economy such as limited home equity. However, some funds continue to accumulate at the City when older rehabilitation loans are paid off. These funds could be used for future single-family</p>	<p>Modify to eliminate discussion of regular allocation and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
	<p>rehabilitation projects or other eligible activities guided by the City’s Program Income Reuse Plan. The City has not secured funds for rehabilitation since 2010, but does refer people to the County for services. Also, CAPSLO has some programs for relatively minor homes repairs, including water heater efficiency upgrades. The City is currently an entitlement jurisdiction for HUD, HOME, and CDBG funding rather than its previous status as an HCD “small city.” The City has secured CDBG entitlement funding since 2012 as well as an award of County HOME funds to construct the 21-unit low- and very low-income senior housing rental project at 555 Main Street.</p>	
<p>Policy H-4 (Methods) The City shall continue to explore alternative methods for increasing its affordable housing stock with the goal of providing adequate extremely low-, very low-, low-, senior and ADA accessible housing.</p>		
<p>Program H-4.1 The City will contact HCD, housing advocates, affordable housing providers and other appropriate information resources on an annual basis in order to stay current with the latest options for providing affordable housing. Responsible Agency/Department: Planning Division Time Frame: Annually Funding: General Fund</p>	<p>The City informally contacts HCD, housing advocates, and affordable housing providers as the occasion arises (at least once annually).</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-4.2</p> <p>Most recent housing developments in Morro Bay have not been constructed to the maximum densities allowed by zoning. Market conditions, bank financing and insurance requirements have favored the construction of single-family detached houses. To increase housing supply and obtain densities closer to those envisioned by zoning policies, the City will do the following:</p> <p>Implement Section 17.21.70 of the City Zoning Code (Additional Incentives) that offers incentives for developing greater than the minimum densities in the multiple-family zones. The City is sensitive to the loss of multi-family-zoned land to less intensive uses, particularly given the limited number of vacant multi-family sites remaining in Morro Bay and their potential contribution toward meeting the City’s housing needs.</p> <p>Currently the City’s Zoning Code allows for the development of single-family homes in the high density zoning districts (R-3 and R-4). The City will consider amending the Zoning Code to prohibit single-family homes in the R-3 and R-4 zoning districts so that these remaining sites can be used to accommodate multi-family housing.</p> <p>Responsible Agency/Department: City Council/Planning Division Time Frame: Consider amending Zoning Code by August 2010 Funding: General Fund</p>	<p>The City implements Section 17.21.70 of the Zoning Ordinance through normal standards and procedures. The amendment to the Zoning Ordinance to prohibit single-family homes in the R-3 and R-4 zoning districts was approved by the City Council on March 11, 2014. The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Modify to remove amendments to R-3 and R-4 allowed uses and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-5 (Minimize Cost) The City shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing, while still attaining other important City objectives.</p>		
<p>Program H-5.1 The City will review development-related processes and procedures and report on ways to eliminate unnecessary delays or other costs that affect the production of housing. Said report shall be submitted to the Planning Commission who shall forward a recommendation to the City Council. Responsible Agency/Department: Public Services Department, Planning Commission Time Frame: Starting 2010, every three years Funding: General Fund</p>	<p>A subcommittee reviewed the development process in 2012 to help identify and determine reasons for delays in the development process and submitted a report to the Planning Commission and City Council. The committee recommended that forms and handouts be redone in an attempt to more clearly explain the process. A report was made as part of Planning Commission minutes from their meeting on June 6, 2012.</p>	<p>Delete</p>
<p>Program H-5.2 The City will review its user charges for public services and facilities to ensure that the charges are consistent with the costs of improvements and maintenance. Responsible Agency/Department: Public Services Department/ Finance Department Time Frame: Starting 2010, every three years Funding: General Fund</p>	<p>The City has not reviewed its user charges for public services and facilities since adoption of the 2009 Housing Element. This program will be continued.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-6 (General Affordability) The City will continue to require a percentage of new housing units built in the City be affordable to very low-, low- and moderate-income households.</p>		
<p>Program H-6.1 The City will continue to require that all new residential development projects of 5 or more for-sale units to provide a minimum of one unit or 10 percent of the total number of units, whichever is greater, to be affordable to families with incomes in the very low-, low- or moderate-income ranges, depending on the needs of the City at the time of approval.</p> <p>In cases where the City is requested to amend the General Plan and/or zoning to increase the allowed density on a particular private property, where 5 or more units are allowed, at least 10 percent of the units developed on such property shall be affordable to very low- and low- and moderate-income households.</p> <p>The lower-income units may be either for rent or for sale, but shall remain affordable for at least 30 years or such other term approved by the City, consistent with state law. Lower-income units shall be made available concurrently with market-rate units.</p> <p>In accordance with Government Section 65590, the City shall require the developer to provide affordable housing on-site where feasible. If the City determines that this is not feasible based on a detailed economic analysis prepared by a City-contracted consultant at the cost of the applicant, the City shall require the developer to provide such housing at another location in Morro Bay. If the City determines that it is not feasible for the developer to provide such affordable housing off-site, the developer shall pay a fee in lieu of providing such housing.</p> <p>Sites on which fewer than 5 units are allowed after the General Plan amendment or rezone shall be exempted. In some cases the City may require the payment of a fee in lieu of actual construction of lower-income housing. Paying an in-lieu fee requires City Council</p>	<p>The City has amended Section 17.50 of the Municipal Code to require that all projects with five or more for-sale units provide affordable units or pay into the City's in-lieu fee fund. The updates to Section 17.50 also codified the City's density bonus ordinance in compliance with Government Code Section 65915 et seq. The ordinance amending Section 17.50 was approved by the City Council on March 11, 2014, and Coastal Commission approval is pending. This program has been successfully implemented.</p>	<p>Modify to reflect amendments to the ordinance and continue to implement ordinance.</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element																								
<p>approval, and to date, no one has paid the fee in-lieu of building affordable units.</p> <p>When the provisions for the required affordable housing are not being met on-site or off-site, the applicant may contribute in-lieu fees. Fees shall be established on a project basis using the following method (Program 6.2 will determine if the current fees are appropriate).</p> <p>(Construction Cost X % of Fee based on Project Size)</p> <table border="1" data-bbox="296 625 961 1235"> <thead> <tr> <th>Project Size</th> <th>% of each 1 unit cost or fraction there of</th> </tr> </thead> <tbody> <tr><td>8 Units</td><td>10%</td></tr> <tr><td>9 Units</td><td>15%</td></tr> <tr><td>10 Units</td><td>20%</td></tr> <tr><td>11 Units</td><td>30%</td></tr> <tr><td>12 Units</td><td>40%</td></tr> <tr><td>13 Units</td><td>50%</td></tr> <tr><td>14 Units</td><td>60%</td></tr> <tr><td>15 Units</td><td>70%</td></tr> <tr><td>16 Units</td><td>80%</td></tr> <tr><td>17 Units</td><td>90%</td></tr> <tr><td>18 Units</td><td>100%</td></tr> </tbody> </table> <p>Possible incentives that may be included but are not limited to the following:</p> <ul style="list-style-type: none"> Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds); Mortgage-subsidy or down payment assistance programs to assist 	Project Size	% of each 1 unit cost or fraction there of	8 Units	10%	9 Units	15%	10 Units	20%	11 Units	30%	12 Units	40%	13 Units	50%	14 Units	60%	15 Units	70%	16 Units	80%	17 Units	90%	18 Units	100%		
Project Size	% of each 1 unit cost or fraction there of																									
8 Units	10%																									
9 Units	15%																									
10 Units	20%																									
11 Units	30%																									
12 Units	40%																									
13 Units	50%																									
14 Units	60%																									
15 Units	70%																									
16 Units	80%																									
17 Units	90%																									
18 Units	100%																									



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>first time homebuyers and other qualifying households, when such funds are available; Expedited/streamlined application processing and development review; Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and Density Bonuses. Responsible Agency/Department: City Council/Planning Division Time Frame: Ongoing, as projects are processed through the Planning Department Funding: General Fund</p>		
<p>Program H-6.2 As an alternative to building inclusionary units, the City shall allow a development to pay an in-lieu fee. Currently the fee amount is determined with the following method: (Construction Cost X % of Fee based on Project Size, see fee table in program H-6.1). The City will do an analysis on the current method to determine if the current fees are appropriate. If they are found to not be appropriate the City will conduct a nexus study. Once established, the in-lieu fees will be collected and held in an affordable housing trust fund Responsible Agency/Department: Public Services Department/ Finance Department Time Frame: Determine if fees are appropriate by June 2011 Funding: General Fund</p>	<p>The City amended Section 17.50 of the Municipal Code as described under review of the previous program. The in-lieu fee calculation has not changed in the updated Section 17.50. The City plans to conduct the analysis of the calculation. This program will be continued.</p>	<p>Modify to incorporate Program H-6.3 and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-6.3 To ensure the City’s Inclusionary Program (Program H-6.1) does not adversely impact market rate housing the City will conduct a study to determine if the Inclusionary Program is a constraint. If the study determines the Inclusionary Housing Program does pose a constraint to the development of housing, the City will revise the program to ensure it is not a constraint to development. Responsible Agency/Department: Public Services Department/ Finance Department Time Frame: Conduct a study by June 2011 Funding: General Fund</p>	<p>The City has not conducted a study to determine whether the Inclusionary Program is a constraint. This program will be implemented when the City conducts the analysis of the in-lieu fee calculation.</p>	<p>Combine into Program H-6.2 and delete</p>
<p>Program H-6.4 The City will require affordable housing developments to be designed consistent with the surrounding neighborhood, in order to enhance the sense of belonging to the community. Forms, materials and proportions should be utilized which are compatible with the character of the surroundings. Responsible Agency/Department: City Council/Planning Division Time Frame: August 2010 Funding: General Fund</p>	<p>All affordable projects that were approved were required to be consistent with the surrounding neighborhood, including affordable projects.</p>	<p>Continue</p>
<p>Program H-6.5 The City shall codify neighborhood preservation guidelines for affordable units in section 17.28.200 of the Morro Bay Municipal Code when the zoning ordinance is amended. Responsible Agency/Department: City Council/Planning Division Time Frame: August 2010 Funding: General Fund</p>	<p>The City has not codified neighborhood preservation guidelines in Section 17.28.200. This program will be continued.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-6.6</p> <p>The City may, on a case-by-case basis, allow for modifications/incentives to development standards, such as common access driveways, building height restrictions, parking, distance between buildings, setbacks, lot coverage, screening, varying lot sizes, open space requirements, fast-track permitting, transfer of development credits, fee assistance and any other modifications/incentives or combination of modifications/incentives, which are jointly agreed upon by the applicant and the decision-maker, as an incentive for constructing specific affordable housing projects. This is not intended to be an exhaustive list of modifications/incentives available to the applicant and/or decision-maker. The City shall prepare public outreach including adding information to the City’s website to inform the public of a variety of types of modifications or incentives offered.</p> <p>Responsible Agency/Department: Public Services Department</p> <p>Time Frame: Ongoing, as projects are processed through the Planning Department</p> <p>Funding: General Fund</p>	<p>A density bonus was granted for the 555 Main Street project increasing the number of units from the number allowed by right on the parcel to 21. Outreach on modifications and incentives has not happened. This program will be continued.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-7 (Housing Trust Fund) The City will develop a Housing Trust Fund to be used for the development of affordable housing projects.</p>		
<p>Program H-7.1 The City will modify its affordable housing fund to accept all housing assistance fees. This fund will be used to assist nonprofit and for-profit developers to construct lower-income housing, purchase land, write down land or financing costs, rehabilitate or preserve existing units, prepare other implementation measures consistent with this element and/or monitor housing policies and programs on an ongoing basis. Assuming that the current market conditions will continue to exist during the 5-year Housing Element timeframe, the City estimates that they will assist 5 to 10 units. Responsible Agency/Department: Public Services Department/ Finance Department Time Frame: Modify by 2012 Funding: General Fund</p>	<p>The fund has not been modified. The fund as it exists was used in 2011 to provide a 0 percent residual receipts loan to the affordable housing developer of the 555 Main Street project (21 units of affordable senior housing). This program will be continued.</p>	<p>Modify number of units expected to be assisted to reflect current market conditions and continue</p>
<p>Policy H-8 (Density Bonus) The City shall grant density bonuses to encourage the development of affordable housing.</p>		
<p>Program H-8.1 The City shall grant a density bonus and incentives to developers of residential projects of five or more units who agree to provide very low- or low-income or senior housing units on-site pursuant to Government Code 65915. The City shall prepare public outreach including adding information to the City’s website to inform the public of the density bonus incentive. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, 2009–2014 Funding: General Fund</p>	<p>The City has codified its density bonus procedures in Section 17.50 of the Municipal Code in compliance with Government Code 65915 et seq. The ordinance amending Section 17.50 was approved by the City Council on March 11, 2014. The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. The City has not yet prepared public outreach information.</p>	<p>Combine into Program H-6.6 and delete.</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-9 (Variable Density) In order to encourage development of small units, development of a greater number of residential units than otherwise allowed under the existing land use and/or zoning designation may be permitted, provided that (1) at least 65 percent of the units are developed as studio or one-bedroom units; (2) the population density at full buildout of the project does not exceed the population density that corresponds with the existing land use designation and/or zoning or 1 person for every 500 square feet, whichever is less; and (3) the proposed project complies with all applicable zoning regulations, except as modified by the decision-maker through discretionary review.</p>		
<p>Program H-9.1 The City shall continue to allow variable density on all multi-family zoned property. The City shall prepare public outreach including adding information to the City’s website to inform the public of the variable density incentive. Responsible Agency/Department: City Council/Planning Division Time Frame: Ongoing, 2009–2014 Funding: General Fund</p>	<p>The City implements Program H-9.1 through standard practices and procedures and the Zoning Ordinance is available on the City’s website. The City has not prepared public outreach materials. The program will be continued.</p>	<p>Combine into Program H-6.6 and delete.</p>
<p>Policy H-10 (Mixed Types) The City will encourage the mixing of affordable housing throughout the community rather than concentrating affordable units in a few locations.</p>		
<p>Program H-10.1 The City will allow the conversion of older motels to residential use, subject to discretionary review, outside the C-VS and WF zones. Criteria for approving residential uses shall be stated in the Zoning Ordinance. Said conversions will also receive a priority in the unit allocation list. Responsible Agency/Department: City Council/Planning Division Time Frame: Ongoing, 2009–2014 Funding: General Fund</p>	<p>The City has not yet codified approval criteria for converting older motels to residential use in the Zoning Ordinance. Since 2009, no older motels have converted to residential use outside the C-VS and WF zones.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><u>Program H-10.2</u> The City will continue to allow manufactured housing (modular and mobile homes) to be sited in residential zones consistent with state and local laws. Responsible Agency/Department: Planning Division Time Frame: Ongoing, as projects are processed through the Planning Department Funding: General Fund</p>	<p>The City continues to allow manufactured housing consistent with state and local laws. (See Section 17.48.350 of the Zoning Ordinance.) This program does not need to be continued.</p>	<p>Delete.</p>
<p><u>Policy H-11 (Mixed-Use)</u> The City shall continue to promote a policy of mixed uses by allowing housing in conjunction with compatible commercial uses in appropriate mixed-use designations located throughout the City. The allowance of these mixed-use designations shall require additional findings to ensure new projects do not change the character of the neighborhood.</p>		
<p><u>Program H-11.1</u> The City shall develop criteria for determining the appropriate compatible mix of residential and commercial development to ensure neighborhood consistency. Responsible Agency/Department: Public Services Department Time Frame: June 2012 Funding: General Fund</p>	<p>The City has not developed official criteria for determining the appropriate compatible mix of residential and commercial development. When residential and commercial are developed together on a site as part of a mixed-use development, there is no set ratio of residential to commercial that is required. Because the Zoning Ordinance calls for residential to occur in the rear or above the commercial uses, a 50:50 ratio is sometimes used as a rule of thumb during project review. The City will continue to consider codifying criteria for determining the appropriate compatible mix.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-12 (Fast-Track Permitting) The City shall give high priority for permit processing to lower-income residential projects.</p>		
<p>Program H-12.1 The City will continue to expedite the permit processing procedure as an additional incentive for the development of affordable housing. Responsible Agency/Department: Planning Division Time Frame: Ongoing, as projects are processed through the Planning Department Funding: General Fund</p>	<p>Permit processing was expedited for the project at 555 Main Street. When that applicant went to City Council in 2011 to modify their permit from mixed use to 100 percent affordable, the City expedited the process to allow the developer to obtain entitlement approvals because the developer needed them secured in order to apply for state and federal affordable housing grants. This program is addressed by Program H-6.6 and will not be continued.</p>	<p>Delete.</p>
<p>Policy H-13 (Secondary Unit) Allow for the development of secondary housing units as an affordable housing option throughout the City.</p>		
<p>Program H-13.1 To comply with AB 1866 the City will continue to permit secondary dwelling units ministerially (by right) in all residential zones. A coastal Development Permit, which requires public notice and Planning Commission Approval is required for new secondary units and additions (of more than 10 percent of the main structure’s original square footage) with the Coastal Appeal Jurisdiction, and new secondary units outside the Coastal Appeal jurisdiction. Responsible Agency/Department: Planning Department Time Frame: Ongoing, as projects are processed through the Planning Department Funding: General Fund</p>	<p>Seven total second units have been permitted since 2009. Five of those were permitted ministerially and two were permitted with a conditional use permit.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
2. Conservation and Rehabilitation		
Policy H-14 (Section 8 Subsidies) The City shall continue to maintain Section 8 rent subsidies.		
Program H-14.1 The City will coordinate its efforts with the appropriate agencies to continue receiving Section 8 subsidy monies. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, 2009–2014 Funding: General Plan	Currently there are 79 Housing Choice Vouchers in use in the city. The Housing Authority’s waitlist for vouchers is currently closed. The City coordinates with the Housing Authority on income verification for affordable projects.	Continue
Policy H-15 (CDBG Grants) The City shall continue to apply for grants for the purpose of rehabilitating low-cost owner-occupied and rental housing.		
Program H-15.1 The City will apply for grant funds to enable rehabilitation of housing for lower-income households. Responsible Agency/Department: Planning Division Time Frame: Annually, 2009–2014 Funding: CDBG, HOME, other funding sources to be determined	The City’s single-family rehabilitation program has not been active since 2010 due to limited City staff resources. However, some funds continue to accumulate at the City when older rehabilitation loans are paid off. These funds could be used for future single-family rehabilitation projects or other eligible activities guided by the City’s Program Income Reuse Plan. The City is currently an entitlement jurisdiction for HUD, HOME, and CDBG funding rather than its previous status as an HCD “small city.” The City has secured CDBG entitlement funding since 2012. This program is redundant with Program H-3.1 and will be removed.	Delete



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-16 (Special needs groups) Provide financial assistance for rehabilitation of homes for elderly, disabled and disadvantaged persons.</p>		
<p>Program H-16.1 The City shall encourage local private organizations to assist elderly, disabled and disadvantaged persons in the repair and rehabilitation of their housing. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, 2009–2014 Funding: CDBG, HOME, other funding sources to be determined</p>	<p>The City has referred individuals to CAPSLO for funding options for repair and rehabilitation of their housing.</p>	<p>Continue</p>
<p>Policy H-17 (Minimizing Impact) The City shall ensure that public projects are planned to minimize their impact on the quality and stability of residential neighborhoods.</p>		
<p>Program H-17.1 To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households. In addition, the City will continue to maintain streets, parks and other public facilities and services essential to the quality of residential neighborhoods. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, forward Housing Element immediately after adoption Funding: General Fund</p>	<p>The City continues to provide the adopted Housing Element to water and wastewater providers and maintains infrastructure per state law. This program is implemented as a matter of standard City procedure and will not be continued.</p>	<p>Delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><u>Program H-17.2</u> The City is considering adopting neighborhood compatibility standards for new developments in existing neighborhoods. The City will consider developing a standard set of criteria to use in determining whether proposed projects are compatible with the existing neighborhoods in which they are proposed, the purpose of which is to give project proponents clear direction for project design and to provide staff and the Planning Commission with clear guidelines for decision-making. These criteria could include a pre-application process to provide clear direction for the project. Responsible Agency/Department: Public Services Department Time Frame: The City will consider developing standards by June 2012 Funding: General Fund</p>	<p>The City has not yet adopted neighborhood compatibility standards for new development in existing neighborhoods. At the Planning Commission meeting on March 19, 2014, the commissioners will be started the discussion of adopting FAR/neighborhood compatibility standards in order to give applications clear direction. This program will be continued.</p>	<p>Continue</p>
<p><u>Policy H-18 (Mobile Home Park Upkeep)</u> Maintain the City’s mobile home parks.</p>		
<p><u>Program H-18.1</u> The City shall promote the continued upkeep of existing economically viable mobile home parks. Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund</p>	<p>The City does not have jurisdiction over upkeep of mobile home parks. The City keeps owners of mobile home parks informed of HCD’s oversight of upkeep of mobile home parks. This program will be continued.</p>	<p>Modify to specify that the City will keep owners informed of opportunities through HCD to maintain mobile home parks through energy retrofits, housing rehabilitation, and weatherization programs and continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-18.2 The City shall continue to include mobile home units in active owner-occupied rehabilitation programs, conserving existing mobile home units. Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: CDBG, HOME, other funding sources to be determined</p>	<p>The City’s single-family rehabilitation program has not been active since 2010 due to limited City staff resources. However, some funds continue to accumulate at the City when older rehabilitation loans are paid off. These funds could be used for future single-family rehabilitation projects or other eligible activities guided by the City’s Program Income Reuse Plan. Mobile homes will be addressed by Program H-3.1 and this program will be removed.</p>	<p>Delete</p>
<p>Program H-18.3 The City will when feasible apply for a grant to conduct a feasibility study to determine the possibility of a mobile home park conversion program. The study will include an inventorying of the number of units that are RVs, trailers or mobile homes on a chassis (not on permanent foundation), the condition of the units and the identification if there are opportunities to replace with new permanent affordable housing units. Responsible Agency/Department: Public Services Department Time Frame: As funding sources become available the City will consider applying for funds by October 2011 Funding: CDBG, HOME, other funding sources to be determined</p>	<p>The City has not applied for or received grant funding to conduct a feasibility study to determine the possibility of a mobile home park conversion program.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014-2019 Housing Element
3. Protect and conserve existing affordable housing stock in Morro Bay.		
<p>Policy H-19 (At Risk) The City will cooperate with other governmental, for-profit, and nonprofit entities to ensure that no lower-income residents are adversely impacted by the conversion of existing affordable housing projects to market-rate rents.</p>		
<p>Program H-19.1 The City shall maintain a list of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include at least: the number of units, the type of government program, and the date on which the units may convert to market-rate dwellings. The City will require all property owners to provide at least 2 years notice prior to the conversion of any units for lower-income households to market-rate units in any of the following circumstances:</p> <ul style="list-style-type: none"> • the units were constructed with the aid of government funding • the units were required by the City’s Affordable Housing Program • the project was granted a density bonus • the project received other incentives <p>Such notice shall be given at least to the following:</p> <ul style="list-style-type: none"> • The City • HCD • Housing Authority of the City of San Luis Obispo • Residents of at-risk units • Any others deemed appropriate <p>Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund</p>	<p>The City tracks the subsidized units in the city. No subsidized units have converted to market rate during the planning period. There are no units at-risk of conversion to market-rate within 10 years of the beginning of the 2014-2019 planning period.</p>	<p>Continue.</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-20 (Conversion to condominiums) The City shall continue to protect existing lower-income apartment units from loss through conversion to condominiums.</p>		
<p>Program H-20.1 The City will continue to comply with Government Code Section 65590 et seq. that sets forth the requirements for conversions, demolition and replacement housing in the Coastal Zone. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, 2009–2014 Funding: General Fund</p>	<p>No low-income apartments have converted to condominiums or been demolished in the coastal zone since 2009.</p>	<p>Continue</p>
<p>Policy H-21 (Demolished Units) The City shall require the replacement of very low-, low- and moderate-income housing that is demolished with similar affordable housing.</p>		
<p>Program H-21.1 The City shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should provide relocation assistance. Responsible Agency/Department: Public Services Department Time Frame: Ongoing, 2009–2014 Funding: General Fund</p>	<p>The City has not demolished any unsafe affordable housing units since 2009.</p>	<p>Continue</p>
<p>4. Special Needs</p>		
<p>Policy H-22 (Senior Housing) Provide more senior housing opportunities throughout the City.</p>		
<p>Program H-22.1 The City shall utilize CDBG and other state or federal monies to assist in the development of lower-income senior rentals. Responsible Agency/Department: Public Services Department Time Frame: Apply for funding as Notices of Funding Availability (NOFA) are released. Funding: CDBG/federal monies</p>	<p>The City provided HOME funds and City in-lieu fee funds to the low-income senior rental project at 555 Main Street. When constructed, the project will provide 21 units of very low- and low-income senior rental housing.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><u>Program H-22.2</u> The City shall continue to permit larger group housing for seniors (such as "life care" or similar combinations of residences with various levels of nursing care) in appropriate locations, subject to discretionary review. Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: CDBG/federal monies</p>	<p>The City has not permitted any larger group housing for seniors since 2009. Implementation of this program is no longer feasible due to limited City staff resources. This program will not be continued.</p>	<p>Delete</p>
<p><u>Policy H-23 (Promote special housing needs)</u> The City shall promote the development of special housing needs, such as transitional housing, housing for seniors, housing for persons with physical, developmental or mental disabilities, farmworker housing and housing for extremely low-income persons.</p>		
<p><u>Program H-23.1</u> Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure. Responsible Agency/Department: Public Services Department Time Frame: Amend the Zoning Code by June 2010 Funding: Affordable Housing Fund</p>	<p>The City Council approved Ordinance 584 amending the Zoning Ordinance on March 11, 2014, to explicitly allow supportive and transitional housing types in all zones allowing residential uses. Transitional and supportive housing are allowed in the same way other residential uses are allowed in all of these zones. Definitions of transitional and supportive housing were also codified, pursuant to SB 2. The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><u>Program H-23.2</u> The City shall allow farmworker housing in the Agricultural and Multi-family Zones as prescribed by state law. Farmworker housing for 12 or fewer workers shall not require a conditional use permit but shall be required to obtain a Coastal Development Permit consistent with the Local Coastal Plan. Farmworker housing in the Agricultural Zone for 6 or fewer workers shall be deemed to be a single-family structure. Responsible Agency/Department: Public Services Department Time Frame: Amend the Zoning Code by June 2010 Funding: General Fund</p>	<p>The City Council approved an ordinance amending the Zoning Ordinance on March 11, 2014, to allow employee housing (including farmworker housing) as required by the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Delete</p>
<p><u>Program H-23.3</u> As required by both the Federal Fair Housing Act and the California Fair Employment and Housing Act, the City will establish a reasonable accommodation procedure to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. The City will include a reasonable accommodation procedure in its upcoming Zoning Ordinance update which will allow housing retrofits for disabled persons without discretionary review. Responsible Agency/Department: Public Services Department Time Frame: Implement a reasonable accommodations procedure by August 2010 Funding: General Fund</p>	<p>The City Council approved an ordinance amending the Zoning Ordinance on March 11, 2014, to establish a reasonable accommodation procedure in Section 17.48.400 of the Municipal Code consistent with state law. The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Program H-23.4 Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires the City to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs). To ensure zoning flexibility that allows for the development of SROs, the City will update its Zoning Ordinance to explicitly allow for SROs in the Central Business (C-1) and mixed commercial residential (MCR) districts. In addition, to help meet the needs of extremely low-income households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of SROs.</p> <p>Responsible Agency/Department: Public Services Department Time Frame: Amend the Zoning Code by June 2010 Funding: Biannually and as NOFAs are released</p>	<p>The City Council approved an ordinance amending the Zoning Ordinance on March 11, 2014, to allow SROs by right in the C-1 district and with a minor use permit in the MCR district. Performance standards for SROs were codified in Section 17.48.370 of the Municipal Code. The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Delete</p>
<p>Policy H-24 (Support family housing) The City shall support family housing that addresses resident needs for childcare, youth services, recreation opportunities and access to transit.</p>		
<p>Program H-24.1 As part of the process of assessing a proposed residential development, evaluate the potential to incorporate other uses within the project or in conjunction with the project, including, but not limited to, project-serving retail, job centers or services such as child care.</p> <p>Responsible Agency/Department: Public Services Department Time Frame: As projects are processed through the Planning Department Funding: Affordable Housing Fund</p>	<p>The City has evaluated proposed residential developments for the potential to incorporate other uses within the project or in conjunction with the project. However, most new applications have been for single-family homes. As projects come in, the potential has been evaluated through an informal process.</p>	<p>Continue</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
5. The Homeless		
Policy H-25 (Regional Homeless Shelters) The City shall participate in the operations and maintenance of the regional homeless shelter facility. The City will continue to provide information about housing opportunities and services for homeless persons through the Police Department as well as at City Hall.		
Program H-25.1 The City shall cooperate with the other cities, the County and other agencies in the development of programs aimed at providing homeless shelters and related services, including medical service for walk-in cases Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund	In 2012, the City provided \$8,600 in CDBG funds to CAPSLO for homeless services (Prado Day Center and Maxine Lewis Memorial Shelter) to support their clients who are Morro Bay homeless. CAPSLO has submitted performance reports quantifying the Morro Bay residents helped versus countywide homeless helped.	Modify to incorporate Program H-25.2 and continue
Program H-25.2 Continue to implement the regional plan to end homelessness entitled “Housing For All: A Plan to End Homelessness”. Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund	Councilmember Christine Johnson is on the Homeless Services Oversight Council (HSOC), and the City funded CAPSLO in 2012 with CDBG funding for homeless services at the Maxine Lewis Shelter and Prado Day Center.	Combine into Program H-25.1 and delete



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-26 (Emergency/Homeless Shelters) The City shall allow emergency/homeless shelters in appropriate zoning districts such as multi-family, light commercial and mixed-use zones.</p>		
<p>Program H-26.1 Pursuant to Senate Bill 2, the City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in a newly created overlay zone in the City’s Central business (C-1) district without a conditional use permit or other discretionary review. The C-1 overlay zoning district is close to transit corridors and services. The City will create this overlay zone with specific development standards for emergency shelters. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a) (4). These standards may include such items as: Lighting On-site management Maximum number of beds or persons to be served nightly by the facility Off-street parking based on demonstrated need Security during hours that the emergency shelter is in operation Responsible Agency/Department: Public Services Department Time Frame: The City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in a C-1 overlay zone by August 2010. Funding: General Fund</p>	<p>The City Council approved an ordinance amending the Zoning Ordinance on March 11, 2014, to explicitly allow emergency shelters by right in the city’s Central Business (C-1) district and to provide specific development and managerial standards for emergency shelters (see Municipal Code Section 17.48.360). The ordinance was reviewed by the Coastal Commission prior to City Council approval and is currently pending Coastal Commission approval. This program has been successfully implemented.</p>	<p>Delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
6. Energy Conservation		
Policy H-27 (Energy efficiency requirements) All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofiting of existing units shall be encouraged.		
Program H-27.1 The City will continue to implement Title 24 of the California Code of Regulations on all new development. The City will also continue to encourage the use of additional innovative energy conservation techniques such as active and passive solar systems, orientation and project layout in an endeavor to further reduce dependence upon outside energy sources. The City will make handouts and literature available to the public outlining measures that they can take to reduce energy use. Responsible Agency/Department: Building Division Time Frame: Ongoing Funding: Plan check fees	The City implements Title 24 through standard practices and procedures. The City’s Buildings and Construction Ordinance is updated on a triennial basis in coordination with the California Building Standards Code; consistency with State-mandated green building standards is ensured at that time. The City "Green Building Incentive Program" provides incentives for green/energy-conserving projects. The City has a green building kiosk at the public services counter, maintained by SLO Green Build, that provides educational materials relating to green building and energy conservation. The City provides express permit processing for photovoltaic (PV) rooftop solar projects.	Modify to incorporate Program H-27.3 and continue



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p><u>Program H-27.2</u> The City will work with PG&E and Southern California Gas Company to encourage existing residents to participate in energy efficiency retrofit programs. The City will consider sponsoring an energy awareness program in conjunction with PG&E and Southern California Gas Company to educate residents about the benefits of various retrofit programs.</p> <p>Responsible Agency/Department: Public Services Department Time Frame: Ongoing, as projects are processed through the Planning Department Funding: General Fund/PG&E</p>	<p>The City encourages residents to participate in energy efficiency retrofit programs by providing information, maintained by San Luis Obispo County Energy Watch, containing rebates and incentives relating to energy efficiency retrofits, at the public services counter.</p>	<p>Modify to incorporate Program H-27.4 and continue</p>
<p><u>Program H-27.3</u> The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.</p> <p>Responsible Agency/Department: Public Services Department Time Frame: Annually Funding: General Fund</p>	<p>The City's Buildings and Construction Ordinance is updated on a triennial basis in coordination with the California Building Standards Code; consistency with State-mandated green building standards is ensured at that time. This program will be incorporated into Program H-27.1.</p>	<p>Incorporate into Program H-27.1 and delete</p>
<p><u>Program H-27.4</u> The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).</p> <p>Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund</p>	<p>See response on status/effectiveness under Program H-27.2. This program will be combined into Program H-27.2.</p>	<p>Combine into Program H-27.2 and delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-28 (Energy-Efficient Land Use) New land use patterns shall encourage energy efficiency, to the extent feasible.</p>		
<p>Program H-28.1 The City will continue to implement the subdivision ordinance that requires new subdivisions to incorporate design features that reduce vehicle dependence and encourage pedestrian and bicycle circulation through the development of transit stops and bicycle and pedestrian routes, where feasible and appropriate. Responsible Agency/Department: Public Services Department Time Frame: As projects are processed through the Planning Department Funding: General Fund</p>	<p>The approvals for the subdivision at 2400 Main at Bonita included a requirement for bicycle racks. The approvals for the developments at 555 Main also propose bicycle racks.</p>	<p>Continue</p>
<p>7. Equal Opportunity</p>		
<p>Policy H-29 (Equal Access to Housing) The City declares that all persons, regardless of race, creed, age or sex, shall have equal access to sound and affordable housing.</p>		
<p>Program H-29.1 The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance, display posters in the City library, City Hall, and Public Services Department and post information on the City’s website. Responsible Agency/Department: All City departments that receive complaints Time Frame: Ongoing Funding: General Fund</p>	<p>The City refers persons with fair housing complaints to CRLA. The City does not document when referrals to CRLA are made. The City also designates April as Fair Housing Month every year.</p>	<p>Combine into Program H-30.1 and delete</p>



2009 Housing Element Program	Status/Effectiveness	Appropriateness for 2014–2019 Housing Element
<p>Policy H-30 (State Fair Employment and Housing) The City will promote the enforcement of the policies of the State Fair Employment and Housing Commission.</p>		
<p>Program H-30.1 The City will continue to provide information from the Department of Equal Housing and Employment regarding housing and tenant rights at City Hall and other prominent locations in the City, including the Public Services Department. Responsible Agency/Department: Planning Department Time Frame: Ongoing Funding: General Fund</p>	<p>Information from the Department of Equal Housing and Employment regarding housing and tenant rights is displayed at City Hall, the Public Services Department, and other prominent locations in the city.</p>	<p>Modify to incorporate Program H-29.1 and continue</p>
<p>8. Public Participation</p>		
<p>Policy H-31 (Public Participation) The City shall encourage the participation of all citizens of Morro Bay in the development of housing policies for the City.</p>		
<p>Program H-31.1 Prior to any public hearing where the City is considering amending or updating the housing element, the City will directly notify People's Self Help Housing Corporation, the Housing Authority of the City of San Luis Obispo, California Rural Legal Assistance and local churches, as well as post notices on the City's website and at significant public locations . Responsible Agency/Department: Public Services Department Time Frame: Ongoing Funding: General Fund</p>	<p>The City included the entities identified in Program H-31.1 and posted notices to the City's website and at significant public locations during the 2014 Housing Element update process.</p>	<p>Continue</p>
<p>Program H-31.2 The City will advocate for affordable housing by educating the Planning Commission, the City Council and the public on the benefits of affordable housing. Responsible Agency/Department: Public Services Department, City Manager, Community Groups Time Frame: Ongoing Funding: CDBG/General Fund</p>	<p>The City advocated for affordable housing through educational presentations to the Planning Commission, City Council, and the public during the 2014 Housing Element update process.</p>	<p>Continue</p>



This page intentionally left blank.



7. OBJECTIVES, POLICIES, AND PROGRAMS

State law requires that the Housing Element contain a “statement of the community’s goals, quantified objectives and policies relative to the maintenance, improvement and development of housing.” This chapter describes the proposed goals, objectives, policies, and implementation programs of the Housing Element for the City of Morro Bay.

Dates shown in the “Time frame” indicate the scheduled implementation of the program, which will be in effect from that time through the duration of the planning period. For the Housing Element, the term “second unit” is interchangeable with “granny unit” and “accessory unit.” The term “lower-income groups” is interchangeable with the extremely low-, very low-, low-, and moderate-income categories.

1. Housing Supply

Objective: Provide a continuing supply of affordable housing to meet the needs of existing and future Morro Bay residents in all income categories.

Policy H-1 (Fair Share)

Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.

Program H-1.1

The City will give the highest priority for residential development to affordable housing projects. These projects will automatically be allowed first priority for the allocation of new residential growth in each year. The priority for affordable units will also include the allocation of water and other resources as consistent with the Local Coastal Plan.

Responsible Agency/Department: ***Public Services Department***
Time Frame: ***Annually***
Funding: ***General Fund***

Program H-1.2

To ensure there is a sufficient supply of multi-family zoned land to meet the City’s Regional Housing Needs Allocation (RHNA), the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:



- Allow affordable projects to exceed the maximum height limits,
- Decrease setbacks, and/or
- Reduce parking requirements.

The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.

Responsible Agency/Department: *Public Services Department*
Time Frame: *Ongoing, as projects are processed through the Planning Division. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.*

Funding: *General Fund*

Program H-1.3

To ensure affordable multi-family projects meet maximum densities, the City will continue to implement procedures with objective standards to promote flexibility in development standards (height, parking, and setbacks) and promote the use of density bonuses to increase densities. The City will biannually review the multi-family development standards in the Zoning Ordinance and revise as necessary to ensure they don't act as a constraint to the development of affordable housing in the city. The City will give priority to projects that provide extremely low-, very low-, and low-income housing.

Responsible Agency/Department: *Public Services Department*
Time Frame: *Work with developers on a case-by-case basis to provide flexibility in development standards and promote density bonuses to increase densities as projects are processed through the Planning Division and Bi-annually review the multifamily development standards in the Zoning Ordinance.*

Funding: *General Fund*

Policy H-2 (Water Resources)

Continue to pursue additional water resources identified in the Water Management Plan.

Program H-2.1

The City will, to the extent feasible, allocate water resources to allow maximum growth to full buildout consistent with limitations contained in the certified Local Coastal Plan, General Plan, and Ordinance 266 as amended. At least annually, the



Public Services Department will provide an update to the City Council on available water supplies, projected demand under the General Plan, and the status of projects to ensure adequate supply to meet the needs of the community in accordance with the Water Management Plan, the General Plan, and this element.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Annually**
Funding: **Water Fund**

Policy H-3 (Funding)

To the extent feasible, solicit housing assistance funds from the state and federal governments in conjunction with nonprofit and for-profit developers to be used in the construction of new and rehabilitation of existing secondary units and very low- and low-income housing units.

Program H-3.1

The City will continue to work with the private sector, nonprofit agencies and to secure funds and be supportive of others pursuing funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households (including mobile homes). As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing for extremely low-income households.

In addition, in light of budget constraints and reduced staffing levels, it is unlikely that the City will pursue grant funds for affordable housing acquisition or new construction projects. Housing grant funds will be pursued for energy efficiency audits and retrofits and infrastructure repairs. Pursuit of funds for rehabilitation will occur when it is determined there is a sufficient level of interest in this type of program.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Apply for funding annually**
Funding: **CDBG, HOME, others**

Policy H-4 (Methods)

Continue to explore alternative methods for increasing its affordable housing stock with the goal of providing adequate extremely low-, very low-, and low-income, senior, and ADA accessible housing.

Program H-4.1

The City will contact HCD, housing advocates, affordable housing providers, and other appropriate information resources on an annual basis in order to stay current with the latest options for providing affordable housing.



Responsible Agency/Department: **Planning Division**
Time Frame: **Annually**
Funding: **General Fund**

Program H-4.2

Most recent housing developments in Morro Bay have not been constructed to the maximum densities allowed by zoning. Market conditions, bank financing, and insurance requirements have favored the construction of single-family detached houses. To increase housing supply and obtain densities closer to those envisioned by zoning policies, the City will do the following:

- Implement Section 17.21.70 of the City Zoning Code (Additional Incentives) that offers incentives for developing greater than the minimum densities in the multiple-family zones. The City is sensitive to the loss of multi-family-zoned land to less intensive uses, particularly given the limited number of vacant multi-family sites remaining in Morro Bay and their potential contribution toward meeting the City's housing needs.

Responsible Agency/Department: **City Council, Planning Division**
Time Frame: **Ongoing**
Funding: **General Fund**

Policy H-5 (Housing Costs)

Ensure that the City's adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing, while still attaining other important City objectives.

Program H-5.1

The City will review its user charges for public services and facilities to ensure the charges are consistent with the costs of improvements and maintenance.

Responsible Agency/Department: **Public Services Department, Finance Department**
Time Frame: **Starting in 2015, then every three years**
Funding: **General Fund**

Policy H-6.a (General Affordability)

Continue to require a percentage of new housing units built in the city be affordable to very low-, low-, and moderate-income households.

Policy H-6.b (Variable Density)

In order to encourage development of small units, development of a greater number of residential units than otherwise allowed under the existing land use and/or zoning designation may be permitted, provided that (1) at least 65 percent of the units are developed



as studio or one-bedroom units; (2) the population density at full buildout of the project does not exceed the population density that corresponds with the existing land use designation and/or zoning or 1 person for every 500 square feet, whichever is less; and (3) the proposed project complies with all applicable zoning regulations, except as modified by the decision-maker through discretionary review.

Program H-6.1

The City will continue to implement the inclusionary requirements of Section 17.50 of the Municipal code which requires that all new residential development projects of 5 or more for-sale units provide a minimum of one unit or 10 percent of the total number of units, whichever is greater, to be affordable to families with incomes in the very low-, low- or moderate-income ranges, depending on the needs of the City at the time of approval. The lower-income units may be either for rent or for sale, but shall remain affordable for at least 30 years, or such other term approved by the City, consistent with state law.

Responsible Agency/Department: **City Council/Planning Division**
Time Frame: **Ongoing, as projects are processed through the Planning Department**
Funding: **General Fund**

Program H-6.2

As an alternative to building inclusionary units, the City will allow a development to pay an in-lieu fee. Currently, the fee amount is determined with the following method: (construction cost x percentage of fee based on project size, where construction costs include all expenses related to the development of housing units, including land, construction, on- and off-site infrastructure, and associated soft costs). The City will conduct an analysis on the current method to determine whether the current fees are appropriate. If they are found to not be appropriate, the City will conduct a nexus study. Once established, the in-lieu fees will be collected and held in an affordable housing trust fund. To ensure any modifications to the City's Inclusionary Program as a result of the nexus study do not adversely impact market-rate housing, the City will also evaluate whether the Inclusionary Program poses a constraint to the development of housing. If this is found to be the case, the City will revise the program to ensure it is not a constraint to development.

Responsible Agency/Department: **Public Services Department, Finance Department**
Time Frame: **Determine whether fees are appropriate and identify constraints (if needed) by June 2016; make any recommended revisions to the fee calculations and Inclusionary Program by December 2016**
Funding: **General Fund**



Policy H-7 (Housing Trust Fund)

Develop a Housing Trust Fund to be used for the development of affordable housing projects.

Program H-7.1

This fund will be used to assist nonprofit and for-profit developers to construct lower-income housing, purchase land, write down land or financing costs, rehabilitate or preserve existing units, prepare other implementation measures consistent with this element, and/or monitor housing policies and programs on an ongoing basis.

Assuming that the current market conditions will continue to exist during the 5-year Housing Element time frame, the City estimates that it will assist two to seven units.

Responsible Agency/Department: *Public Services Department, Finance Department*

Time Frame: *Modify by 2012*

Funding: *General Fund*

Policy H-8 (Mixed Housing Types)

Encourage the mixing of affordable housing throughout the community rather than concentrating affordable units in a few locations.

Program H-8.1

The City will allow the conversion of older motels to residential use, subject to discretionary review, outside the Visitor-Serving Commercial (C-VS) and Waterfront (WF) zones. Criteria for approving residential uses will be stated in the Zoning Ordinance. These conversions will also receive a priority in the unit allocation list.

Responsible Agency/Department: *City Council, Planning Division*

Time Frame: *Ongoing; codify criteria by August 2015*

Funding: *General Fund*

Policy H-9 (Mixed Use)

Continue to promote a policy of mixed uses by allowing housing in conjunction with compatible commercial uses in appropriate mixed-use designations located throughout the city. The allowance of these mixed-use designations will require additional findings to ensure new projects do not change the character of the neighborhood.



Program H-9.1

The City will develop criteria for determining the appropriate compatible mix of residential and commercial development to ensure neighborhood consistency.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Codify criteria by June 2016**
Funding: **General Fund**

Policy H-10 (Secondary Units)

Allow for the development of secondary housing units as an affordable housing option throughout the city.

Program H-10.1

To comply with AB 1866, the City will continue to permit secondary dwelling units ministerially (by right) in all residential zones. An administrative coastal development permit, which does not require approval at a Planning Commission hearing but does require noticing, is required for new secondary units in or outside the coastal appeals jurisdiction.

Responsible Agency/Department: **Planning Division**
Time Frame: **Ongoing, as projects are processed through the Planning Division**
Funding: **General Fund**

2. Conservation and Rehabilitation

Objective: Conserve and rehabilitate the city's current stock of affordable housing.

Policy H-11 (Section 8 Subsidies)

Continue to maintain Section 8 rent subsidies.

Program H-11.1

The City will coordinate its efforts with the appropriate agencies to continue receiving Section 8 subsidy monies.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Ongoing, 2014–2019**
Funding: **General Plan**

Policy H-12 (Special Needs Groups)

Provide financial assistance for rehabilitation of homes for elderly, disabled, and disadvantaged persons.



Program H-12.1

The City will encourage local private organizations to assist elderly, disabled, and disadvantaged persons in the repair and rehabilitation of their housing.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Meet with organizations annually**
Funding: **CDBG, HOME, other funding sources to be determined**

Policy H-13 (Minimizing Impact)

Ensure that public projects are planned to minimize their impact on the quality and stability of residential neighborhoods.

Program H-13.1

The City is considering adopting neighborhood compatibility standards for new developments in existing neighborhoods. The City will consider developing a standard set of criteria to use in determining whether proposed projects are compatible with the existing neighborhoods in which they are proposed, the purpose of which is to give project proponents clear direction for project design and to provide staff and the Planning Commission with clear guidelines for decision-making. These criteria could include a pre-application process to provide clear direction for the project.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Consider developing standards and adopt standards if determined they are needed by June 2015**
Funding: **General Fund**

Policy H-14 (Mobile Home Park Upkeep)

Maintain the city's mobile home parks.

Program H-14.1

The City will promote the continued upkeep of existing economically viable mobile home parks by keeping park owners informed of opportunities through HCD to maintain mobile home parks through energy retrofits, housing rehabilitation, and weatherization programs.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Inform owners every two years beginning in 2015**
Funding: **General Fund**



Program H-14.2

The City will when feasible apply for a grant to conduct a feasibility study to determine the possibility of a mobile home park conversion program. The study will include an inventory of the number of units that are RVs, trailers, or mobile homes on a chassis (not on permanent foundation), the condition of the units, and the identification of opportunities to replace them with new permanent affordable housing units.

Responsible Agency/Department: **Public Services Department**
Time Frame: **As funding sources become available; consider applying for funds by October 2014**
Funding: **CDBG, HOME, other funding sources to be determined**

3. Protect and conserve existing affordable housing stock in Morro Bay.

Objective: Preserve all affordable housing units in the city.

Policy H-15 (At-Risk Units)

Cooperate with other governmental, for-profit, and nonprofit entities to ensure no lower-income residents are adversely impacted by the conversion of existing affordable housing projects to market-rate rents.

Program H-15.1

The City will maintain a list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units may convert to market-rate dwellings. No units have been identified as at-risk of converting to market rate within 10 years of the beginning of the 5th cycle Housing Element planning period.

The City will require all property owners to provide at least 2 years' notice prior to the conversion of any units for lower-income households to market-rate units in any of the following circumstances:

- The units were constructed with the aid of government funding.
- The units were required by the City's Affordable Housing Program.
- The project was granted a density bonus.
- The project received other incentives.



Such notice will be given at least to the following:

- The City
- HCD
- Housing Authority of the City of San Luis Obispo
- Residents of at-risk units
- Any others deemed appropriate

Responsible Agency/Department: *Public Services Department*
Time Frame: *Ongoing*
Funding: *General Fund*

Policy H-16 (Conversion to Condominiums)

Continue to protect existing lower-income apartment units from loss through conversion to condominiums.

Program H-16.1

The City will continue to comply with Government Code Section 65590 et seq. that sets forth the requirements for conversions, demolitions, and replacement housing in the coastal zone.

Responsible Agency/Department: *Public Services Department*
Time Frame: *Ongoing, 2014–2019*
Funding: *General Fund*

Policy H-17 (Demolished Units)

Require the replacement of very low-, low-, and moderate-income housing that is demolished with similar affordable housing.

Program H-17.1

The City will require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.

Responsible Agency/Department: *Public Services Department*
Time Frame: *Ongoing, 2014–2019*
Funding: *General Fund*



4. Special Needs

Objective: Meet the housing needs of special groups of Morro Bay residents, including seniors, disabled persons, and single parents.

Policy H-18 (Senior Housing)

Provide more senior housing opportunities throughout the city.

Program H-18.1

The City will utilize CDBG and other state or federal monies to assist in the development of lower-income senior rentals.

Responsible Agency/Department: *Public Services Department*
Time Frame: *Apply for funding as Notices of Funding Availability (NOFA) are released*
Funding: *CDBG/federal monies*

Policy H-19 (Special Housing Needs)

Promote the development of special housing needs, such as transitional housing, housing for seniors, housing for persons with physical, developmental, or mental disabilities, farmworker housing, and housing for extremely low-income persons.

Program H-19.1 (Developmental Disability Needs)

The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the City, county, state, and federal governments. In addition, as appropriate, the City will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.

Responsible Agency/Department: *Public Services Department, City Council*
Time Frame: *Seek funding opportunities beginning in 2014–2015 and annually thereafter; all program components are ongoing*
Funding: *Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups*



Policy H-20 (Family Housing)

Support family housing that addresses resident needs for child care, youth services, recreation opportunities, and access to transit.

Program H-20.1

As part of the process of assessing a proposed residential development, the City will evaluate the potential to incorporate other uses within the project or in conjunction with the project, including, but not limited to, project-serving retail, job centers, or services such as child care.

Responsible Agency/Department: **Public Services Department**
Time Frame: **As projects are processed through the Planning Division**
Funding: **Affordable Housing Fund**

5. The Homeless

Objective: Reduce the incidence of homeless persons in the community, work with other cities, the County, and various nonprofits to continue to operate a convenient homeless shelter for the region.

Policy H-21 (Regional Homeless Shelters)

Participate in the operations and maintenance of the regional homeless shelter facility. The City will continue to provide information about housing opportunities and services for homeless persons through the Police Department as well as at City Hall.

Program H-21.1

The City will cooperate with other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services, including medical service for walk-in cases. The City will continue to implement the regional plan to end homelessness entitled “Housing for All: A Plan to End Homelessness.”

Responsible Agency/Department: **Public Services Department**
Time Frame: **Ongoing; meet with homeless service providers and other county jurisdictions annually**
Funding: **General Fund**



6. Energy Conservation

Objective: Increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Morro Bay residents.

Policy H-22 (Energy Efficiency Requirements)

Require all new dwelling units to meet current state requirements for energy efficiency. The retrofitting of existing units will be encouraged.

Program H-22.1

The City will continue to implement Title 24 of the California Code of Regulations on all new development and will continue to ensure that local building codes are consistent with state mandated or recommended green building standards. The City will also continue to encourage the use of additional innovative energy conservation techniques such as active and passive solar systems, orientation, and project layout in an endeavor to further reduce dependence on outside energy sources. The City will make handouts and literature available to the public outlining measures that they can take to reduce energy use.

Responsible Agency/Department: ***Building Division, Public Services Department***
Time Frame: ***Ongoing; ensure consistency with state green building standards triennially when the California Building Code is adopted***
Funding: ***Plan check fees and General Fund***

Program H-22.2

The City will work with the Pacific Gas and Electric Company (PG&E) and the Southern California Gas Company to encourage existing residents to participate in energy efficiency retrofit programs. The City will consider sponsoring an energy awareness program in conjunction with PG&E and the Southern California Gas Company to educate residents about the benefits of various retrofit programs.

Responsible Agency/Department: ***Public Services Department***
Time Frame: ***Ongoing, as projects are processed through the Planning Division***
Funding: ***General Fund/PG&E***

Program H-22.3

To promote residential energy efficiency retrofits, the City will pursue membership in a property assessed clean energy (PACE) program. PACE programs allow property owners to install water and energy efficiency and renewable energy projects with low interest financing that rides with the property instead of the homeowner.



The City will coordinate with the County or statewide PACE program providers to identify and enroll in an appropriate program.

Responsible Agency/Department: **Public Services Department**
Time Frame: **Enroll in a PACE program by 2015**
Funding: **General Fund**

Policy H-23 (Energy-Efficient Land Use)

Encourage energy efficiency in new land use patterns, to the extent feasible.

Program H-23.1

The City will continue to implement the subdivision ordinance which requires that new subdivisions incorporate design features reducing vehicle dependence and encouraging pedestrian and bicycle circulation through the development of transit stops and bicycle and pedestrian routes, where feasible and appropriate.

Responsible Agency/Department: **Public Services Department**
Time Frame: **As projects are processed through the Planning Division**
Funding: **General Fund**

7. Equal Opportunity

Objective: Ensure equal access to sound, affordable housing for all persons regardless of race, creed, age, or sex.

Policy H-24 (Fair Employment and Housing)

Promote the enforcement of the policies of the California Department of Fair Employment and Housing. The City declares that all persons, regardless of race, creed, age, or sex, will have equal access to sound and affordable housing.

Program H-24.1

The City will continue to provide information from the California Department of Fair Employment and Housing regarding housing and tenant rights at City Hall and other prominent locations in the city, including the Public Services Department. The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance (CRLA).

Responsible Agency/Department: **Planning Division and all City departments that receive complaints**
Time Frame: **Ongoing**
Funding: **General Fund**



8. Public Participation

Objective: Ensure participation of all economic segments of the community in the development of housing policy for Morro Bay.

Policy H-25 (Public Participation)

Encourage the participation of all citizens of Morro Bay in the development of housing policies for the city.

Program H-25.1

Prior to any public hearing where the City is considering amending or updating the housing element, the City will directly notify People's Self-Help Housing Corporation, the Housing Authority of the City of San Luis Obispo, California Rural Legal Assistance, the Chamber of Commerce and Business Bureau, and local churches, as well as post notices on the City's website and at significant public locations.

Responsible Agency/Department: *Public Services Department*

Time Frame: *Ongoing*

Funding: *General Fund*

Program H-25.2

The City will advocate for affordable housing by educating the Planning Commission, the City Council, and the public on the benefits of affordable housing.

Responsible Agency/Department: *Public Services Department, City Manager, Community Groups*

Time Frame: *Ongoing*

Funding: *CDBG/General Fund*



QUANTIFIED OBJECTIVES SUMMARY

Based on the policies and actions outlined in Table 46, the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the next five years. The City should be able to facilitate the development of 149 new units and assist with the rehabilitation of 80 units between 2009 and 2014.

TABLE 46: QUANTIFIED OBJECTIVES SUMMARY (2009–2014)

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Fair Share Allocation	19	20	24	27	65	155
Residential Permits Issued (1/14–3/14)	0	0	0	0	6	6
New Construction Objectives ¹	19	20	24	27	59	149
Rehabilitation	2	8	15	10	0	35
Preservation ⁵	0	0	0	0	0	0
Total	21	28	39	37	65	190

Source: SLOCOG 2013; City of Morro Bay 2014

Notes:

¹ These numbers are based on the Regional Housing Needs Allocation.

² There are no units currently at risk, but the City will continue to monitor the existing affordable units (Program H-15-1).

APPENDIX A-
MASTER FEE SCHEDULE

Adopted Master Fee Schedule For the 2013/14 Fiscal Year

Table of Contents

Preface	i
All City Departments & Offices	1
Elections	2
Finance Department	3
Public Services Department:	
Building	4
Business License	8
Engineering	12
Planning	14
Water	18
Sewer	19
Police Department	20
Fire Department	25
Harbor Department	30
Recreation and Parks Department	33
Transit	37
2013/14 Resolution of Adoption	40

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Preface

All fees, except for those related to Business License, are subject to increase by either the April Consumer Price Index (CPI) for Los Angeles-Riverside-Orange County, or the Engineering News Record (ENR), unless prevented by law. Business License adjusts based on the March CPI, per Municipal Code Section 5.04.050.

ENR for April 2013 = 2.273%

CPI for April 2013 = 0.9%

CPI for March 2013 = 1.3%

The Master Fee Schedule is updated annually in June/July; therefore, any fees adopted after its publication, and prior to the next annual update, may not be included.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

All Departments & Offices

Photocopies:		
First page	\$	0.75
Each additional page	\$	0.25
Photocopies mailed:		
Cost of postage		Actual
First page	\$	0.75
Each additional page	\$	0.25
Appeal fee:		
Non-refundable appeal fee for non-land use administrative decisions	\$	250.00

Notes:

Unless specifically identified elsewhere (e.g., Public Safety), all departments and offices shall use these rates.

**City of Morro Bay
Master Fee Schedule
For the 2013/14 Fiscal Year**

Elections

Filing fee:

Notice of intention to circulate petition - this amount is refundable under Elections Code Section 9202(b), with conditions

\$ 200.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Finance Department

Copies:

Budget document, per copy	\$	25.00
---------------------------	----	-------

Basic Financial Statements (City Audit), per copy	\$	25.00
---	----	-------

Master Fee Schedule document, per copy	\$	25.00
--	----	-------

Returned check charge (CA Civil Code Section 1719):

First time	\$	25.00
------------	----	-------

Each subsequent	\$	35.00
-----------------	----	-------

Utility Billing:

Water service application fee	\$	25.00
-------------------------------	----	-------

Physical posting of shut-off notice at customer location	\$	54.00
--	----	-------

Refundable Utility deposit - residential tenants only ¹	\$	100.00
--	----	--------

Reconnection (MC 13.04.310)	\$	46.00
-----------------------------	----	-------

¹ A deposit is required from all residential tenants who sign up for utility service. Existing residential tenants, whose service is terminated due to delinquent non-payment, will be required to pay a deposit, in addition to the service reconnection fee, in order to restore service ONLY IF THE DEPOSIT HAS NOT PREVIOUSLY BEEN COLLECTED.

If the residential tenant moves within the City limits, the deposit will transfer with the residential tenant to his/her new address.

The deposit is applied to the closing bill when the residential tenant moves out; any remaining credit balance is refunded. If the tenant's status changes to an owner, the deposit is refunded.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Building

Building & Construction Permits:		
Valuation of from 0 - \$3,000 (including electrical service less than 600 amp, and minor plumbing alternatives)	\$	83.00
\$3,001 and up - .025 x total valuation as determined by the Building Official (50% upon submittal/50% at issuance)		
Construction Operation After Hours	\$	31.00
Building Re-Address Processing	\$	30.00
Demo w/o Asbestos	\$	66.00
Demo w/ Asbestos	\$	133.00
In-lieu Housing Fee (if unit not affordable housing) - per sq/ft	\$	0.32
General Plan Maintenance - 6% Surcharge on all Building Permits ²		
SMIP Category I (Residential) - .0001 x valuation		
SMIP Category II (Commercial) - .00021 x valuation		
Unsafe Building repair, demolition or moving structure - charged at cost		
Special Inspection and Plan Review Fees:		
Inspection Fees - outside of normal work hours - per hour, 2 hour minimum	\$	151.00
Re-Inspection Fees - per hour	\$	76.00
Property condition report for Condominium Conversions	\$	18.00
Inspection for which no fee is otherwise indicated - per hour, 1/2 hour minimum	\$	76.00
Additional Plan Review required by changes, additions, revisions to the approved plans - per hour, 1/2 hour minimum	\$	76.00
Use of outside consultants for special plan checking and inspection - charged at actual cost		
Penalty for commencing construction without permit(s). This is in addition to the standard building permit fees.	\$	105.00
		+ 2 times permit fee + \$52.00 per day after notice
Retrofit upon transfer of sale	\$	34.00

² General Plan Maintenance surcharge includes 1% for Geographic Information System (GIS) Maintenance

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Building Development Impact Fees ³

Building fees, per square foot ⁴:	
Residential:	
Single Family ⁵	\$ 3.89
Multi-Family ⁵	\$ 6.21
Non-residential:	
Commercial ⁵	\$ 3.90
Office ⁵	\$ 2.77
Industrial ⁵	\$ 1.44
Park fees for residential in-fill lots, per square foot:	
Single Family	\$ 1.20
Multi-Family	\$ 2.00
Water fee:	
1" meter	\$ 2,422.00
1-1/2" meter	\$ 4,844.00
2" meter	\$ 7,747.00
3" meter	\$ 15,495.00
Wastewater fee:	
1" meter	\$ 4,446.00
1-1/2" meter	\$ 8,893.00
2" meter	\$ 17,783.00
3" meter	\$ 28,452.00

³ Adjust annually based on change in Engineering News Record (ENR).

⁴ Fees are per square foot including garages (enclosed spaces). Single-family residential additions of 500 square feet or less are exempt (this is for a cumulative five (5) year period).

⁵ Plus water **and** wastewater fees, which are based on meter size

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Building Development Impact Fees

Public Facilities Fees (per square foot):

Residential:

Single Family Residential:

General Government	\$ 1.15
Police	\$ 0.39
Parks	\$ 1.20
Fire	\$ 0.42
Storm Drain	\$ 0.05
Traffic	\$ 1.86
Water ⁶	\$ 0.64
Wastewater ⁶	\$ 1.79

Multi-Family Residential:

General Government	\$ 1.91
Police	\$ 0.63
Parks	\$ 2.00
Fire	\$ 0.70
Storm Drain	\$ 0.06
Traffic	\$ 2.90
Water ⁶	\$ 0.97
Wastewater ⁶	\$ 2.66

⁶ Water and Wastewater actual fees are based on the meter size. Amount shown is estimated based on the fees divided by the estimated building square feet.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Building Development Impact Fees

Public Facilities Fees, per square foot (continued):	
Non-residential:	
Commercial:	
General Government	\$ 0.23
Police	\$ 0.06
Parks	\$ 0.01
Fire	\$ 0.21
Storm Drain	\$ 0.03
Traffic	\$ 3.35
Water ⁶	\$ 2.41
Wastewater ⁶	\$ 4.45
Office:	
General Government	\$ 0.31
Police	\$ 0.08
Parks	\$ 0.01
Fire	\$ 0.30
Storm Drain	\$ 0.03
Traffic	\$ 2.01
Water ⁶	\$ 2.41
Wastewater ⁶	\$ 4.45
Industrial:	
General Government	\$ 0.09
Police	\$ 0.03
Parks	\$ 0.01
Fire	\$ 0.08
Storm Drain	\$ 0.03
Traffic	\$ 1.16
Water ⁶	\$ 2.41
Wastewater ⁶	\$ 4.45

⁶ Water and Wastewater actual fees are based on the meter size. Amount shown is estimated based on the fees divided by the estimated building square feet.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Business License⁷

Business License:

Business License fee - varies by type of license requested	See Subsequent Pages
Business License listing, per list	\$ 15.00
Business License, transfer (MC 5.04.220)	\$ 2.00
Business License, duplicate (MC 5.04.230)	\$ 2.00
Home Occupation Permit Processing Fee (one time fee)	\$ 65.00
Home Occupation Basic (annual)	\$ 135.00
Home Occupation Exception (annual)	\$ 57.00

⁷ With the adoption of the 2013/14 Master Fee Schedule, a \$3 software maintenance fee was added to Business License fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Business License⁷ Exhibit A

Business License (MC 5.08):

Ambulances

License	Annum	\$ 109.00
---------	-------	-----------

Apartments, Motel, Hotel, Multiple Dwellings, Rest Homes, Rooming Houses, Hospitals & Sanitariums	Annum	\$ 135.00
--	-------	-----------

Plus: Each Unit/Person cared for Over 4		\$ 5.00
---	--	---------

Art Hobby or Handicraft Show & Exhibitions	Gross Receipts	
--	----------------	--

Minimum Per Salesperson	Annum	\$ 3.00
-------------------------	-------	---------

Auctioneers

No Fixed Place of Business	Day	\$ 135.00
----------------------------	-----	-----------

Fixed Place of Business	Annum	\$ 135.00
-------------------------	-------	-----------

Plus: Each Employee	Annum	\$ 32.00
---------------------	-------	----------

Bingo		\$ 66.00
-------	--	----------

Carnivals and Circuses	Day	\$ 534.00
------------------------	-----	-----------

3-more sale	Annum	\$ 135.00
-------------	-------	-----------

Coin-Operated Vending Machine	Gross Receipts	0.01
-------------------------------	----------------	------

Contractors

General	Annum	\$ 266.00
---------	-------	-----------

One Job Only	Job	\$ 135.00
--------------	-----	-----------

Specialty	Annum	\$ 135.00
-----------	-------	-----------

One Job Only	Job	\$ 35.00
--------------	-----	----------

Delivery By Vehicle For One or More Vehicles	Annum	\$ 135.00
--	-------	-----------

Exhibiting Animals or Trick Riding, Wire Dancing or other Exhibitions (Exception No Fee or Admission)	Day	\$ 56.00
--	-----	----------

Fire Wreck or Bankrupt Sale, Each Sale		\$ 189.00
--	--	-----------

Plus: In Excess of 3 Days	Day	\$ 109.00
---------------------------	-----	-----------

⁷ With the adoption of the 2013/14 Master Fee Schedule, a \$3 software maintenance fee was added to Business License fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Business License⁷ Exhibit A (page 2)

Flea Markets	Daily Gross		
Minimum per Salesperson	Day	\$	10.00
Garage Sales			No Fee
ERR			
Merry-Go-Round, Revolving Wheel Chute, Tobaggan, Slide, Mechanical Riding Contrivance or Pony Ride	Day	\$	56.00
Money Lenders & Pawnshops		\$	537.00
Non-Profit Organizations			Exempt
Peddlers, Solicitors, or Itinerant Merchants			
Peddlers	Day	\$	56.00
Solicitors	Day	\$	109.00
Plus: Each Employee	Day	\$	53.00
Itinerant Merchants	Day	\$	56.00
	Week	\$	109.00
	Month	\$	162.00
	Quarter	\$	213.00
	180 days	\$	266.00
Public Utilities	Annum	\$	135.00
Plus: Each Employee	Annum	\$	32.00
Exception: When City Franchise Tax is greater than \$80.00			
Private Patrol	Annum	\$	67.00
Public Dance (Exception No Fee or Admission)	Day	\$	56.00
Real Estate			
Calif. Licensed Broker	Annum	\$	135.00
Each Salesman or Agent	Annum	\$	32.00
Each Employee	Annum	\$	23.00

⁷ With the adoption of the 2013/14 Master Fee Schedule, a \$3 software maintenance fee was added to Business License fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Business License⁷ Exhibit A (page 3)

Secondhand Store or Junkdealer	Annum	\$	135.00
Plus: Each Employee	Annum	\$	32.00
Skating Rink	Annum	\$	135.00
Plus: Employee	Annum	\$	32.00
Taxicabs			
License Per Cab	Annum	\$	73.00
Driver	Annum	\$	10.00
Tent Show or Itinerant Show (Exception No Fee or Admission)	Day	\$	135.00
Trailer House, RV or Mobile Home Park			
Rental Spaces 1-4	Annum	\$	135.00
Plus: Additional Space	Annum	\$	5.00
Undesignated Professionals	Annum	\$	135.00
Plus: Each Employee	Annum	\$	32.00
Wrestling or Boxing Show	Day	\$	56.00

⁷ With the adoption of the 2013/14 Master Fee Schedule, a \$3 software maintenance fee was added to Business License fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Engineering

Engineering:

Subdivisions, commercial or multifamily are typically more complex, and require more review.

Flood Hazard Development Permit (MC 14.72.040):

Permit, minimum fee^{8 & 9} \$ 190.00

Flood Plain Letter \$ 95.00

Subdivisions:

Final Map - Tract, minimum fee (MC 16.24.040J)^{8 & 9} \$ 1,222.00

Final Parcel Maps with Improvements, minimum fee^{8 & 9} \$ 314.00

Final Maps Amendment Review, minimum fee^{8 & 9} \$ 263.00

Inspections/Plan Review

Inspections	Cost of service
-------------	-----------------

Public/Subdivision Improvement Plan Check, minimum fee ^{8 & 9}	\$ 450.00
---	-----------

Abandonment Process

Street/R-O-W Abandonment Process ⁹	\$ 898.00
---	-----------

Encroachment Permits⁹ (MC 13.16.140):

Regular	\$ 129.00
---------	-----------

Special - Engineered Structures, minimum fee ⁸	\$ 282.00
---	-----------

Non-Engineered Structures, minimum fee ⁸	\$ 129.00
---	-----------

Annual Utility Encroachment Permit	\$ 198.00
------------------------------------	-----------

Wide Load Permit with Traffic Control Plans - Per Year ⁸	\$ 90.00
---	----------

Wide Load Permit with Traffic Control Plans - One Time ⁸	\$ 16.00
---	----------

Street & Sidewalks:

Exception Application	\$ 160.00
-----------------------	-----------

⁸ Time and materials costs may be added to minimum, when actual cost exceeds the minimum fee.

⁹ With the exception of Wide Load Permits, Encroachment Permits fees adjust annually based on the April Engineering News Record (ENR-CCR)

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Engineering

Stormwater fees:

Single family:

Planning review of preliminary stormwater plan	\$	142.00
--	----	--------

Building permit review of stormwater plan	\$	186.00
---	----	--------

Inspection of stormwater facility/erosion control	\$	99.00
---	----	-------

Other (per 6,000 sq ft lot area, or fraction thereof):

Planning review of preliminary stormwater plan	\$	142.00
--	----	--------

Building permit review of stormwater plan	\$	186.00
---	----	--------

Inspection of stormwater facility/erosion control	\$	99.00
---	----	-------

Trees:

Removal Permit (to trim, brace or remove, MC 12.08.110)	\$	256.00
---	----	--------

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Planning

Affordable Housing In-Lieu Funding Assistance Fee	\$	541.00
--	----	--------

Applicants requesting assistance for affordable housing projects or programs with affordable housing in-lieu fees shall pay a base deposit fee of \$500 to conduct the necessary financial analysis to determine the justification of the fee assistance. All expenses associated with further financial analyses (real estate financial pro forma) shall be paid by the applicant and deposited into this fund to cover all City expenses. These fees will either be reimbursed to the applicant or credited toward other project fees, if the City Council determines that financial assistance from the housing in-lieu fee fund is justified.

Coastal Permits:

Coastal Permit in combination with Conditional Use Permit		No Fee
---	--	--------

Coastal Permit (Administrative)	\$	704.00
---------------------------------	----	--------

Single Family Dwelling, Multiple Dwelling, Office, Commercial, Convention, Industrial & Institutional	\$	3,044.00
---	----	----------

Additions greater than 10% to Single Family Dwelling in Coastal Appeals area (Planning Commission)	\$	505.00
--	----	--------

Emergency Permit (excluding required regular CDP)	\$	634.00
---	----	--------

Other Administrative:

Tree Removal, private	\$	242.00
-----------------------	----	--------

Environmental:

Categorical Exemption	\$	86.00
-----------------------	----	-------

Negative Declaration	\$	1,047.00
----------------------	----	----------

Mitigated Negative Declaration	\$	3,356.00
--------------------------------	----	----------

Filing Fee - for environmental document as per County	\$	51.00
---	----	-------

Environmental Impact Report - contract amount plus 25% attorney fees on all discretionary projects - cost	\$	4,556.00
---	----	----------

Department of Fish & Game CEQA document fee (pass through - see www.dfg.ca.gov for fee)		
---	--	--

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Planning

Miscellaneous:	
Letter regarding land use confirmation or other research - per hour	\$ 86.00
Development Agreement	\$ 4,556.00
Applicant Requested Continuance	\$ 111.00
Street Name/Rename Processing	\$ 403.00
Fine, in addition to permit - \$100.00 plus two times permit fee; plus \$50 per day - after notice. Deposit required.	
Request for Averaging Front Yard Setbacks (sq ft)	\$ 110.00
Appeals of City decisions excluding Coastal Permits in Coastal Appeal Jurisdiction - refundable if applicant prevails	\$ 250.00
Copy of Planning Commission DVD	\$ 12.00
Notification fees:	
Planning Commission hearings	\$ 138.00
Administrative hearings	\$ 87.00
Special Event - based on actual personnel cost	
Planned Development Zone:	
Projects with planned development overlay (for construction of SFR in PD overlay zone) see CUP fees; for all other projects, if within waterfront master plan area, charge time and materials plus a deposit that is to be tiered based on size of the project (Council action 8/23/10).	

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Planning

Sign Permits:

Sign permit	\$ 86.00
Sign Exception (CUP)	\$ 714.00
Pole Sign (CUP)	\$ 714.00
Fines:	
Temporary, beyond time allowed by Ordinance - per day after notice	\$ 10.00
Permanently attached signs w/o permit - per day after notice	\$ 21.00

Subdivisions:

Note: all subdivisions may be billed at direct cost

Tentative Parcel Map Application	\$ 3,245.00
Tentative Tract Map Application up to 10 lots/plus \$100.00 per lot over 10	\$ 4,327.00
Amendments to Existing Tract or Parcel Maps	\$ 2,323.00
Lot Line Adjustment	\$ 762.00
Certificate of Compliance (legal determination) - fee plus a deposit for extensive research as needed	\$ 525.00
Lot Mergers	\$ 211.00

Text Amendments:

Zone Changes - deposit plus cost	\$ 4,556.00
Specific Plan	\$ 4,683.00
General Plan/Local Coastal Plan Amendment deposit plus cost	\$ 4,683.00
Annexations - deposit plus cost	\$ 4,931.00

Time Extensions:

Time Extensions for CUP, regular Coastal Permits and Variance (Planning Commission)	\$ 525.00
Time Extensions for Tract Maps and Parcel Maps	\$ 525.00
Time Extensions - Administrative	\$ 44.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Planning

Use Permits

Note: All Use Permits may be billed at direct cost at the discretion of the Public Services Director - scheduled fee would then be deemed as a deposit

Note: All refund requests must be submitted in writing to the City and must include the permit number.

Conditional Use Permit	\$ 3,917.00
One SFR in a Planned Developed Zone or Bluff Area	\$ 594.00
Occupancy changes Commercial/Industrial (no construction)	\$ 505.00
Additions to non-conforming uses structures, not adding units or new uses	\$ 505.00
Minor Use Permit	\$ 541.00
Temporary Use Permit - longer than 10 days	\$ 541.00
Outdoor Display and Sales and Outdoor Dining	\$ 863.00
Administrative Temporary Use Permit - 7 consecutive or 10 non-consecutive days per calendar year	\$ 44.00
Amendments to Existing Permits (Planning Commission)	\$ 1,942.00
Major Modification While Processing	\$ 1,459.00
Minor Amendments to Existing Permits (Administrative)	\$ 184.00

Variations:

Variance	\$ 2,413.00
Variations processed with other permits	\$ 725.00
Minor Variance	\$ 399.00
Parking Exceptions	\$ 123.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Water

Water Service:

Application (MC 13.04.07)	\$	25.00
Connection - Within City will be charged at cost (MC 13.04.100)		
Connection - Outside City will be charged at 2 x cost (MC 13.04.100)		
Connection - Subdivisions will be charged at owner expense (MC 13.04.100)		
Main Extension Approval will be charged at cost (MC 13.04.120)		
Temporary Service Application will be charged at cost (MC 13.04.150)		

Meter Installations/Connections:

3/4 inch to 5/8 inch meter (water fee plus wastewater fee)	\$	1,350.00
1 inch to 1-1/2 inch meter	\$	1,811.00
2 inch meter and above	\$	Cost of service
Meter Box Installation	\$	218.00
Temporary Water Meter Rental	\$	87.00
Water Meter Re-Read	\$	26.00
Reconnection (MC 13.04.310)	\$	46.00
After - Hours Water Meter Turn Off/On	\$	117.00
"Drop in" meter fee, up to 2 inches	\$.75 x regular meter fee
Relocation of water meter for customer convenience	\$	1.5 x regular meter fee
Water meter lock - cost of replacing damaged lock	\$	Lock + \$46
Circuses, Carnivals & Traveling Shows - Fire Hydrant (MC 13.04)		

Fire Hydrants - Contractor Use (MC 13.04.360):

Meter Installation and Removal - per Council Resolution; will be charged at cost

Meter Use - per day	\$	4.00
---------------------	----	------

Water Cross Connection (MC 13.08.070B):

Certificate of Compliance	\$	23.00
---------------------------	----	-------

Water Usage (MC 13.04.220, sewer rates not included):

Per Council Resolution

Water Deposit:

Refundable deposit - residential tenants only	\$	100.00
---	----	--------

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Public Services Department Sewer

Sewer:

Connection Permit - fee plus staff time for inspection (MC 13.12.010) \$ 76.00

Extension - pro rated - to be charged at cost (MC 13.12.050)

Use of Existing Sewer Permit - per Council Resolution (MC 13.12.090)

Use Charges - per Council Resolution (MC 13.12.210)

Discharge Fee - Recreational Vehicles and Campers (MC 13.12.250A, no charge)

Discharge Fee - Tank Trucks and Commercial per truck, for each 1,000 gallon capacity (MC 13.12.250B) \$ 7.00

Private Facility (MC 13.12.280, no charge)

Minimum and Availability Charge - per Council Resolution (MC 13.12.090)

Raising Manhole to Grade - cost of providing service

Sewage Spill Cleanup - cost of providing service

Spill in Right-of-Way Cleanup - cost of providing service

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Police Department (See Notes)

Permits & Licenses:	
Sex/Narcotic Registrant Fee	\$ 0.00
Tow/Taxi Service Provider Application Fee	\$ 598.00
Taxi Operator Permit Application Fee	\$ 381.00
Taxi Operator Permit Application Renewal Fee	\$ 64.00
Second Hand Dealer Permit - City Application Fee (does not include Department of Justice fee)	\$ 318.00
Second Hand Dealer Permit renewal - City Application Fee (does not include Department of Justice fee)	\$ 158.00
Massage Therapist/Parlor Permit Application Fee	\$ 132.00
Police Copies:	
Report/Document Copies - per page	\$ 1.00
Support Services Manager Activity:	
Digital Photo Reproduction to CD - per hour, 1 hour minimum	\$ 53.00
Audio/Video Tape Reproduction - per hour, 1 hour minimum	\$ 53.00
Record Searches/Reviews/Clearance/Responses - per hour, 1 hour minimum	\$ 53.00
Officer Activity:	
Equipment Citation Sign Off	\$ 15.00
Vehicle Impound Fee Administrative Costs (CVD 22850.5)	\$ 158.00
Abandoned Vehicle Removal (junk vehicles/parts)	\$ 318.00
Juvenile In Custody Service - per hour	\$ 69.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Police Department (See Notes)

Other Police Services:		
Firearms - seizure/storage (PC 12021.3 33880)	\$	53.00
State Mandated Costs		
Concealed Weapons Permit (does not include DOJ or other fees)	\$	106.00
Renewal of Concealed Weapons Permit (does not include cost of ID card)	\$	26.00
Subpoena Duces Tecum (does not include costs of report, etc.)	\$	15.00
Delinquent Parking Citation Copy	\$	2.00
Repossessed Vehicle	\$	15.00
Booking Fees (current cost - cost is dependent on charges by County)	\$	115.00
Live scan Fingerprint Fees (PC 13300(e))	\$	DOJ + \$20
Criminal History Review (PC 13322)	\$	26.00
Cost Recovery		
DUI Emergency Response		Actual Cost
False Alarm Response (after 3rd false alarm in a year)	\$	212.00
No Cost Services:		
Bicycle License	\$	0.00
Voluntary Gun Registration	\$	0.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Police Department (See Notes)

Parking Fines:	<u>MBMC</u>	<u>Vehicle Code</u>	
Parking within a Parkway	10.40.020		\$ 53.00
No Parking Areas	10.40.030		\$ 53.00
Posted Restricted Parking	10.40.040		\$ 53.00
72-Hour Parking	10.40.060		\$ 64.00
Vehicle Repair on Public Street	10.40.080		\$ 53.00
Parking on Grade without Turning Wheels	10.40.090		\$ 53.00
Parking within Space Marking	10.40.110		\$ 53.00
Curb Markings (red, yellow, etc.)	10.40.120		\$ 53.00
Parking in Passenger Loading Zone	10.40.150		\$ 53.00
Parking in Alley	10.40.160		\$ 53.00
Limited Time Parking	10.40.170		\$ 53.00
Violating Diagonal Parking	10.40.190		\$ 53.00
No Stopping in Designated Area	10.40.200		\$ 53.00
Failure to Pay Established Fee	10.44.070		\$ 53.00
Failure to Display Receipt	10.44.070		\$ 53.00
Overnight Camping	08.24.010		\$ 112.00
Expired registration		4000(a)	\$ 53.00
Parking in Fire Lane		22500.1	\$ 169.00
Blocking Driveway		22500e	\$ 53.00
Blocking Wheelchair Access		22500L	\$ 109.00
Parking within 15' of Fire Hydrant		22514	\$ 117.00
Blocking Sidewalk		22500f	\$ 53.00
Blocking a Bus Stop		22500i	\$ 90.00
Blocking Intersection Gridlock		22526	\$ 186.00
Curb Parking 18" or Wrong Way		22502A	\$ 53.00
Parking in Bike Lane		21211b	\$ 53.00
Vehicle Abandonment on Street		22523	\$ 328.00
Handicap		22507.8A	\$ 301.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Police Department Notes

Permits & Licenses:

Tow/Taxi Service Provider application fee is the fee for application by a tow service provider or taxi service applying to do business in the City (does not include a business license fee). The application includes review by police staff, processing of application, inspection of tow/taxi vehicle(s) and in case of two service provider, inspection of impound yard.

Massage Therapist/Parlor permit application fee is an application fee to operate a new massage business (does not include City business license fee or DOJ fee). Includes police staff time to receive and review application, conduct background checks as required, and business inspection.

Police Copies:

All police copy costs are \$1.00 per page (except citations).

Support Services Manager Activity:

All record searches, reviews, clearance letters, responses, copies of photos, audio tapes and video tapes - 1 hour minimum charge

Officer Activity:

Abandoned Vehicle Removal - this is a charge levied against the registered or legal owner of a vehicle who abandons the vehicle or vehicle parts on a public street or place open to the public

Juvenile in Custody - this hourly fee may be charged to parents when a juvenile has been taken into custody, and the officer or employee must "baby-sit" the juvenile until the parent arrives. This hourly fee begins after the juvenile is processed, and the parents, or responsible adult, are called to respond. This fee is intended for parents or responsible adults that have extended response times, which requires an officer or employee to monitor the juvenile.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Police Department Notes

Other Police Services:

Firearms seizure, storage and release administrative fees - PC 1202.3 (now PC 33880) was enacted in 2005 and requires any person, who claimed title to any firearm that is in police custody and who wishes to have a firearm returned to him/her, must make application for a determination by DOJ (Department of Justice) as to whether he/she is eligible to possess a firearm. PC Section 12021.3(j)(1) allows the City to charge for administrative costs relating to the seizure, impound, storage or release of firearms.

State Mandated Costs:

Concealed Weapons Permit - PC Section 12054(a)

Subpoena Duces Tecum - EC 1563 (b)(1)

Delinquent Parking Citation Copy - VC Section 40206.5

Repossessed Vehicle - GC Section 41612

Booking Fees - set by County GC 53150 & 29550.1

Livescan Fingerprint Fees - PC 13300(e)

Criminal History Review - PC 13322

Cost Recovery:

DUI Emergency Response - MBMC 3.40.030

False Alarms Response - MBMC 9.22.020

Services:

Acceptance of Civil Subpoena/SDT fees are set by statute or other authority - Code #1563(b)(1)EC

Safekeeping Property Storage beyond 30 day written notice does not include outside storage fees

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Fire Department (See Notes)

Permits:	
Permit Inspection Fees:	
Any single permit identified in Title 24 CFC and not specifically addressed in the Master Fee Schedule	\$ 64.00
Any combination of permits shall not exceed	\$ 191.00
Special Occurrence or Use Permit (equipment & personnel charges additional)	\$ 64.00
Special Permits:	
Marine Welding Permit: Vessel, Pier, Wharf, Waterfront	\$ 42.00
Aircraft Landing Permit, per occurrence (required Fire standby equipment & personnel charges additional)	\$ 64.00
Knox Box installation/inspection, first box	\$ 42.00
More than one Knox Box per address, each additional box	\$ 10.00
Equipment & Personnel Charges	
Engine or Truck: per hour, per vehicle (personnel charges additional)	\$ 122.00
Squad/Rescue: per hour, per vehicle (personnel charges additional)	\$ 90.00
Utility/Command Vehicle: per hour, per vehicle (personnel charges additional)	\$ 42.00
Personnel charges: per hour, per person - 2 hour minimum, unless otherwise specified, at current productive hourly rate	
Plan Review Fees:	
Fire Plan Concept Review - personnel charges as specified in Equipment and Personnel Charges	
Plan Review - A charge of 0.3% of total valuation plus use of outside consultant for Plan Review & Inspection is based on actual cost plus fee	\$ 64.00
Additional Plan Review required by changes, additions or revisions to approved plans - personnel charges as specified in Equipment & Personnel Charges on a hourly basis plus actual cost of outside consultant for Plan Review	

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Fire Department (See Notes)

Fire Protection:

System & Equipment Fees:

Fire Sprinkler System Installation Inspection - (above ground)

Residential - fee plus \$0.55 per head	\$	64.00
--	----	-------

Commercial - fee plus \$0.55 per head	\$	318.00
---------------------------------------	----	--------

Commercial projects or tenant improvements under 1,000 sq ft - fee plus \$.055 per head	\$	103.00
--	----	--------

Underground water line inspection	\$	64.00
-----------------------------------	----	-------

Fire Alarm System Installation Inspection

0 - 15 devices	\$	64.00
----------------	----	-------

16 - 50 devices	\$	106.00
-----------------	----	--------

51 - 100 devices	\$	201.00
------------------	----	--------

101 - 500 devices	\$	291.00
-------------------	----	--------

501 and up, fee plus \$130 for each additional 100 devices	\$	291.00
--	----	--------

Specialized Fire Protection System Inspection, e.g., Halon, Dry Chemical Commercial Kitchen Hood System	\$	64.00
--	----	-------

Flammable or Combustible Tank Installation Inspection	\$	64.00
---	----	-------

On-site Hydrant System Installation Inspection	\$	64.00
--	----	-------

Use of Outside Consultants for Plan Review & and/or Inspection - fee plus actual cost	\$	64.00
--	----	-------

Request for Building Fire Flow Calculations	\$	37.00
---	----	-------

Request for Hydrant Flow Information	\$	37.00
--------------------------------------	----	-------

Request for Hydrant Flow Test - fee plus personnel & equipment as specified in Personnel and Equipment Charges, 1 hr min.	\$	37.00
--	----	-------

Engine company business inspection:

1st and 2nd inspections	\$	0.00
-------------------------	----	------

3rd and subsequent inspections	\$	79.00
--------------------------------	----	-------

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Fire Department (See Notes)

Fire Prevention:

New and annual business/facility inspection fees:

1st and 2nd inspections: no charge	\$	0.00
------------------------------------	----	------

3rd and subsequent inspections	\$	79.00
--------------------------------	----	-------

Administrative citation for failure to correct a violation shall be charged per 1.03.050 of the Municipal Code	\$	106.00
--	----	--------

Administrative citation for second violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$	212.00
---	----	--------

Administrative citation for third and each additional violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$	530.00
--	----	--------

Annual weed and hazard abatement inspection fees:

1st inspection for compliance: no charge	\$	0.00
--	----	------

2nd and subsequent inspections	\$	79.00
--------------------------------	----	-------

Administrative citation for failure to correct a violation shall be charged per 1.03.050 of the Municipal Code	\$	106.00
--	----	--------

Administrative citation for second violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$	212.00
---	----	--------

Administrative citation for third and each additional violation of the same ordinance in the same year shall be charged per 1.03.050 of the Municipal Code	\$	530.00
--	----	--------

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Fire Department (See Notes)

Incident Response Fees:

Hazardous Material/Chemical Incident:

No charge first half-hour (excluding negligent/intentional acts)

Each additional hour, or fraction thereof, will be charged as specified in the Personnel and Equipment Charges plus the cost of any materials

Negligent Incidents:

Response due to negligent/malicious act (e.g., DUI traffic accident, climber on Morro Rock, incendiary fire, negligent hazardous material incident, negligent confined space incident, etc.)

Two hour minimum to be charged as specified by Personnel & Equipment Charges plus any material costs and contract services used.

Excessive or malicious false alarms:

Emergency response due to "Failure to Notify" when working on or testing fire/alarm system

0.5 hours minimum to be charged as specified by Personnel & Equipment Charges.

Malicious False Alarms - .5 hour minimum to be charged as specified by Personnel & Equipment Charges plus any material costs.

Alarm system malfunction resulting in 2 in 30 days or 3 in 12 months - charged as specified by Personnel & Equipment Charges plus any material costs.

Other Fire Services

Copy of response report, per report	\$ 27.00
Additional copies, per page	\$ 1.00
Cause & Origin investigation reports, per report	\$ 112.00
Non-renewal of required annual permit - charge double permit fee rate	
Failure to obtain permit - charge double permit fee rate	
Missed site inspection appointment	\$ 41.00
Failure to meet permit requirements/requiring re-inspection	\$ 41.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Fire Department Notes

Permits - California Fire Code

See operational and construction permits identified in the California Fire Code, Appendix Chapter 1, Section 105

Special Occurrence or Use Permit includes 1 inspection

Plan Review Fees

Plan Review Fees are calculated based on total valuation to recover the cost of providing service.

Use of outside consultant for Plan Review and/or Inspection to be \$60 plus actual cost of consultant.

All Plan Review Fees shown are minimum amounts, based on average processing. Large or complex projects may be subject to increased fees based upon time, costs, or equipment costs as shown per Equipment & Personnel Charges.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Harbor Department¹⁰ (See Notes)

Vessel fees:	
Commercial fishing slips - monthly rate (per foot)	\$ 4.10
Commercial fishing slip waiting list deposit	\$ 433.00
Transient slips - monthly rate (per foot)	\$ 8.20
Transient slips - daily rate (per foot)	\$ 1.10
Head Float Berth - monthly	\$ 182.10
Daily T-Pier rate/floating dock - first consecutive 90 days (per foot)	\$ 0.25
City moorings - monthly	\$ 200.00
City moorings private tackle - monthly	\$ 80.00
A1-5 Anchorage Area - 1-5 days (per foot)	\$ 0.00
A1-5 Anchorage Area - after 5 days (per foot)	\$ 0.20
City-owned moorings - daily (per foot)	\$ 0.25
Monthly impound rate (per foot) (non -impounded vessels)	\$ 7.00
Impound mooring rate - daily (per foot) (impounded vessels)	\$ 0.65
Temporary Moorage - large vessels/equipment (per day)	\$ 162.00
Dry storage - daily	\$ 2.80
Mooring transfer fee (flat rate)	\$ 1,072.00
Service fees:	
T-Pier electrical - daily	\$ 2.30
Electric cord replacement	\$ 155.00
T-Pier hoist - per use	\$ 11.00
T-Pier hoist - per day	\$ 21.00
Fishing unloading - per hour	\$ 72.00
Wharfage - per ton	\$ 0.85

¹⁰ Beginning with the 2013/14 Master Fee Schedule, the Harbor Department will use the Engineering News Record (ENR) factor for increasing fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Harbor Department¹⁰ (See Notes)

Liveaboard fees:		
Permit fee - biennial	\$	55.00
Inspection fee - biennial (if done by MB Harbor Patrol)	\$	131.00
Monthly service fee - moorings	\$	15.50
Monthly service fee - slips	\$	32.00
Lease site administration/services fees:		
Master Lease Approval	\$	810.00
Requiring City Council approval	\$	405.00
Departmental approval	\$	84.00
Vessel assistance:		
One Patrol Officer, one boat - per hour	\$	180.00
Each additional Officer - per hour	\$	68.00
Launch Ramp parking fee:		
Per hour	\$	1.00
Maximum per day	\$	5.00
Failure to pay established fee	\$	54.20
Failure to display receipt	\$	54.20
Annual fee	\$	100.00

¹⁰ Beginning with the 2013/14 Master Fee Schedule, the Harbor Department will use the Engineering News Record (ENR) factor for increasing fees.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Harbor Department Notes

Any account past due over 10 days on a monthly basis will be charged a 10% penalty. late fee assessed on the total balance due on the account.

Vessels requiring non-emergency assistance more than once in any six-month period may be charged a minimum of 4.5 hours at the set rate.

All dockage is based on a 36' minimum vessel length or length of the slip, whichever is larger.

Temporary moorage related to marine construction equipment or vessels of unusual size requiring special accommodation - see fees for Temporary Moorage - Large Marine Equip. or Vessel/Equipment.

A 10% discount is available for leased commercial slips and moorings when paid one year in advance. Account must be paid for entire year in advance.

Transient slip users shall be limited to 3 months in any slip as long as there are vessels appropriate to the slip size on the sublease waiting list.

The Harbor Director may waive dockage fees for Tall Ships visiting Morro Bay Harbor for any period less than 30 days with written notice.

Parking fee applies to the boat trailer spaces at the boat launch ramp, and Tidelands Park trailer and towing vehicle spaces. Annual permits may be prorated to the nearest month.

Any liveaboard application, submitted during the period January 1 through June 30, is good only for that fiscal year and the following fiscal year, but will be prorated by reducing the liveaboard application fee, stated herein, by 25%.

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Recreation and Parks Department Facility Rentals

	<u>Non-Profit and Resident Groups</u>	<u>Non-resident Groups</u>	<u>For Profit Groups</u>
<u>COMMUNITY CENTER</u>			
Auditorium	\$48/hr	\$76/hr	\$111/hr
Auditorium, one-half	\$31/hr	\$46/hr	\$67/hr
Multi-purpose room	\$26/hr	\$41/hr	\$62/hr
Lounge	\$23/hr	\$34/hr	\$50/hr
Studio	\$18/hr	\$26/hr	\$38/hr
Kitchen *	\$12/hr	\$20/hr	\$25/hr
Kitchen, 8 hours *	\$63	\$100	\$125
<u>VETERAN'S MEMORIAL BUILDING</u>			
Assembly, w/o kitchen	\$25/hr	\$34/hr	\$44/hr
Complete, w/o kitchen	\$28/hr	\$38/hr	\$50/hr
Meeting, w/o kitchen	\$21/hr	\$28/hr	\$37/hr
Kitchen & barbeque ¹¹	\$12/hr	\$20/hr	\$25/hr
Kitchen & barbeque, 8 hours ¹¹	\$63	\$100	\$125
<u>TEEN CENTER</u>			
Up to 20 participants	\$303	\$303	\$303
21 - 30 participants	\$404	\$404	\$404
31 - 40 (maximum = 40) participants	\$454	\$454	\$454

Note: based on number of participants

¹¹ Kitchen only rentals permitted Monday - Friday; weekend rentals must be combined with room rental

ADDITIONAL FEES

Deposit: \$150, no alcohol or live music	Unscheduled overtime:	\$44/hr
\$500, alcohol and/or live music	Facility attendant(s):	\$10/hr each
\$50, Bounce House	Security guard(s):	\$26/hr each
Janitorial, non-refundable, per event based on group size:	Permit processing fee:	\$8.00, non-refundable
100 - 200 participants: \$54	Insurance:	cost based on event size/type
201 or more participants: \$106	Cancellations:	20% charge of invoiced costs

Building set-up/breakdown: \$23/hr

Veteran's Memorial Building stage use, set-up and breakdown: \$81 flat rate

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Recreation and Parks Department Public Area Use Permits

	<u>Non-Profit and Resident Groups</u>	<u>Non-resident Groups</u>	<u>For Profit Groups</u>
Del Mar Park Hillside or Meadow	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$136/Day+Permit	\$136/Day+Permit	\$136/Day+Permit
Del Mar Basketball Courts ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$136/Day+Permit	\$136/Day+Permit	\$136/Day+Permit
Del Mar Roller Hockey Rink ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$136/Day+Permit	\$136/Day+Permit	\$136/Day+Permit
Del Mar Tennis Courts ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$136/Day+Permit	\$136/Day+Permit	\$136/Day+Permit
Lila Keiser Park BBQ or Fields ¹²	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event ¹²	\$136/Day+Permit	\$136/Day+Permit	\$136/Day+Permit
Monte Young Tennis Courts ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$101/Day+Permit	\$101/Day+Permit	\$101/Day+Permit
Tidelands Open Area	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$101/Day+Permit	\$101/Day+Permit	\$101/Day+Permit
Cloisters Open Area	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$101/Day+Permit	\$101/Day+Permit	\$101/Day+Permit
Bayshore Bluffs Open Area	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$101/Day+Permit	\$101/Day+Permit	\$101/Day+Permit
Morro Rock Open Area	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$101/Day+Permit	\$101/Day+Permit	\$101/Day+Permit
City Park Open Area	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$68/Day+Permit	\$68/Day+Permit	\$68/Day+Permit

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Recreation and Parks Department Public Area Use Permits (page 2)

	<u>Non-Profit and Resident Groups</u>	<u>Non-resident Groups</u>	<u>For Profit Groups</u>
City Park Basketball Courts ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$68/Day+Permit	\$68/Day+Permit	\$68/Day+Permit
North Point Overlook	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$68/Day+Permit	\$68/Day+Permit	\$68/Day+Permit
Coleman Park	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$68/Day+Permit	\$68/Day+Permit	\$68/Day+Permit
Coleman Basketball Courts ¹³	\$50/Permit	\$87/Permit	\$217/Permit
Multi-Area, Entire Park, Multi Day Event	\$68/Day+Permit	\$68/Day+Permit	\$68/Day+Permit
Deposit - Public Area Use Permit - \$150.00			
Deposit - Organized Sports Facilities - \$500.00			
Hourly and Park Use Fees			
Giant Chessboard - use Wooden Pieces	\$25	\$40	\$107
Giant Chessboard - use Plastic Pieces	\$9	\$10	\$11
(June, July, August)	N/C	N/C	N/C
¹² Lila Keiser hourly field rental	\$4 without lights \$15 with lights	\$5 without lights \$17 with lights	\$6 without lights \$19 with lights
¹² Lila Keiser field preparation	\$23	\$28	\$31
¹³ Roller Hockey Rink, Basketball Court & Tennis Court Hourly	\$4.00	\$5	\$6

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Recreation and Parks Department Miscellaneous Property Use

	<u>Non-Profit and Resident Groups</u>	<u>Non-resident Groups</u>	<u>For Profit Groups</u>
Recreation equipment rental, per bag ¹⁴	\$9.00	\$10	\$11
Includes one: Horseshoes, Badminton, Volleyball, Bocce Ball			
Soccer goal, hourly rate, 2 hr. min. ¹⁴	\$8.00	\$9	\$10
Skate park rental, 2 hr. min.	\$106	\$106	\$158
Photography/filming, per day ¹⁵	\$112, outdoor	N/A	\$220, outdoor
	\$148, indoor	N/A	\$367, indoor

¹⁴ Equipment rental deposit: \$50

¹⁵ Photography/filming deposit: \$1,000

Insurance cost is dependent on the size/type of event

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Transit (See Notes)

Fixed Route:	
Regular fare, per ride	\$ 1.50
Discount fare, per ride	\$ 0.75
Regular punch pass (11 rides for the price of 10)	\$ 15.00
Discount punch pass (11 rides for the price of 10)	\$ 7.50
Regular day pass	\$ 4.00
Discount day pass	\$ 2.00
Call-A-Ride:	
Fare, per ride	\$ 2.50
Call-A-Ride punch pass (11 rides for the price of 10)	\$ 25.00
Trolley :	
Fares:	
Per ride	\$ 1.25
Per ride, 5-12 years old	\$ 0.50
All day pass	\$ 3.00
Advertising:	
Exterior Side of Trolley (approx. 36"x20") - with supplied sign	\$ 370.00
Exterior Side of Trolley (approx. 36"x20") - MB Community Foundation supplied sign	\$ 422.00
Exterior Rear of Trolley (approx. 24"x20") - with supplied sign	\$ 318.00
Exterior Rear of Trolley (approx. 24"x20") - MB Community Foundation supplied sign	\$ 370.00
Interior (approx. 26"x12") - with supplied sign	\$ 158.00
Interior (approx. 26"x12") - MB Community Foundation supplied sign	\$ 187.00

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Transit (See Notes)

Trolley (continued):

Rental rates:

One day, within City Limits, per hour (2 hour minimum):

Transportation of passengers to and from one location to another	\$	106.00
--	----	--------

Shuttle transportation (continuous loop with multiple stops); hourly plus cost of fuel	\$	106.00
--	----	--------

One day, outside City limits, per hour (3 hour minimum)

Transportation of passengers to and from one location to another	\$	106.00
--	----	--------

Shuttle transportation (continuous loop with multiple stops); hourly plus cost of fuel	\$	106.00
--	----	--------

Multiple days, 2 consecutive days:

Within City limits	\$	1,719.00
--------------------	----	----------

Outside City limits; rate plus cost of fuel	\$	1,719.00
---	----	----------

City of Morro Bay Master Fee Schedule For the 2013/14 Fiscal Year

Transit Notes

Fixed Route:

A child, under 5 years old, may ride free with a fare-paying adult (limit 2 per fare-paying adult).

Senior citizens (65 & over) and mobility-impaired/disabled individuals are eligible for the discount fare. Senior citizens may be required to provide proof of age.

Call-A-Ride:

Call-A-Ride service is available to all members of the general public.

Trolley

Rides:

The trolley is seasonal, and operates weekends only from Memorial Day weekend through the 1st weekend in October, and on Friday and Monday from Memorial Day through Labor Day.

Children, under 5 years old, ride free (limit 2 per fare-paying adult).

Advertising:

The City has entered into a revenue-sharing agreement with the Morro Bay Community Foundation (MBCF). MBCF will sell advertising spaces on the trolleys, to include having signs made, and split the revenue, per the agreement. The agreement term is one year. Advertising rates in this Schedule apply to the May 2012 through October 2012 trolley operating season.

Discounts are available when purchasing more than one advertising space. Buy two exterior or interior signs and get a second sign @ 10% off; buy three exterior or interior signs and get the third sign @ 20% off; buy three exterior signs and get one interior sign @ 50% off.

Cost for space with MBCF sign includes the cost to have the sign made.

Rentals:

Hourly rate includes driver, fuel, cleaning, standby mechanic and administration, unless otherwise noted.

Trolley seats 30 passengers.

The trolley is only to be operated on paved roads (no dirt or gravel roads).

The trolley is to be returned to the City in the condition it was received by the renter. The renter shall be held responsible for any damages to the trolley resulting from the rental that is not due to the negligence of the City or its transit contractor.

RESOLUTION NO. 41-13

**RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MORRO BAY, CALIFORNIA,
ADOPTING 2013/14 MASTER FEE SCHEDULE**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, the City Council finds that fees and charges for City services are annually in need of review for possible updating to reflect changes in the cost of providing those services; and

WHEREAS, the California Constitution, in Article 13B Government Spending Limitation Section 8(c), states that proceeds in excess of user charges and user fees that exceed the costs reasonably borne by the City in providing the regulation, product or service are considered proceeds from taxes that are subject to the annual appropriation limit; and

WHEREAS, the City has reviewed these fees, and finds that they do not exceed the actual costs of providing related services; and

WHEREAS, the City's Municipal Code Section 3.34.020 provides for the annual review of the Master Fee Schedule and revision; and

WHEREAS, on August 11, 2008, the City Council adopted Resolution No. 49-08, which stated that "the Master Fee Schedule will be brought back in its entirety for review annually."

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California, that the Master Fee Schedule be revised and published, as amended.

PASSED AND ADOPTED, by the City Council of the City of Morro Bay, at a regular meeting thereof held on the 9th day of July 2013, by the following vote:

AYES: Irons, C. Johnson, N. Johnson, Leage, Sinukler

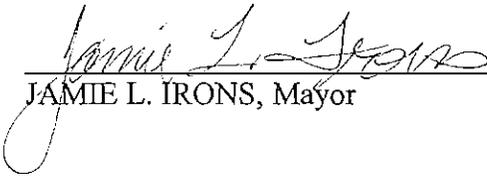
NOES: None

ABSENT: None

ATTEST:



JAMIE BOUCHER, City Clerk



JAMIE L. IRONS, Mayor



CITY OF
MORRO BAY

2014-2019 HOUSING ELEMENT UPDATE



City of Morro Bay
 Public Services/Planning Division
 Current & Advanced Project Tracking Sheet
 This tracking sheet shows the status of the work being processed by the Planning Division
 New Planning items or items recently updated are highlighted in yellow. Building permit updates are highlighted in green.
 Approved projects are deleted on next version of log.

Agenda No: C-1

Meeting Date: April 15, 2014

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Hearing or Action Ready									
1	Cockrill	3031 Beachcomber	1/13/14	CP0-420	Addition to Existing Single Family Home in Coastal Appeals Area - concurrent permitting a total of 1,940 sf	Under initial review. Spoke w/ Applicant 2-27-14 re status of project. Project to be agendized for 4-15 PC mtg.	BC- conditionally approved. FD/TP-Cond App 2/24/14		
2	McAlexander	480 Arcadia	1/13/2014 & 3/25/14	ADO-086	Parking Exception and Conditional Use Permit	Under initial review. Spoke w/ Applicant 1-30-14 regarding Building Permit app. Review determined non-conforming setback which require CUP for additions in excess of 25%. Spoke w/ Architect 3-13-14. WWCJ.	BC- conditionally approved.		
3	City of Morro Bay	Citywide		A00-021	2014-2019 Housing Element Update				
4	Adamson	1000 Ridgeway	9/12/13	CP0-408	Admin Coastal Development Permit for Demo/Reconstruct of 4,829sf SFR with 1,201sf garage	Parking Exception previously granted by Planning Commission for reduced driveway length Oct. 2012. CJ. KM - Correction letter sent 10/11/13. Corrections received 11/18/13. Permit issued on 12/20/13 and project appealed on 12/30/13. Contacted applicant to request additional info for appeal hearing. Appeal to be heard by PC on or before 2/19/14. Continued to the 3/5/14 PC mtg. Project continued for 60 days to allow for project revisions.	BC- conditionally approved.	BCR: Resubmit plans to address comments noted in memo of 10/14/13 - drainage report and street widening required	
5		310 Kern	1/23/14	SE0-851	Appeal of Public Street Tree Removal	Appeal received on 1/23/14. Continued by PC to the April 16, 2014 meeting.	No review performed.		
30 -Day Review, Incomplete or Additional Submittal Review									
6	Wikler	405 Pacific	3/27/14	CP0-430	Multi-family new construction to existing SFR		BC- conditionally approved.		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
7	Strasburg/Oehler	371 Piney	3/20/14	CP0-427	New SFR - Admin CDP	Received 3/25/14. Under Initial review. CJ.	BC- conditionally approved.		
8	Romero	2931 Ironwood	3/6/14	CP0-428	New 2,496 SFR with 64 sf garage- Admin CDP		BC- conditionally approved.		
9	Carver	431 Kern	2/5/14	CP0-426	Demo 1100sf SFR / Reconstruct 2274sf SFR	Under review	BC- corrections/ incomplete		
10	PG&E	1290 Embarcadero	1/21/14	CP0-421	Environmental Monitoring Wells	Under review			
11	AT&T	590 Morro	1/16/14	CP0-126 / UP0-084	Upgrade of unmanned telecommunications facility	Under initial review. Emailed update to Applicant 3-3-14. Correction letter sent 3-19-14. WM	BC- conditionally approved.		
12	Groom	3039 Ironwood	1/15/14	CP0-422	New 2,206sf Single Family Home with 510sf garage - concurrent permitting with Building Division	Under initial review Correction letter sent 3-13-14. GN	BC- conditionally approved.	BCR-under review FD/TP Approve.	
13	Dynegy	1290 Embarcadero	1/13/14	CP0-421	Demolition of outlying buildings at Morro Bay Power Plant	Under initial review. Spoke w/ Applicant representative 2-26-14 re status of project. Emailed update status re process to Applicant representative 3-3-14. CJ. Conducted site visit 3-24-14. WM/CJ	BC-please route to building.		
2	Frye	3420 Toro Lane	1/13/14	CP0-419	New Single Family Home	Under initial review. Met w/ Applicant 1-17-14 re Incomplete Submittal of Plans. Resubmitted 1-23-14. Correction letter sent 2-20-14 CJ Met w/ Applicant 2-28-14 to review process - CJ. Correction letter sent 3-28-14. Met w/ environmental consultant 4/7 WM.	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14		
3	Leage	1185-1215 Embarcadero	1/9/14	UP0-058	Floating Docks - Phase 2	Under review	BC-under review.		
4	Wammack	505 Walnut	12/31/13	CP0-417	Coastal Development Permit for new 3,236sf SFR including 489sf garage on vacant lot - concurrent permitting for Building Permit	GN - Incomplete letter sent 1/31/14. Resubmittal received 4-1-14.	BC- conditionally approved.	BCR-under review	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
5	Gonzalez	481 Java	12/30/13	UP0-374	Conditional Use Permit for Non conforming single family residence	KM - Under intial review. GN - Incomplete letter sent 1/30/14. Met w/ applicant 4/3 WM/GN. Applicant resubmitted 4/3/14. GN - Third incomplete letter sent 4/8/14.	BC-under review.		
6	Jacober	456 Oahu	12/12/13	AD0-085	Parking Exception (concurrent with Building Permit application #30067)	KM- Under initial review. Submitted concurrently with building permit application for SF addition. Application deemed complete 1/8/14. Corrections requested 2-14. Resubmittal received and under review 3-12. CJ.Review detrmind non-conforming lot coverage which require CUP additiosn in excess of 25%. Correction Memo sent 3/14/014 GN	BC- conditionally approved.	DH-comments provided 1.8.14	
7	Turner	356 Yerba Buena	10/30/13	CP0-412	Single Family Addition & Remodel to a total of 2,767sf with 599sf garage	Property located within ESH area. Wetlands delineation study received. Incomplete letter sent 11-26-13. CJ. Resubmittal received	BC- conditionally approved.TP-Cond Approve 11/25/13.		
8	Hough	289 Main	10/16/13	CP0-410 & UP0-369	CDP and CUP to construct a 2,578sf single family home on vacant lot	CJ- under review. Met with Applicant's representative 11-21-13. Project subject to bluff development standards. Met w/ Applicant representative 3-3-14 regarding bluff determination per LCP maps. Letter sent 4-1-14 re completeness and bluff standards. CJ.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
9	Hough	279 Main	10/7/13	CP0-409 & UP0-366	CDP and CUP to construct a 2,617sf single family home on vacant lot	CJ- Project reviewed and additional info requested 11-21-13. Met with Applicant's representative 11-21-13.Resubmittal received and under review. Project deemed complete. CJ.	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove w/corrections 10/17/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
10	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	Use Permit for seven boat slips and gangway	Under review. Incomplete letter sent 7-23-13. Resubmittal received on October 1, 2013. Additional info requested and resubmittal received 12-2-13. Incomplete letter sent 12-30. Meeting with Applicant on 2-13-14. Emailed Applicant 2-26-14 to clarify eelgrass study requirements for environmental review. CJ.	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP-Disapprove 11/19/13.	N/R	Harbor conditions: 1. one slip to be reserved for public use; 2. southern-most end tie to remain vacant in order to not encroach on neighboring lease site. Note-water lease line will need to be extended out to accommodate slips.
11	AT&T	788 Main St.	6/10/13	UP0-362 & CP0-403	Special Use Permit for Recycling Container Enclosure in Parking Lot	CJ- Application under Review. Deemed Incomplete. Letter sent 7-9-13. Resubmittal received 11-5-13. Letter of incompleteness sent 12-4 CJ. Resubmittal received 3-6-14	Bldg -- Review complete, applicant to obtain building permit prior to construction.TP-FD Disapprove Express Check 3/18/13 & FD Disapprove	RS- Rvw complete no frontage improvements required	
12	Goodwin	2920 Juniper	5/21/13	CP0-399	Coastal Development Permit for new 3,645sf SFR with 1,028sf garage on vacant lot	CJ- Application deemed incomplete. Requested corrections 6/10/13.	BC-please route to building.	RS&DH-Plan revisions rqd per memo 5/29/13	
Continued projects									

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
13	City of Morro Bay	End of Nutmeg	1/18/12	UPO-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. Design contract currently under review.	
Projects in Process									
14	Sonic	1840 Main St.	8/14/13	UPO-364 & CPO-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13.	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13	RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17 and are awaiting their comment letter. Left messages for project Architect 10/18/13 advising him of Caltrans concerns.	
15	Frye	244 Shasta	3/6/13	CPO-396 and AD0-081	Secondary Unit and Parking Exception.	Proposed creation of secondary unit from garage. Parking exception. First Noticed 5-16-13. Setbacks noted on plan incorrect, therefore project required to be re-noticed on 6/26/13. Applicant now required to comply with or amend existing permit #CPO-013 before proceeding with proposed project. Met with applicant's representative regarding previously approved permit. Waiting for applicant's resubmital. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned. Letter sent re permit amendment request on 3-31. CJ	No review performed.	N/R	
Environmental Review									
16	City of Morro Bay	N/A			MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review-tentatively scheduled for 10/14/2013.	No review performed.	N/R	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
17	Meissner	1387 Hillcrest	12/12/13	CP0-416	Admin CDP for 2,088sf SFR with a 507sf garage	KM - Under review. Project within threshold for proximity to cultural resources. Project deemed not exempt from CEQA and subject to an initial study. Letter sent to applicant 1/6/14. Resubmitted with Phase 1 Archaeological. Initial study in progress WM.	BC- conditionally approved.		
18	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy	CJ- Requested additional info. 3-29-13 Resubmittal received 7-22. Project deemed not exempt from CEQA. Initial Study in process. Requested photometric plan for new lighting of canopy via phone 1-28-14 for initial study. Photometric plan and revised plans received 2-10-14. Reviewing new material submitted for inclusion in Initial Study. CJ/ WM	Review complete, applicant to obtain building permit prior to construction. FD Approval CPO 394 8/23/13	Approved BCR 3/18/13	
19	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	Parcel Map. 3 parcels and an open space parcel. A revised subdivision map was submitted for review on August 6, 2012.	Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information. Additional information submitted; waiting for biological report. Report should be submitted in September 2012. Needs drainage plans. MR: Second incomplete letter sent 11/13/12. MND in preparation. Susan Craig, Coastal Commission staff confirmed property is entirely outside coastal zone. Met with applicant on 1/30/2013 project moving ahead, staff waiting on resubmittal. Applicant directed to obtain wetland determination. Project waiting on applicant. Resubmittal received 9-10-13. Corrections sent to applicant. Project still does not meet code requirements. Subdivision Review Committee to review project 2/11/14.	Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove SOO-112 w/corrections 10/18/13. FD Disapprove 1/31/14.	BCR- comments submitted 4/17/12. Drainage issues need to be addressed. 1/17/14 Drainage report incomplete. Developer needs to show how water quality requirements will be addressed. Peak flow mitigation not required at this phase.	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
20	LaPlante	3093 Beachcomber	11/3/11	CP0-365	New SFR. Resubmittal and Phase 1 Arch report 2/6/12.	SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Environmental in process. Letter sent 4/11/2012 requesting environmental study. Applicant has requested a meeting on August 9, 2012 to review environmental study request. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant will provide MND fees with submittal of Biological report. 8/9/12 MR met with applicant and owner to discuss environmental issues. Would require a detailed MND. Applicant is still considering preparation of Biological Report. Staff met with applicant and his agent, discussed elements of the project especially the Biological report needs to be prepared. Draft biological report received and under review. Project referred to environmental consultant and Coastal. MND in process. Applicant revising bio report and snail study. Spoke w/ Applicant Representative 3-13-14. Snail study complete and sent to Dept of Fish and Wildlife for concurrence review. Spoke w/ environmental consultant re completion of environmental 4/7 CJ.	Review complete, applicant to obtain building permit prior to construction.	DH comments submitted 1/18/2012. Provide EC, drainage report, SW mgmt.	No Comments to date
Grants									
37	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Application submitted July 15, 2013. Awaiting results. Agency requested additional information and submitted 10-7-13. Notice received application was successful for amount requested. City funded \$250,000. Staff in contact with Coastal Conservancy staff to commence grant contract. Grant activity start date expected to be February 2014. RFP in process.	No review performed.	N/A	
38	City of Morro Bay	City-wide			CDBG funding to CAPSLO for operation of the Prado Day Center & Homeless Shelter, & Senior Nutrition Program and ADA Pedestrian Accessibility project.	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts drafted.	No review performed.	N/R	
Project requiring coordination with another jurisdiction									
39	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond	
40	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 1/22/14.	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Preapplication projects									
41		Little Morro Creek Road			BMX park	Permit process info provided to applicant on 7-23-13. Staff met with applicant on 8/30/13 to provide further application requirement info. Provided additional clarifying information 11-19-13 to applicant who is finalizing use permit application package. Preliminary site plan email received 4-1-14. CJ	Met with applicant.	Met w/ applicant 10/15/13 to determine project scope	
Final Map Under Review									
42	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. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12. Resubmitted 4/4/2012	KW--Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to address drainage issues. Biological Report approved by Planning as well as the CCRs. Tentative map improvements.	Construction of Improvements complete.	DH - PIP submitted PIP to be built prior to map recordation. Public Improvements under construction.	
43	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH boundary.	No review preformed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.	
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	
44	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. 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. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		
45	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information. Six month extension granted.	Please route project to Building upon resubmittal.	N/A		
Projects going forward to Coastal Commission for review (Pending LCP Amendments)										
46	City of Morro Bay		Citywide	2/1/13	Ordinance 556	AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 17.27 ESTABLISHING REGULATIONS AND PROCEDURES ENTITLED "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas" and Modify THE TITLE PAGE TO REFLECT THE NEW CHAPTER.	Application for Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC working on addressing issues	No review preformed.	N/A	
Projects Appealed or Forwarded to City Council										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
47	City of Morro Bay	Citywide	10/16/13	A00-013	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes.	No review performed.		
48	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	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. PC made recommendations and forwarded to Council. 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. A report on the status of this project brought to PC on 2/7/2011. The item to be back to City Council first meeting in Nov. Workshops scheduled 9/29/11 & 10/6/11. Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 PC meeting scheduled to review North Main Street District. Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Downtown workshop held March 2014 with remaining two in progress of being scheduled. CJ.	No review performed.	N/R	
49	Perry	3202 Beachcomber	9/8/11	AD0-067	Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.	Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing. Appeal in abeyance until coastal application complete.	Review complete, applicant to obtain building permit prior to construction.	See above	
Projects in Building Plan Check									
50	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013)	BC- Returned for corrections 1/9/13.	N/A	
51	Sherrod	938 Anchor	11/8/13	B-30053	SFR Add/ Remodel	KM -Under review. Corrections returned 12-9-13. Nonconforming rear yard setback requires a CUP.	BC- Returned to applicant 3/21/14		
52	McAlexander	480 Arcadia	2/20/14	B-30110	SFR Add/ Remodel	Correction memo 3/14/14 -Needs CUP. GN	BC- On hold during planning process.		
53	Cockrill	3031 Beachcomber	12/16/13	B-30068	SFR Add/ Remodel	Addition exceeds 10% in appeals area. Needs CDP. CJ	BC-On hold during Planning process.		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
54	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. MR: Met with applicant to go over environmental issues.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC.	
55	Starkie	2770 Cedar	4/1/14	B-30140	PV System	NC - Requested corrections 4/8			
56	Bowser	580 Downing	1/27/14	B-30091	SFR Addition/ Remodel	CJ- Requested corrections 2-10-14. GN- Approved 4/1/14	BC-Issued 4/17/14.		
57	Jeffers	2740 Elm	3/12/14	B-30126	SFR Demo/ Reconstruct	GN - Needs CDP; Correction memo sent 4/10/14	BC-under review.		
58	Van Beuran	701 Embarcadero	1/14/14	B-30083	Repairs to existing piles in water	CJ- Waiting on Coastal Commission waiver	BC-RTI 2/28/14 pending ACOE permit.		No Harbor comments-EE
59	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Needs CDP	BC- on hold pending planning process.	Memo of 11029/13. CDP application should address soil	
60	Ennis	595 Estero	2/19/14	B-30102	SFR Addition	GN- Approved 4/1/14	BC- resubmitted 3/20/14.		
61	Buquet	647 Estero	3/14/14	B-30129	New SFR	GN- conditionally approved, need to add conditions as a separate plan sheet. 3/27/14	BC- under review.		
62	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit	Under review. 2nd unit will require CDP.	BC- returned for corrections 2/28/14.		
63	Friends of MB Library	625 Harbor	12/18/13	B-30071	Remodel Library	KM - Needs CDP.	BC- out for corrections 02/03/2014		
64	Skiff	2639 Hemlock	1/6/14	B-30081	SFR Addition- construct shop		BC- met with applicant and returned plans for revision.		
65	Groom	3039 Ironwood	1/15/14	B-30084	New SFR	Needs CDP.	BC-under review.		
66	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel	KM - Disapproved due to nonconforming issues 10/22/13. GN - Sent out incomplete letter 1/30/14 with revisions. Resubmitted 4/3/14. Third incomplete letter sent 4/8/14.	BC- on hold pending planning process.	Plans returned w/o comment until PIng issue resolved	
67	Higgins	2645 Higgins	4/3/14	B-30143	SFR Addition	NC - Approved 4/8			
68	Ramsay/ Chivens	431 Kern	3/11/14	B-30078	SFR Demo/ Reconstruct		BC-under review.		
69	Schlesinger	2636 Koa	2/28/14	B-30118	SFR Remodel		BC-out for corrections.		
70	Gong	217 Main	2/27/14	B-30115	New SFR		BC-under review.	BCR- 2nd review complete, several items from first review not addressed	
71	Solu	1050 Morro	2/13/14	B-30103	Remodel Motel, create 3 new guest units	Approved. CJ.	BC-RTI 4/8/14.	BCR- approved	
72	Naran	2176 Main	5/13/13	B-29918	Partial change of occupancy	CJ - Corrections sent 5-29. Resubmittal received 11-20 and corrections sent 12-10-13.	BC-returned for corrections 12/16/13.	N/R	
73	Jacober	456 Oahu	12/11/13	B-30067	SFR Add/ voluntarily remove illegal garage conversion.	KM - Under review. Corrections sent. Project needs CUP, Correction Memo sent 3/14/14	BC-returned for corrections 4/8/14.		
74	Heller	271 Palm	10/31/13	B-30045	Remodel	KM - Under review. Corrections returned 11-20-13. GN- Need to record a deed restriction for wet bar on second floor. GN - Corrections regarding deed restriction returned 4/8/14.	BC- resubmitted 3/14/14.		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
75	Bridges	498 Piney	3/13/14	B-30127	Construct Attached Carport/ Deck	GN- Approved 4/1/14	BC-under review.		
76	Volk	800 Quintana	3/27/14	B-30137	Cell Antennas	NC - Corrections sent 4/8	BC-under review.		
77	Rock Harbor	1475 Quintana	3/3/14	B-30119	Commercial Alteration	Approved 3-21 GN	BC-under review.		
78	Guardado	197 Rennell	2/23/14	B-30111	SFR Addition	Approved. - CJ.	BC-RTI 4/7/14.		
79	Adamson	1000 Ridgeway	9/11/13	B-30008	New SFR	CJ - on hold until CDP approval. CDP under appeal.	BC- returned for corrections 12/30/13.	BCR: Revise plans per memo of 10/14/13	
80	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	BC- on hold pending planning process.	BCR-approved 5/13/13	
81	Inn at MB	60 State Park	6/27/13	B-29884	Main Building Remodel	CJ- Corrections sent 7-17 including need to modify planning permit. Resubmittal received and response sent 12-18 to amend planning permit. Minor amendment necessary.	BC- Returned for corrections 12/19/13.	RS - Referred to State Parks for comment on frontage imprvmts	
82	Wammack	505 Walnut	12/31/13	B-30076	New SFR	CJ - needs CDP	BC-under review.	BCR sidewalk deferral agreement	
83	Najarian	325 Zanzibar	4/2/14	B-30142	New SFR	WM - Needs signed Acceptance of Conditions Form. 4/8	BC-under review.		
84	Haeuser	501 Zanzibar	3/21/14	B-30133	SF Addition	under review	BC-under review.	RS: Comments provided 3/21/14	
Projects & Permits with Final Action									
1	The Gas Company	0 Kings Ave	1/30/14	A00-019 (amendment of CP0-385)	Advance Meter Project - amend existing CDP to change location of 29' pole for DCU	Under initial review. Requested additional info from applicant 3-18-14. Noticed for 4-1-14 PC meeting. CJ.	No review performed.		
10	Najarian	325 Zanzibar	2/3/14	CP0-425	New 3,192sf SFR with 868sf garage- Admin CDP	Under initial review. Corrections comments emailed to Applicant 3-13-14. Spoke with applicant. Project Noticed 3-17-14. WM Permit issued 3-27-14	TP-conditionally approved		
1	Inn at MB	60 State Park Road	1/28/14	CP0-429 & UP0-376	Commercial Improvements to Hotel	Under initial review. Project routed to City staff for review. Project consistent with previous building permit submittal. Comments received from State Park regarding trail. Project to be agendized for 3-19-14 PC meeting	Bldg -- Review complete, applicant to obtain building permit prior to construction		
2	Turner	360 Cerrito	12/12/13	CP0-415	Admin CDP for Demo/ Reconstruct 2,126sf SFR with 490sf garage	Under review. GN - Submittal complete. To be noticed for Administrative CDP with 10 day comment period. CJ. GN - Project Noticed 2/25/14. Admin CDP Permit issued 3/10/14.	BC- conditionally approved.		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
3	Buquet	647 Estero	10/16/13	CP0-411	Admin Coastal Development Permit for new 1,662sf SFR with 577sf garage	KM - Under review. Corrections returned 11/15/13. Meeting with applicant on 1-7-14 to discuss project. Applicant to resubmit plans per discussion with staff. Resubmittal received 1-22-14. Correction letter sent 2-27-14. Resubmitted and noticed 3-3-14. CJ.	Review complete, applicant to obtain building permit prior to construction. TP/FD Approves 11/6/13.	DH-Comments provided	



City of Morro Bay

Public Services/Planning Division

Advanced Planning Work Program

Work Item	Requested by	Date Requested	Comments	Estimated Staff Hours	Planning Commission	City Council	Coastal Commission
Updating the Strategic plan matrix for managing the greening process	City Council	Annually	Original green matrix went to P.C. on 7/6/09 and then to C.C. on 12/14/09. Now subject to annual updates	20 hours	Annual Updates	Annual Updates	
CEQA Implementation Guidelines	City Council	2006	CEQA guidelines were adopted in March 9, 1981 need to be updated.	120 to 160	TBD	TBD	NA
Climate Action Plan / Greenhouse Gas Stakeholder Meeting			With adoption of Climate Action Plan by Council, staff working with Cities and County in a GHG Stakeholder meeting to discuss implementation, monitoring and report, status of grant applications to implement Climate Action Plan.				
North Main Street Parking Plan	City Council	2011	Text amendment to be review by Planning Commission and PC to make recommendation to City Council 4/18/12 PC mtg. City Council took action on June 3, 2012 and Approved the amendment. Text Amendment submitted to California Coastal Commission.	100	4/18/2012	6/4/2012	TBD
Sign Ordinance Update	City Council	2010	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. 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. A report on the status of this project brought to PC on 2/7/2011. The item shall be brought back to City Council first meeting in November. Workshops scheduled September 29, 2011 and October 6, 2011. -Workshop results going to City Council December 13, 2011. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013 Revised Sign Ordinance presented in October 2013 with direction to staff to conduct sign workshops in each of the four sign districts. Sign meetings held in the Quintana and Downtown districts as of March 2014. Remaining two workshop to be held.	150 to 250 + consultant hrs	Project went to P.C. on May 16, 2012. At this meeting staff was given several tasks to accomplish prior to the June 20, 2012 meeting including the following: bring back survey results differentiating between the surveys, a new matrix with all definitions including those new definitions provided by the Commission, bring back pictures of signs, clarification of the difference between internally and externally illuminated signs, limitations on materials, encourage increase in window signs, add a column for staff recommendations, define shopping center, enlarge the downtown area.	TBD	
Wireless Ordinance	City Council	2009	Text amendment. Submitted as an LCP amendment to Coastal Commission. Comments received. Staff working to address comments from Coastal staff.				
Updated Zoning Ordinance	CC based on CCC letter	2010	Project on hold pending additional grant funding.	1,800	TBD	TBD	TBD
Updated General Plan/LCP	CC based on CCC letter	2010	Subcommittee formed. Meetings held are: 11/9/11 to develop plan of action, 12/7/11 to review Access & Recreation Element. Changes were made but not yet finalized. 1/9/12 to review Harbor Resources Element Next meeting scheduled for 1/30/12 to discuss Visual Resources. No additional meetings held. Work plan for the update of the General Plan and LCP due back to City Council on June 25, 2013	1,800	TBD	TBD	TBD
2014 Housing Element Update		2013	The City of Morro Bay is required to update their Housing Element (5th Cycle). The update is due June 14, 2014. Staff will be sending out an RFP for a consultation to assist with the preparation of the update. PC Special Workshop to be held 3/12/14. Stakeholders Round Table Meeting to be held 3/18/14.				