



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 18, 2017
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Commissioner Gerald Luhr
Commissioner Michael Lucas

Commissioner Richard Sadowski
Commissioner Joseph Ingrassia

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 Community Development 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 – NONE

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

A-2 Approval of minutes from the Planning Commission meeting of March 7, 2017.
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.:** CP0-404 and UP0-364
Site Location: 1840 Main Street
Proposal: *Continued from the May 17, 2016 Planning Commission meeting.* Coastal Development Permit and Conditional Use Permit for new construction of an approximate 1,400 sf restaurant with outdoor seating only, canopied parking for drive-up service, drive-thru service, and associated site improvements including ground work, retaining walls, frontage improvements, and landscaping. The project includes removal of existing flatwork and landscaping on a vacant lot from previous development. The project also include a master sign program including total signage area exceeding City standards. In addition, the project will include utility trenching of 4-6 feet across Main Street to the west of the property as well as trenching across Caltrans right of way which fronts on Atascadero Road. This project is located outside the Coastal Commission appeals jurisdiction.
CEQA Determination: Mitigated Negative Declaration
Staff Recommendation: Adopt Mitigated Negative Declaration and Conditionally approve
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

B-2 **Case No.:** CP0-503 and A00-032
Site Location: 1998 Main Street
Proposal: Coastal Development Permit and an Ammendment to an existing Conditional Use Permit for the demolition of an existing single-story restroom and laundry facility and the construction of a two-story restroom, laundry facility, and office within the existing Wagon Wheel Mobile Home Park. The proposed 692 sq. ft. permanent structure includes a 386 sq. ft. second story office and a 306 sq. ft. first floor to include a restroom and laundry facilities. The proposal also includes 72 sq. ft. of decking off of the second story office space. The project is located within the MCR/R-4/SP Zoning District and outside of the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categoricaly Exempt, Section 15303, Class 3
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

B-3 **Case No.:** CP0-515 and UP0-455
Site Location: 396 Hill Street

Discussion: Project was incorrectly noticed as a Regular Coastal Development Permit and Conditional Use Permit for new construction of a two-unit multi-family development on a 5,000 sq. ft. parcel. Specifically, unit A includes 1,745 sq. ft. of habitable floor area and a 540 sq. ft. garage. Unit B includes 1,517 sq. ft. of living area, a 552 sq. ft. garage, and a 775 sq. ft. playroom. The project is located within the MCR/R-4/SP Zoning District and outside of the Coastal Commission Appeal Jurisdiction. This project will be renoticed as an Administrative Coastal Development Permit and Minor Use Permit.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Hear public comment on this item

Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 2, 2017 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development 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 Community Development 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 Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$268 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.



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

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions

New Planning items or items recently updated are highlighted in yellow.

Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date April 18, 2017

#	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	Project Planner
Hearing or Action Ready Projects:										
1	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Comments from Cal Trans received 10/31 and forwarded to Applicant. Meeting to discuss traffic study requirements on 11-21-13. Resubmitted 5/27. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. Resubmittal received 1-23-15 and correction sent 2-23-15. Resubmittal received 5/8/15. Stormwater Control Plan also being reviewed. Reviewing outstanding cultural resources concerns. Reviewed project with archaeologist 1-27-16. Archaeological consultation in progress. MND routed to State Clearinghouse. Comment letter received from APCD re MND. cj. Noticing error necessitates continuance from 5/3/16 to 5/17/16 PC hearing. Continued to date uncertain to allow submittal revisions. Applicant submitted preliminarily revised plans 10/2016. Emailed informal comments 10/26. Revised preliminary plans emailed 1-27-17. Staff comments emailed 2-16-17. Discussed driveway and circulation plan changes to Main Street side of property with Applicant's Engineer and Public Works Dept. Emailed resubmittal and response 1-17. Agendized for 4/18/17 PC meeting.	Bldg -- Review complete	PN- Sonic has submitted Preliminary Stormwater Requirements. RPS: Initial conditions provided by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.		
2	Borges / RPM Consulting	1998 Main Street	3/1/16	CP0-503	Coastal Dev. Permit for addition of 2nd story office/laundry room remodel to commercial building in Mobile Home Park	Waiting on full project submittal. (Applicant received HCD building permit and started construction before getting CDP). Rcv'd 3/17. Correction letter sent. Resubmittal received 6/6/16. Correction letter sent 6/27. Applicant and HCD argue that no CDP is required. Coastal Commission legal staff weighed in on 9/26/16 confirming that a CDP is required and MB has jurisdiction due to LCP. Ready for PC 4/18/17		PN- Conditionally approved per memo dated 4/18/16		cj jg
3	Eisemann	396 Hill St.	8/29/16	CP0-515 and UP0-455	CDP/MUP for new duplex. Unit A: 1745sf living, 540sf garage. Unit B: 1517sf living, 552sf garage	Under initial review. Requires preliminary title report. Correction letter sent 10/18. Resubmittal received 12/16/2016. Need PhotoSims. Rcv'd 3/14. Ready for PC 4/18/17. Project intake error. Admin CDP and MUP, no PC hearing required. Ready to Notice				jg
4	DeCock	1001 Front St.	3/7/17	UP0-471	Temp. Use Permit for Info/Ticket Booth for Virg's Sport Fishing in a 48sf tough shed kiosk booth located near 1001 Front St parking lot.	Under initial review. Corrections to signage sent via email. Applicant revised plans, and site noticed for admin approval on 4/10/17.		PN- Approved 3/27/2017		cj

#	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	Project Planner
5	Mazzacane	270 Kern	3/12/17	AD0-112 (CP0-495)	Setback adjustment at north property line.	Under Initial Review. Modification ready to issue 4/13/2017		PN- Conditionally Approved 2/8/16		jg
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
6	So Cal Gas Company	0 Sequoia St (Public Right of Way, 32' west of Alder Ave)	3/29/17	CP0-538	Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole	Under Initial Review				wm
7	So Cal Gas Company	0 Nutmeg (Public Right of Way, 710' north of Cuesta St.)	3/29/17	CP0-538	Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole	Under Initial Review				wm
8	Mathias Family Trust	2515 & 2525 Greenwood	3/29/17	CP0-537	Administrative Coastal Development Permit for demolition of two residential structure, prep site for new construction, prune & trim overgrown bushes, and removal of fallen tree.	Under Initial Review				wm
9	Mankins	418 Fairview	3/28/17	UP0-475 & AD0-117	Minor Use Permit & Parking Exception. Request for 500sf addition to existing 1235sf non-conforming SFR.	Under review				
10	Assembly of God	615 Monterey	3/6/17	CP0-534/ AD0-113	Admin CDP and Parking Exception to convert existing garage to living space (house adjacent to church), convert lower rear portion of church to new garage.	Under Initial Review. Waiting on project redlines 4/12 then ready to notice				jg
11	James / Nisbet	310 Mindoro	3/2/17	CP0-533	Admin CDP for New SFR on vacant lot for 1542sf living, 462sf garage, 176sf deck.	Under Initial Review		PN- Disapproved per memo dated 3/24/17		wm
12	James/ Nisbet	300 Mindoro	3/2/17	CP0-532	Admin CDP for New SFR on vacant lot, 1433sf living, 446 sf garage, 195sf deck.	Under Initial Review		PN- Disapproved per memo dated 3/24/17		wm
13	Crowfoot	416 Napa St	3/1/17	CP0-531	Admin CDP to create secondary dwelling unit through conversion of existing downstairs square footage. Concurrently applied for building permit of same.	Under Initial Review. Correction letter sent 4/4.		PN- Conditionally Approved per memo dated 3/29/17		rr
14	Huber	2783 Coral Ave	2/24/17	CP0-530, UP0-470, S00-127	Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto & Coral Ave.	Under Initial Review		PN- Not Approved per memo dated 3/16/17		wm

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15	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	Coastal development permit & Conditional Use Permit for Bay Pines Solar Project.	Under Initial Review. Bio Report and Phase 1 Arch report rcv'd. Waiting for preliminary title report. Rcv'd 3/15. Sent to PW: Under Review. Correction letter sent 4/12/2017		PN-Approved 12/9/16		jg
16	Barker	2214 Coral Ave	11/18/16	CP0-523/UP0-462	New 1,950 sq. ft. SFR in the Cloister's Subdivision	Under Initial Review. Correction letter sent 12/14. Resubmittal rcv'd 4/3		PN-Conditionally Approved per memo dated 12/14/16		jg
17	Branch	845 Embarcadero	11/14/16	A00-045	Modification to existing CUP 30-99. Finger docks to be lengthened, seawall repair.	Under initial review. Project deemed incomplete and letter sent 12-13-16. Resubmittal received 1-27-17 and under review. Conducting environmental review.				cj
18	Najarian	321 Luzon	11/7/16	CP0-521 & UP0-473 and AD0-115	Coastal Development Permit for a new 1,694 sq. ft. SFR	Under Initial Review. Correction Letter sent 12/5. Resubmittal received 2/2/2017		PN- Disapproved per memo dated 3/24/17		wm
19	Najarian	320 Mindoro	11/7/16	CP0-520 & UP0-472 & AD0-114	Admin CDP and MUP to build a SFR in an MCR/R-4 zone on a vacant lot. Proposed 2 story, 1694sf living, 546sf garage, & 144sf deck.	Under Initial Review. Correction Letter Sent 12/5. Resubmittal received 2/2/2017		PN- Disapproved per memo dated 3/24/17		wm
20	Barfield	260 Shasta	11/4/16	UP0-461	Conditional Use Permit for 498 sq. ft. addition to an existing 999 sq. ft. nonconforming SFR	Under Initial Review. Correction Letter Sent. Applicant working to redesign in order to remedy the existing nonconformity. Waiting on resubmittal		PN-Conditionally approved per memo dated 11/29/16		jg
21	Mac Millan	590 Morro Bay Blvd.	11/1/16	UP0-460/CP0-518	Change of use from retail to restaurant	Under Initial Review. Correction Letter Sent. Resubmittal rcv'd 4/4/2017		PN-Conditionally approved per memo dated 11/29/16		jg
22	Fennacy	939 Main Street	10/18/16	UP0-459	Use permit approval for change of occupancy for the creation of outdoor dining area at the Brickhouse BBQ	Project under review. Correction letter sent 11/17. Resubmittal Rcv'd 3/27		Conditionally approved per memo dated 11/9/16		rr
23	Leage	1205 Embarcadero	9/28/16	A00-044 (UP0-058)	Minor amendment to UP0-058 to relocated approved floating dock location and construct new finger sections and lease line amendment	Project under review. Correction letter sent 11-21-16. Resubmittal received 1-27-17 and under review.		PN Disapproved per memo dated 10/25/16		cj
24	Van Buerden	945 Embarcadero	5/24/16	UP0-446	Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements	Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj. No recent activity as of 3-1-17		Conditionally approved 6/14/16		cj

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25	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016. Applicant now wants to remove development from proposal and process the parcel map independently of any development. Waiting on updated map (4/7/2017)		PN- Disapproved per Memo dated 6/14/16		jg
26	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16. No recent activity as of 3-1-17.				cj
27	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater determination form & plan update-		wm
28	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed incompleated. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent . Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj

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29	Maritime Museum Association (Larry Newland)		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. Sent Intent to Deem Withdrawn letter 9-2-14. JG. Revised preliminary plans emailed to City 11-4-16 for initial comment review. Staff feedback emailed to Architect 11-15-16. Resubmitted 3-20-17. CJ	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		
Planning Commission Continued projects:										
30	Vankrieken	462 Arbutus	12/9/16	UP0-465/ CP0-535	CDP and Conditional Use Permit for new 515 sq. ft. garage and remodel of existing nonconforming SFR	Under Initial Review. Correction Letter sent 1/6. Resubmittal received 1/20/217. Correspondence with Agent regarding residential design guidelines, waiting for updated front elevations. Noticed for PC hearing on 3/10/16. Agendized for 3/21/17. Continued to a date uncertain with direction for design changes		PN- Conditionally approved per memo dated 12/22/16		jg
31	Elster	530 Morro	4/20/16	UP0-282 & CP0-323	New 2,978 sq. ft. SFR with 1,516 sq. ft. garage, 1,191 sq. ft. of decking, and a 560 s. ft. secondary dwelling unit.	Applicant has decided against the parcel map and development of three townhomes and now proposes to build one SFR and a secondary dwelling unit. Under initial review. Waiting on PW comments. Correction letter sent 5/18/16. Spoke with Applicant 8/4/2016 - resubmittal pending. Resubmittal received. Correction Letter Sent 11/7/2016. Resubmittal received 1/17/17. PC on March 7, 2017. Continued to a date uncertain.				jg
32	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete	Under review. Correction letter sent 5-10-16. Environmental review complete and to be routed 7-28-16 for required 30 day period. PC 9/6/16 hearing. Reviewed and PC continued hearing to 10/4/16. Project continued to 12/6 PC meeting. Project reviewed at 1/3/17 PC hearing and continued to a date uncertain.		PN- Conditionally approved per memo dated 7/26/16		wm

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33	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig
34	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cg
35	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	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. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	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. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		wm
36	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site	WM.Was tentatively scheduled for 3-1-16 PC hearing. Awaiting additional info from applicant. Tentatively scheduled for 5-17-16 hearing. Applicant requested continuance. PC continued review with direction on June 21, 2016.				wm
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	Project Planner
37	Pall	340 Jamaica	1/5/17	UP0-468	Conditional Use Permit for an existing auto-body shop in a residential district	Under Initial Review. Project Noticed for 2-21-17 PC meeting. To be continued to 3/7/17 hearing due to noticing error. PC approval on 3/7/17. Project Appealed to City Council	FD Conditionally Approved 1/23/17			jg
38	Redican	725 Embarcadero	9/9/16	A00-041 (UP0-359)	Major amendment to Conditional Use Permit UP0-359. Replace existing upper floor restaurant to a 9 room second floor hotel.	Project under review. Met with applicant 10/10/16 to discuss. Correction letter sent to Applicant 10/21/16. Resubmittal received 12-2-16. Response requesting plan corrections emailed 1/3/17. Project heard by PC on 3-21-17 and favorable recommendations with direction to City Council.				cj
39	Baston	561 Embarcadero	UP0-448	UP0-448	Conditional use permit for Gray's Inn access improvements and piling repair	Incomplete letter sent 8-4-16. Received resubmittal 9/16/16. Correction letter sent 10/14 and resubmittal 10/19. Met w/ Agent to review resubmittal 10/19. Project reviewed at 12/20 PC meeting and continued to 1/17 PC meeting. Project reviewed for favorable recommendation to the City Council with direction.		PN- Conditionally approved per memo dated 8/3/16		cj
40	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 reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11. City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 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. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg.	No review performed.	N/R		sg
Environmental Review										
41	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review 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	Project Planner
42	Tract 2739	485 S. Bay Blvd, Black Hill Villas Subdivision	1/17/17	Map	Final Map - Tract 2739 / 16 lot subdivision with dedicated lot for riparian enhancement and raptor preservation.	Final Map Application Under review. Map corrections forwarded to Engineering/Public Works Dept. on 3/13/16				cj
43	Tract 2818	2400 Main St / Morro Mist	6/13/16	Map	Final Map - Tract 2818 / 23 lot subdivision and 1 common lot	Initial submittal for final map processing received 6-13-16. Correction letter sent 7-6-16. Draft CC&Rs received. Resubmittal received 1/5/17				cj
44	Tract 2670	1899 -1911 Sunset	11/17/15	Map	Final Map. - Tract 2670 6 lot subdivision and 1 common lot	Under review. Correction letter sent on 12-17-15. Met with Applicant on 3-8-16 to review outstanding items. Received revised CC&R's 3-8-16 for review. CC&R documents reviewed and determined deficient - corrections sent 4-21-16. Met with Applicant to review final corrections 7-13-16. Revised grading/retaining wall plans to be resubmitted. Draft CC&Rs under review by City Attorney. Attorney's review forwarded to Applicant on 7/28/16. CC&Rs under review for consistency with Council conditions of approval. Waiting for revised final map, revised grading plans as of 10/27/16. Grading permit issued. Awaiting revised CC&Rs.				cj
45	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 buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. Received request for extension of permit as allowed by code. One year extension of permits granted extending map to 7/19/2017. Received map resubmittal 11-28-16. Response letter sent 12-27-16.	No review performed.	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		sg/cj
Projects requiring coordination with another jurisdiction:										
46	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. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		

#	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	Project Planner
47	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. Discussed project with Coastal staff in meeting 11-18-14.	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		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing:										
48	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	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. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.	No review performed.			wm
49	City of Morro Bay	Citywide	2/1/13	Ordinance 556	Wireless Amendment - LCP Amendment CHAPTER 17.27 Amendment for "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".	Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues. Amendments withdrawn from Coastal Commission as they are no longer consistent with state law. Item has been included in the FY 16/17 goals and objectives.	No review performed.	N/A		sg
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	Project Planner
50	T-Mobiile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		yg
Grants										
51	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	No review performed.	N/A		sg
52	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16.	No review performed.	N/R		cg
53	City of Morro Bay	City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cg
Projects in Building Plan Check:										
1	Frank	2900 Alder	4/4/16	B-30941	New Duplex	Approved by yg 5/31/16	Approved by cdl on 6-3-16.	PN- Approved 6/27/16		
2	Smith	460 Avalon	4/5/17	B-31463	SFR Alteration - Remove and replace 2nd story wood deck. Demo 96 sf, new deck 93 sf.					
3	LaPlante	3093 Beachcomber	10/27/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. Building Permit deemed withdrawn - Approved Planning permit substantially different than 2011 application.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC per memo of 1/18/12.		
4	Martinez	235 Bradley	12/1/16	B-31311	SF-Alter 274 s.f. covered deck, 10'4" X 26'6" at rear of property. Covered deck.	Approved by yg 12-05-16	Disapproved by cdl on 12/21/16.	Approved by rps on 12-01-16.		
5	Williams	297 Bradley	10/19/16	B-31236	Remove & Replace existing 2nd floor 177sf deck.		Disapproved by cdl on 1-13-17.	PN- Approved 10/24/16		
6	Curtsinger	513 Dawson	11/10/16	B-31272	Interior remodel, replace plumbing, repair and/or replace existing entry stairs and landing.		Approved by cdl on 12-22-16.	PN- Approved per memo dated 1/20/17		

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7		1215 Embarcadero		B-31326	Demo existing Dockside 3 and Morro Bay Landing to replace with 2 story new structure	Disapproved with plan corrections 1-5-17. CJ.	Plans sent to Ca, Code Check 1-5-17.	PN- Disapproved per memo dated 1/18/17		
8	Govers	404 Fairview	1/27/17	B-31379	SF Addition -convert existing 2nd story deck over garage into habital space 120sq.ft. Adding new 5' 2nd story converted deck off new additi		Disapproved by cdl on 2/8/17.	PN-Approved 4/6/17		
9	Gannage	2926 Fir	3/3/17	B-31423	270 sf Addition (new bdrm #4 & new bath #4) to SFR, new 50 sf covered entry porch, new 231 sf roof deck, remodeling kitchen, master bath, and relocating and covering full bath to	PLAN- Approved by jg on 3-22-17	Disapproved by CDL on 3-29-17	PN- Disapproved per memo dated 4/7/17		
10	Appleby	381 Fresno	7/31/14	B-30227	Carport& Storage Shed. Remians in plan check status.	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	Building approved 08-04-15 cdl	RPS - No PW comments if street access is not required for storage bldg		
11	Whitaker	1170 Front	3/10/16	B-30885	New 6 unit hotel	Needs CDP from Coastal Commission.	Denied by cdl on 6-17-16.	PN- Disapproved 6/30/16		
12	Stanley	570 Harbor	11/15/16	B-31280	New SFR on lot with existing commercial structure. SFR includes 1507sf living, 480sf garage and 194sf decking		Disapproved by cdl on 12-22-16.	PN- Disapproved per memo dated 12/8/16		
13	Page	2657 Greenwood	12/27/16	B-31045	2nd floor 1028sf addition to exisiting SFR with new 350sf deck & remodel of 1st floor.		Disapproved by cdl on 1-9-17.	PN- Approved 3/22/17		
14	Richardson	2790 Greenwood	3/15/17	B-31437	Remedial foundation repair, 9 push piers installed to stabilize and lift foundation to maximum practical recovery.		Approved by cdl on 3-23-17.			
15	Moffat	2950 Greenwood	1/12/17	B-31362	Install new bathroom to exisiting den in SFR		Disapproved by cdl on 1-19-17.	PN- Approved 1/23/17		
16	Stanley	570 Harbor St	9/12/16	CP0-517	Demo existing SFR/Chiropractic office. New construction of 2 new SFRs - 1507sf living with 480sf garage, and 891 sf living with 441	CDP approved 11-22-16. WM	Conditionally approved per memo dated 9/12/16.	PN-Conditionally approved per memo dated 11/17/16		
17	Hurless	2265 Hemlock	5/11/15	B-30477	SFR Garage converted to 492sf apartment with new bedroom and bathroom. Remains in plan check status.	Disapproved 8-28-15. JG	Denied by cdl on 5/15/15	PN- Disapproved needs sewer lateral video-		
18		2450 Ironwood	3/6/17	B-31424	Installation of deck and stairs to front entry, approx. 200 sq. ft	Disapproved by sg	Disapproved by cdl on 3-16-17	Approved by rps on 3-6-17.		
19	Audland	2605 Ironwood	1/17/17	B-31367	SF-Alter Stabalize foundation of existing SFR, install piers utilizing standard founation brackets to prevent further	Approved by sg on 01-20-17	Approved by cdl on 01/19/17			
20	Romero	3036 Ironwood	1/25/17	B-31340	New SFR with 2,484sf living, 559sf garage, 100sf deck & 71sf porch	Disapproved 2-24-17. JG	Disapproved by cdl on 1/31/17. Comments mailed on 2/28/17	PN- Diapproved per Memo dated 2/17/17		
21	Gonzalez	481 Java	10/10/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking. Remains in plan check Status.	WM. Expecting Admin Use Permit application for minor revision to approved design.	Plans approved 9-18-15 cdl	PN-Disapproved, needs swr video & plan corrections. 9/24/15		

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22	Rochenbach	2670 Juniper	3/9/17	B-31428	Install residential interior elevator (3 floors) resulting in roof extension, add new roof tiles, add new windows, doors, reconfigure front concrete stairs to entry, revise existing guardrail	Disapproved by sg on 3-17-17.	Disapproved by CDL on 3-31-17			
23	Gardner	454 Kern Ave	4/5/17	B-31459	SFR Alteration - Interior remodel kitchen & bathrooms					
24	Channing	471 LaJolla	10/11/16	B-31221	Construct 20' x 11' exterior deck	Disapproved 10-20-16. JG	Disapproved by cdl on 10-18-16.			
25	Wright	520 LaJolla	7/25/16	B-31114	Convert walk-in closet to bathroom, add shower, two windows, convert windows to french doors.	Correction memo sent 10/20/16. jg.	Approved by cdl on 12-19-16.	PN- Disapproved per memo dated 12/21/16		
26	Douglas	2587 Laurel	1/8/15	B-30352	Addendum to B-30074. Add 24 sq. ft., converting 1,020 sq. ft. to habitable space, add 120 sq. ft. porch, and 191 sq.ft. deck. Remains	Under Review. JG. Denial	Plans Denied 10/16/15 cdl	PN 9/30/15 Approved as submitted. No		
27	PG&E	1245 Little Morro Creek	3/25/16	B-30925	Add 25K Generator to cell site/tower to satisfy Planning Commission conditions.	Approved. CJ. 4-5-16. Complies w/ PC approval.	Approved by cdl 3/30/16	PN- Approved 5/17/16		
28	Dyson	117 Main	8/15/14	B-30248	Covered Patio Remains in plan check Status.	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR		
29	Burgstrom	372 Main	12/14/16	B-31350	SF-Alt -Rebuild existing 235 sf deck and stairs, add approx 69 sf to enlarge existing deck.		Disapproved by cdl on 12-30-16			
30	Morro Mist LLC	2402-2446 Main	7/5/16	B-31067 through B-31089	Building permit applications for 23 new townhomes in 6 detached building clusters to include 15 one-bedroom units and 8 three-bedroom units. 23 separate permit applications	Disapproved. Corrections sent 8-3-16. cj.	Disapproved by cdl on 1-23-17.	PN- Approved waiting for RL sign-off of WEU form.		
31	Streeter	1128 Market	10/26/16	B-31247	New SFR with 1345sf Living, 434sf garage & 80sf Deck		Disapproved by cdl on 11-21-16.	PN- Disapproved 11/17/16		
32	Streeter	1138 Market	10/26/16	B-31252	New SFR with 1345sf Living, 437sf garage & 131sf Deck		Disapproved by cdl on 12-6-16.	PN- Disapproved 11/17/16		
33	Castro	190 Mindoro	12/29/16	B-31351	New SFR with 888sf Living & 234sf garage	Disapproved 1-5-17. JG	Approved by cdl on 12-13-16.	PN- Approved 4/6/2017		
34	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing.	Disapproved 11-10-16. JG	Disapproved by cdl on 11-17-16.	PN- Disapproved 11/16/16		
35	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom. Remains in plan check Status.	Approved 9/25/14. CJ.	Plansw approved 9-30-2014 bc	RPS returned for corrections per		
36	Crowfoot	416 Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CPO-531)		Approved by cdl on 3-23-17	PN- Disapproved per memo dated 3/29/17		
37	Rushaupt	2301 Nutmeg	3/22/17	B-31451	Increase size of existing first floor bathroom.	Approved by wm on 3-23-17.				
38	Robson	110 Orcas	12/9/16	B-31350	2098 s.f. living, 939 s.f. subterranean garage, and 376 s.f. decking	Corrections sent 3-24-17 to Bldg. CJ.	Disapproved by cdl on 01-12-17			
39	Moloney	840 Pacific	9/22/16	B31194	350sf addition to existing SFR	Disapproved 10-5-16. JG	Disapproved by cdl on 9-29-16.	RB-Disapproved per memo dated 10/19/16		

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40	Lewis	290 Piney Lane	12/19/16	B-31325	New two story SFR - 2735 sf living, 581 sf garage, 376 sf deck	Conditional Approval by jg on 01-04-17 (need to add Cond of App to plans sets	Approved by cdl on 12-30-16	PN- Disapproved per memo dated 2/16/17		
41	Volk	800 Quintana	4/25/16	B-30811	Unmanned cell site including locating an antenna on and radios on roof, equipment at	Disapproved. CJ. 5-16-16. Does not meet conditions of approval. Requested resubmittal.	Approved by cdl on 5/11/16	PN- Approved 5/13/16		
42	Frye	244 Shasta	5/2/13	B-29910	Garage to Second Unit conversion. Remains in plan check Status.	KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit.	BC- on hold pending planning process.	BCR-approved 5/13/13		
43	Scoto	330 Sicily	10/18/16	B-31232	New SFR w/1743sf living area, 457sf garage & 150sf deck.	Approved 5-16. JG	Disapproved by cdl on 12-5-16.	PN- Approved 12/8/16		
44	Dolezal	1885 to 1905 Sunset	3/17/17	B31378	Addendum to Grading permit #G00-045 issued 12/7/16. Changes to approved Grading to on-site improvements			PN- Not Approved per memo dated 3/29/17		
45	Dolezal	1885 Sunset	11/30/15	B-30758	Lot 6: New SFR with 1140sf and 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
46	Dolezal	1889 Sunset	11/30/15	B-30757	Lot 5: New SFR with 1140sf with 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
47	Dolezal	1893 Sunset	11/30/15	B-30756	Lot 4: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
48	Dolezal	1897 Sunset	11/30/15	B-30753	Lot 1: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
49	Dolezal	1901 Sunset	11/30/15	B-30754	Lot 2: New SFR with 1541sf living and 483sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
50	Dolezal	1905 Sunset	11/30/15	B-30755	Lot 3: New SFR with 1457sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
51	Hartsock	242 Surf	1/27/17	B-31380	Addition to a non-conforming SFR w/ detached garage. Also ref: CP0-509, AD0-106					
52	Jordan	340 Tulare		B-31046	2nd floor 650sf Addition & 75sf garage addition	Approved 5-17. JG	Disapproved by cdl on 1-13-16.	PN- Approved 2/2/17		
Planning Projects & Permits with Final Action:										
1	Grover	484 Kings	2/2/17	UP0-469 & AD0-110	Conditional Use Permit & Parking Exception for addition of 510 sf to nonconforming single family residence and 301sf garage and parking exception.	Under Initial Review. PW has an active claim at this parcel regarding a tree in the right of way. PC Hearing on 4/4/17. Approved		PN- Conditionally approved per memo dated 3/28/17		jg
2	Elliott	2654 Greenwood	12/9/16	UP0-464 and AD0-116	Conditional Use Permit & Parking Exception for 192 sq. ft. addition to a nonconforming SFR	Under Initial Review. Correction Letter sent 1/6. Minor use permit and administrative level parking exception. Noticed 3/24/17		PN- Conditionally approved per memo dated 12/22/16		wm
3	Carpenter	938 Pacific	11/3/16	CP0-519	Conversion of existng guest house to a secondary dwelling unit	Under Initial Review. Correction Letter Sent 12/5/16. Resubmitted materials 2/10/17. Ready to notice. Noticed for admin approval 3/10/16		PN-Conditionally approved per memo dated 12/1/16		jg

#	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	Project Planner
4	Streeter	1128 & 1138 Market	8/24/16	CP0-513 / UP0-452	Two new SFRs. Front SFR includes 1,345 sq. ft. of living area, a 434 sq. ft. garage, and 80 sq. ft. of decking. Rear SFR includes 1,373 sq. ft. of living area, a 473 sq. ft. garage, and 131 sq. ft. of decking.	Under Initial Review. Correction letter sent 9/22/16. Additional staff comments regarding City design guidelines emailed to applicant on 11/8/16 PC hearing 3-7-17		PN- Conditionally Approved per memo dated 9/15/16		wm

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.: UP0-468

Site Location: 340 Jamaica, Morro Bay, CA: Auto Body Builders

Project Description: *Continued from the 2/21/2017 PC meeting.* Conditional Use Permit approval for the continued operation of an existing auto-body repair and paint shop located within the R-1/S.1 residential zoning district since 1981. The project site is located outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15301, Class 1

Staff Recommendation: Conditionally Approve

Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270

<https://youtu.be/2j1qG8bCQN8?t=6m19s>

Gargiulo presented the staff report.

The Commissioners presented their questions to staff.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Sadowski spoke to some concerned neighbors in the neighborhood.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/2j1qG8bCQN8?t=23m29s>

Jason Pall, applicant, stated he is a small business owner who cares about the neighborhood. Pall was aware of the complaints when he purchased the shop and is currently doing remediation. Pall stated he did research with the City before purchasing the business and the former owner thought all the paperwork was current. Pall stated he takes the compliance very serious.

Diane Playan, Realtor and lives directly next door to the body shop. Playan stated no one has ever spoke to her regarding issues with the body shop. Her window faces the area where the shop is and has no issues with any smells or noise. Playan read a listing from a real estate broker stating the business presently had a variance to operate as an auto body repair shop since 1974. The listing also stated per the City of Morro Bay, the new owner could continue to operate as a body shop only or build two residential single family homes. Playan doesn't understand why the new owner is having these problems when the City made the error. Playan is hoping the Commission would let the new owner continue to do business there.

Linda Richardson, lives next door to Playan, stated she has never heard of any complaints about the business from anyone, especially the neighbors. Richardson

noted she's lived at her resident for five years, and for the first year thought the business was a gym. Richardson stated she has not had any issues with smells or noise.

William Koski, 311 Sicily Street, stated he has used the body shop and appreciates in located in Morro Bay because it's convenient to where he could drop off his vehicle and walk home. Koski has never seen an issue with parking and his experiences have all been positive.

Paul Cueni, Morro Bay resident, stated he collects old cars and stated the body shop was convenient for him because he doesn't like driving to San Luis Obispo. Cueni would rather keep doing business in Morro Bay.

Bob Tapia, former owner of body shop, explained how he made it his responsibility to take care of the City's vehicles free of charge along with also taking care of the elderly in Morro Bay. Tapia noted the City inspector would come to the shop periodically to inspect for fumes, but couldn't detect anything. Tapia stated he had many offers for the business when it came to retiring, but picked Jason, because he knew Jason would take care of the business the same way he did.

Jenny Villanueva, Tapia's daughter, spoke of how she and her other siblings had worked at the body shop along with multiple employees. Villanueva explained the work load at the shop has not changed since the new ownership. The permit issue shouldn't be a factor to penalize Pall because the City also didn't know the permit had lapsed.

Rick Young, Morro Bay resident, stated he had taken a class at Cuesta College on auto painting. Young thinks the business should stay opened because they are complying.

Rick Cobbs, Morro Bay resident and retired law enforcement officer, Cobbs commented there are no business which support the car enthusiast. Cobbs spoke of Pall's characteristics and how he is a big part of the community. Cobb noted it would be a great loss if the business would close.

Jerry Lang, Morro Bay resident, stated he is a long-time customer and noted how affordable it was to get work done at the shop. Lang noted the convenience of the shop but his main concern was for the employees who work for Pall. Lang doesn't want them to lose their jobs and hopes the Commission would take this into consideration regarding the permit.

Evans Cowen, complainant, spoke of pollutants/ smells coming from the business and noted the amount that has increased since 2001. Cowen would like the Commission to provide an Environmental Impact Report (EIR).

Paul Cueni, stated the shop has been around many years, and over the years the EPA has changed the paint to low odor, low environmental impact Volatile Organic Compound (VOC).

Barbara Brebes, Morro Bay resident, read a statement from Corky Miles. Miles mentioned the great characteristics of Pall and how helpful and knowledgeable he was when he needed help with his damage vehicle. Miles commented the noise level at the shop was normal happened during business hours. Brebes asked the Commission to approve the permit for Pall.

Roy Cinawalt, owner of the 2-story apartment building next door, acknowledged Bob Tapia and Jason Pall as great people and commented they run a great business. But questioned why the business was in the location. He doesn't feel it's a great fit to the neighborhood. Cinawalt is also concerned about the fumes and stated the business brings down the property value in the neighborhood.

Young, wanted to make a comment regarding the new paints. Young stated, one of the things he learned in his paint class, was all modern paints are water borne. Since its water borne, it means water is evaporated from the paint.

Villanueva, also wanted to note that not only did her father have the business, they lived across the street for 24 years. Villanueva appreciates the concerns regarding children being around the fumes. Villanueva stated her father wouldn't have raised his family across the street if it was a concern.

Jarrold Scott, Co-owner of Three Stacks and a Rock Brewing, stated his business is located 20-30 yards from applicant's business. Scott stated he hasn't smelled anything or heard any noise to which he and his business partner thought the building was being used as a tax write off. Scott didn't see much business going on and doesn't know what the complaint is about.

Brain Chaves, 331 Jamaica Street (across from shop), stated he spends a lot of time in the front yard of his home and doesn't hear any noise coming from the shop. Chaves noted he is very pleased with the new owner because he believes he cares about the neighborhood and has been very courteous about the noise. Chaves stated he has never experienced any fumes and asked the Commission to extend the coastal use permit (CUP).

Drew Cederes, Morro Bay resident, confirmed today's auto paints are water based paints. Cederes stated Pall is more than willing to do whatever it takes to make his business compatible. Cederes noted the convenience of having the shop in Morro Bay and hopes the Commission gives Pall the permit.

Darryl Dobson, 333 Island Street, stated he and his family are the most impacted by this situation. Dobson commented he supports small businesses in the community but this business is in the wrong location. Dobson stated Code Enforcement Officer David Crockett has been to his home along with Brian Aunger from Air Pollution Control District (APCD). Dobson stated he needs to keep his windows and doors closed, and his daughter will not bring his grandchildren to his home on the weekdays.

Rylie Pall, daughter of the applicant, stated she has grown up around cars all her life and doesn't have anything wrong with her.

Pall wanted to clarify Dobson's statement of Brian Auger coming out. Pall noted Auger is the head of APCD who oversees the paint booths at his shop. Pall stated Gargiulo has spoken to Auger, and was told the shop has been operating within specifications and are under threshold.

George Wright, Morro Bay resident, stated he is a customer of the applicant, and says he smells more of the diesel gas and cars driving on Hwy 1, than the paint from the shop.

Scott Mace, Morro Bay resident, pointed out the location of the business and the apartment building which overshadow it. Mace also noted the busy freeway nearby. Mace commented, if there are going to be complaints, the complaints should be about the freeway. Mace stated he's worked on the building for Pall and noted Pall has kept up with updating the building. Mace commented Pall has been meeting all the requirements and doesn't understand what the problem is.

Playan, also wanted to provide information regarding property value in the area. Playan stated the house directly across the house behind the body shop sold for \$500k a couple of years ago. It recently sold for \$620k and stated there's nothing wrong with the property values in the neighborhood. Playan noted people who purchased their homes knew the body shop was in the neighborhood.

Daniel Knight, representative for Darryl Dobson's house, asked why would the applicant want to invest in the business if the City's zoning and ordinances are pushing to make this a residential area. Knight feels the zoning ordinance should be held and not make an exception just because the business has been there for a long time. Knight asked the Commission not to approve the permit.

Chaves, stated he purchased his home a year and a half ago and commented he probably couldn't afford the house if the shop hadn't been there. Chaves noted it was wrong for people to ask a business to leave to bring their property value up, he didn't think there was any justice in that.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/2j1qG8bCQN8?t=1h34m28s>

The Commissioners presented their questions to the applicant.

MOTION: Commissioner Ingraffia motioned to approve conditional use permit UP0-468 with the added conditions. Vice-Chairperson Luhr seconded and the motion passed (5-0).

<https://youtu.be/2j1qG8bCQN8?t=2h28m1s>

Conditions added by the Planning Commission on March 7, 2017

1. *All exterior lighting shall be shielded and directed downward to ensure that light fixtures will not direct glare into the street or into the adjacent residential uses as per Section 17.52.080 of the Morro Bay Municipal Code.*
2. *The Applicant shall investigate the feasibility of raising the exhaust stack to mitigate any potential nuisance odor and present findings to the Director for approval prior to Building permit issuance.*
3. *The Applicant shall insulate the compressor, including but not limited to the use of isolation pads, to mitigate any potential nuisance noise impacts to adjacent properties. Insulation details shall be provided to the Planning Division for review and approval prior to Building Permit issuance.*
4. *The Applicant shall install charcoal carbon filters to mitigate any potential nuisance odor impacts to adjacent properties. Filter specifications shall be provided to the Planning Division prior to Building Permit issuance.*
5. *The parking and or storage of customer vehicles is prohibited in the Public Right-Of-Way. Transient parking is permissible.*
6. *Approval of the use contemplated herein shall be limited to maintaining business hours only from 7:30 a.m. to 6:00 p.m. Monday through Friday.*

MOTION: Chairperson Tefft motioned to approve Planning Commission request for City Council to reduce the coastal use permit application fee to reflect the application fee from 1986. Vice-Chairperson Luhr seconded and the motion passed (5-0).

<https://youtu.be/2j1qG8bCQN8?t=2h28m47s>

B-2 Case No.: CP0-513 and UP0-452

Site Location: 1128 and 1138 Market Avenue, Morro Bay, CA

Proposal: Request for a Coastal Development Permit and Conditional Use Permit to construct two new two-story houses with attached garages on the easterly side of Market Avenue within the Beach Street Specific Plan area. The houses are each approximately 1,800 square feet in size. The property is zoned Duplex Residential with a Planned Development and Specific Plan overlay (R-2/PD/SP) This project is located outside of the Coastal Commission appeal jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303(a) Class 3

Staff Recommendation: Conditionally Approve

Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

<https://youtu.be/2j1qG8bCQN8?t=2h30m46s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

McIlvaine presented the staff report.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/2j1qG8bCQN8?t=2h41m30s>

Kathleen Streeter, applicant, stated her intention for the property is to be a rental, not a vacation rental.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/2j1qG8bCQN8?t=2h42m38s>

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/2j1qG8bCQN8?t=3h16m20s>

Streeter explained there were trees that line the area by the mobile home park, which help to soften the hardscape of the long driveway.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/2j1qG8bCQN8?t=3h17m13s>

MOTION: Commissioner Ingraffia motioned to move to approve conditional use permit CP0-513, PC Resolution 5-17. Commissioner Lucas seconded and the motion passed (5-0).

B-3 Case No.: UP0-282 and CP0-323

Site Location: 530 Morro Avenue, Morro Bay, CA

Project Description: Request for Coastal Development and Conditional Use Permit approval for the construction of a new 2,444 sq. ft. single-family residence with a 548 sq. ft. secondary dwelling unit, 888 sq. ft. of garage space, 787 sq. ft. of storage, and 1,206 sq. ft. of decking located within the R-2/PD/S.4 zoning District and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15303, Class 3

Staff Recommendation: Conditionally Approve

Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270

<https://youtu.be/2j1qG8bCQN8?t=3h20m57s>

Gargiulo presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –

Commissioner Sadowski received an email from a concerned resident regarding the project.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/2j1qG8bCQN8?t=3h31m5s>

Melinda Elster, applicant, stated they relocated the home to the rear of the property for future development of a single-family resident in front.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/2j1qG8bCQN8?t=3h32m57s>

Discussion between Planning Commissioners.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/2j1qG8bCQN8?t=3h45m19s>

Bruce Elster, applicant, answered the Commissioners questions regarding the basement in the house.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/2j1qG8bCQN8?t=3h50m16s>

MOTION: Commissioner Sadowski moved to continue the project on 530 Morro Avenue in adherence to the suggestions for architectural design review and resubmittal presented by the Planning Commission, to a date uncertain. Commissioner Ingraffia seconded and the motion passed (5-0).

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS – NONE
- E. PLANNING COMMISSIONER COMMENTS
<https://youtu.be/2j1qG8bCQN8?t=4h7m43s>

Commissioner Lucas spoke about the older trees which were lost in the recent storms. He suggested to staff a type of urban reforestation policy where larger trees could be planted instead of the smaller types.

Vice-Chairperson Luhr agreed with Commissioner Lucas and stated there has been a deforestation in Morro Bay over the last 30-40 years. Luhr noted in the 1950's they were giving out Monterey pines.

Chairperson Tefft commented it's not just the number of trees which were lost, but the types of trees. Tefft noted if we're to maintain the character of the urban forest, we need to find places for substantial specimens.

Commissioner Sadowski commented on the WRFCAC Citizens Advisory Committee and how everyone on the committee are volunteers. Sadowski went on to state the City Council hired a lobbyist for the Water Reclamation Facility (WRF). Sadowski feels if there's going to be an advisory committee those types of things should be brought up to the Advisory Committee before it goes to City Council. Sadowski also commented on the climate change, sea level rise and greenhouse gas issues. He noted how our consultants are not up to speed on the new law Assembly Bill 32 – California Global Warming Solutions Act (AB

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32). Sadowski is concerned on the direction of where the WRF is going. Sadowski will follow up with staff on a report regarding the meeting he attended.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS – NONE

G. ADJOURNMENT

The meeting adjourned at 10:16 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on March 21, 2017, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: April 18, 2017

Staff Report

TO: Planning Commissioners

DATE: April 11, 2017

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Coastal Development Permit (#CP0-404) and Conditional Use Permit (#UP0-364) at 1840 Main Street for new construction of an approximate 1,400 sf drive-thru, drive-up restaurant with canopied parking and associated site improvements and removal of major vegetation. The project also includes a master sign program including total signage area exceeding City standards. In addition, the project will include utility trenching of 4-6 feet across Main Street to the west of the property as well as trenching across Caltrans right of way, which fronts on Atascadero Road. This project is located outside the Coastal Commission appeals jurisdiction

RECOMMENDATION:

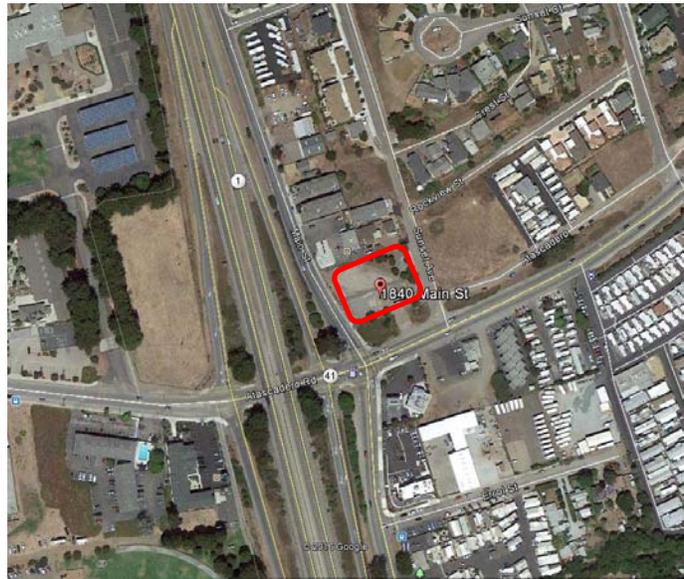
Adopt the Mitigated Negative Declaration (SCH#2016031064) with Mitigation and Monitoring Program (MMP) and Conditionally Approve the project by adopting Planning Commission Resolution 13-17 which includes the Findings and Conditions of Approval for the project depicted on plans dated March 23, 2017

APPLICANT/AGENT: Scott McMillan,
Consumer Science, Inc.

ADDRESS/ APN: 068-324-019 / 1840
Main Street

PROJECT SUMMARY:

This project was continued from the May 17, 2016 Planning Commission meeting. At that time, the Planning Commission held a duly noticed public hearing to consider the request for a coastal development permit/ conditional use permit and adopt the mitigated negative declaration (MND). The project was continued to a date uncertain with direction to the Applicant to revise the plans and resubmit a project that is more compatible with



Prepared By: CJ Department Review: SG

this area as a key gateway to the City (Exhibit B). Since this meeting, the Applicant has submitted revised project plans which are evaluated in this staff report below.

PROJECT DESCRIPTION:

The Applicant is requesting coastal development permit and conditional use permit approval to construct an approximate 1,400 sf restaurant with outdoor seating only, canopied parking for drive-up service, drive-thru service, and associated site improvements including ground work, retaining walls, frontage improvements, and landscaping. The project includes removal of existing flatwork, landscaping and major vegetation left over from previous development. The project also includes a master sign program including total signage area exceeding City standards. In addition, as part of public improvement conditions, the project will include utility trenching of 4-6 feet across Main Street to the west of the property as well as trenching across Caltrans right of way fronting on Atascadero Road.

The Zoning Ordinance development standards were detailed in the previous staff report and are re-stated in this staff report in order to identify any project changes since the previous Planning Commission hearing:

ZONING ORDINANCE COMPLIANCE FOR MCR/R-4/SP DISTRICT

Development Standards	Proposed Plan	Ordinance Requirement	Complies?	Changes since 2016 review
Setbacks:				
Main Street	34'6" canopy setback 65'10" building setback	5 Feet	Yes	No changes
Highway 41 Rear (East) Side (North)	6' canopy setback 74' 6" building setback 7'10" canopy setback	5 Feet 5 Feet 5 Feet		
Lot Coverage	17%	60% Maximum Coverage	Yes	No changes
Maximum Height:	17'6" parapet height 23'6" feature tower height	25 feet, or 30 feet with architectural variation under North Main Specific Plan	Yes	Pitched roof added. Top of roof screen 21.43 feet. Chimney tower 25.6'
Lighting, Illumination & Glare	Photometric plan submitted, which shows lighting foot-candle reduced to zero at property line.	Not directed toward adjacent residential uses and onto streets. Lighting glare shall be screened. No direct or reflected glare visible boundary of property. Sky-reflected glare shall be controlled so as not to inconvenience or annoy persons or interfere with use and enjoyment of surrounding property.	Yes	Revised plan shows compliance.

Landscaping	Landscape plan submitted.	Plan Required. Setbacks shall be landscaped. A minimum of 5 feet of landscaped area shall be provided in front of any building or parking lot facing a public street.	Yes	Revised plan received and discussed below.
Parking	No indoor seating. Restaurant interior is kitchen only. Restaurant model is drive-up or drive-thru service with outdoor seating only. 15 covered stalls 5 uncovered stalls 11 cars for drive up stack space	1 space for each 60sf of customer floor area. Outdoor seating up to 125sf requires zero spaces. Above 125sf requires one-half the parking ratio for indoor seating.	Yes	No change to parking canopy. 1 parking stall lost due to provision of van-accessible ADA parking space.
Bike Parking	4 space bike rack	1 space per 5 parking spaces	Yes	No change
Signs	See discussion below.	Sign program required. Can exceed standards with approval of Planning Commission through conditional use permit process.	Exceeds base sign allowance	Signage reduced although still exceed base allowance. Reduced from 286sf to 200 sf.

PROJECT DISCUSSION:

After the May 2016 Planning Commission hearing, an after-action letter was sent to the Applicant itemizing the direction of the Planning Commission (Exhibit B). The Applicant resubmitted revised plans documenting the project revisions and a response letter (Exhibit C). Staff has reviewed each of the proposed changes as indicated below:

1. Visual Sims:

PC Request: The Planning Commission requested more accurate visual simulations of the project with surrounding background. Specifically, two viewpoints were requested first, against the existing neighborhood with a simulation view from Sunset looking west and second, a view



View from Sunset looking west – Simulation 1

simulation from Main St. looking east to southeast, including the roofscape from the next property north.

Applicant Response & Staff Review: Revised plans submitted show three different visual simulation view points as shown above and below and found on plan sheet CUP 1.6.



View from Main St looking E to SE – Simulation 2



Roofscape Simulation looking south – Simulation 3

The Planning Commission’s direction also included an interest in night photos from existing Sonic restaurants. This information is shown on revised plan sheet CUP 1.6.

2. Signage

PC Request: The Planning Commission previously expressed concern about the amount of proposed signage. The after action letter requested the project plans include a reduction in the number of signs and that lighting details also be included with proposed signs.

Applicant Request & Staff Review: Plan sheets CUP-9.6 and 10.6 denotes the revised sign program. The previous project review includes a request for a sign exception as the original proposal included 286 square feet of signage where 155 square feet (based on property frontage allowance) is the maximum allowed. Plan sheet 11.6 details all site signs for the property with a total of 120 sf not including directional signs. The applicant’s revised proposal reduces the requested signage to 199.9sf, including directional signage and the 15 Menu Board signs associated with each of the for drive up parking spaces

Sign Program for 1840 Main Street		
	2016 Sign Proposal	2017 Sign Proposal
Monument Sign, up to 8’ in height permitted with additional landscaping (17.68.110.C.2)	One 4 x 8’ = 32 sf	1 monument sign 4x8’ = 32sf (No change)
Wall Signs (images shown on exterior elevations sheet CUP-3) (2 “Sonic”, 1 “Drive-thru open”, 1 “Full Menu All Day”, 1 “Fresh Every Time”, and 4 changeable wall poster graphic	9 signs combined area of 99.9sf	3 wall signs 2.7’ x 5.9’ = 47.9sf which read “Sonic”. Signage amount reduced in half approx. Wall signs proposed to be located on north & south elevation, with a 3 rd wall sign mounted at west patio canopy (see plan sheet CUP 6.6)
Directional Signs (3 “enter”, 2 “exit”, 2 “drive-thru”)	7 signs combined area of 34.3 sf	Not counted toward total sign allowance per MBMC 17.68.070.G
Menu Board Signs (1 drive thru menu board, 15 covered parking menu boards, 1 patio menu board)	17 signs combined area of 120 sf	1 menu board 24sf; 15 menu boards @ each parking canopy 90sf; and 1 menu board at patio seating area 6sf for total area signage of 120sf
Total Sign Area	286.2 square feet	199.9sf

The Applicant’s revised sign program still exceeds the maximum allowed signage but has been reduced by 86 square feet. The Applicant’s justification notes that the menu boards at the drive thru are an integral part of the Sonic concept and are necessary for the function of the Sonic Drive-

In. The menu boards are sized for direct reading by a customer and are not intended to be seen from the public right of way. The City's sign ordinance is outdated and does not envision or account for menu boards associated with this type of restaurant drive up use. If menu boards were not included, the business branding signs only would total 79.9sf.

Staff notes that per the PC's direction, the Applicant has reduced the amount of proposed signage, although it does exceed the maximum allowance per the City's sign ordinance. The original sign proposal included 2 wall signs (1 on north and 1 on west elevation) along with changeable wall poster graphic signs on the south elevation. The revised sign proposal eliminates the changeable wall poster graphics and proposes a third wall sign of 15.7sf on the south elevation. The Zoning Ordinance allows a sign program can be approved as part of the conditional use permit/coastal development permit process with Planning Commission approval. However, the Planning Commission previously expressed concerned about excessive signage and although the total square footage is reduced, there is now a 3rd wall sign. Given there is a monument sign that is visible from the north elevation, should the PC wish to limit the project to only 2 wall signs, the wall sign on the north elevation could be conditioned for removal with minimal business impact which would reduce the requested signage from 199.9sf to 184sf.

3. Elevations:

PC Request: The Planning Commission requested revised elevations that match the site.

Applicant Response & Staff Review: The revised elevation pages are found on plan sheet CUP 6.6 and CUP 7.6. These sheets also denote the proposed wall sign locations.

4. Lighting:

PC Request: The Planning Commission requested that the photometric plan be revised to include all light sources, both from signage sources and building lighting sources.

Applicant Response & Staff Review: A revised photometric plan was submitted as shown on sheet ES1.6 which denotes lighting values near the parking canopies, signage, and building lighting. The plan provides for shielded or cut off lighting to reduce light spill beyond the property line. The plans also shows lighting foot-candle reduced to zero at the property line.

5. Driveway:

PC Request: During the previous review, the Planning Commission also requested that the Applicant review the possibility to eliminate one driveway on Main Street, through increasing the size of the north driveway to accommodate two-way traffic at one drive approach.

Applicant Response & Staff Review: Since the last meeting, staff worked with the Applicant's Engineer and Omni Means, the City's Engineering Consultant, to review alternative ingress and egress strategies. The Applicant's Engineer submitted an evaluation letter on January 12, 2017 with 3 exhibits (updated April 10, 2017) which show a potential project with one driveway versus two driveways. The Engineer's evaluation concluded that (Exhibit D) the single driveway did not

work due to traffic conflicts and insufficient turning radius for trucks. After review with Public Works staff and Omni Means who evaluated the driveway layout against the future Hwy 41/Main St intersection improvements, the driveway has been moved to the north about 6 feet and the ADA ramp is now at the southwest corner requiring removal of one parking stall to accommodate the ADA ramp. Omni Means determined that the project overlaid on CalTrans preliminary roundabout drawing with the driveway adjusted to the north and modified crosswalk does not create a conflict.

6. Trash Area

PC Request: In order to address concerns related to trash facilities near a residential use and also to reduce the number of trees proposed for removal, the PC requested the trash enclosure be moved approximately 3-5 feet forward, reducing the amount of cut and the height of the associated retaining wall. The Commission also requested identification of proposed trees to be removed and the provision of fencing/guardrail detail for the retaining wall.

Applicant Response & Staff Review: The Applicant's revised plan shows the trash area has been moved 3 feet south away from the property line and a 4 foot high wrought iron fence/guardrail has been added along the north and east property lines. This is noted on plan sheets CUP 2.6 and CUP 12.6. The site plan shows the range in retaining wall height from a low of 1.5' on the northwest property corner to a high of 4.5' on the northeast property corner. Placement of a 4 foot guardrail on top of a 4.5' retaining wall would technically exceed the height requirement in the Zoning Ordinance, except that the Building Code requires a minimum 42-inch guardrail for safety purposes. In addition, the neighboring residential property owner on Sunset (Exhibit E) submitted a letter to the City dated May 30, 2016 regarding project concerns. The neighbor requested for safety and odor reasons that a condition be added to require an 8 foot property wall on their common property line. The revised proposal would meet this concern.

7. Landscaping

PC Request: Revise landscaping plan to more clearly denote tree removal and provide a justification evaluation for proposed tree removal. An suggestion was added to include additional landscaping along Highway 41 and Main for aesthetic reasons.

Applicant Response & Staff Review: The Applicant submitted a revised landscaping plan with no substantive planting changes. However, the original landscaping plan showed 10 trees to be removed, with 2 of the Monterey Cypress trees on the southern property line to be retained. The revised plan shows 11 trees to be removed with 1 of the Monterey Cypress trees (southwest corner) to be removed. This is due to the relocation of the van accessible ADA parking space and path of travel.

8. Roofing

PC Request: Provide a roof plan including mechanical equipment. There was also discussion regarding possibly incorporating a pitched roof in reference to the North Main Specific Plan policy which discourages flat roofs.

Applicant Response & Staff Review: Revised plan submitted detail a 4 in 12 pitched roof with mechanical equipment shown on sheet CUP5.6 and CUP 6.6. Sheet CUP 6.6 which illustrates the exterior elevations shows the proposed building height from average natural grade to top of roof screen as 21.43 feet. The elevations also show a tower/chimney feature that is 25.6' from average natural grade. The proposed roof plan shows a portion as pitched roof with a portion designed as a parapet to hide the rooftop mechanical equipment. The roof screen is proposed to be a corrugated metal, silver in color intended to not stand out as shown on elevation sheet CUP 6.6.

9. Undergrounding

PC Request: The Planning Commission expressed a desire for underground utilities, although not a code requirement for a lot of this size (under 1.5 acres).

Applicant Response & Staff Review: The Applicant's revised plans show overhead utility wires, along the property frontage on Main Street have been undergrounded. See plan sheet CUP 3.6. The existing lines appear to be 12kV or above, which would be considered medium voltage. If so, any undergrounding feasibility would be subject to PG&E approval based on safety considerations. Based on previous Planning Commission input, a condition of approval for underground has been as Planning condition 11, subject to PG&E approval.

10. Hours of Operation

PC Request: Identify hours of operation.

Applicant Response & Staff Review: Hours of operation are shown on the title page. The business will be open from 8am to 10pm daily.

11. Commercial Design:

Previous Planning Commission discussion noted the project location of Main and Highway 41 as a key gateway to the City. Discussion included the importance of the overall design theme and a project that supports and enhances the aesthetic values of the City.

Since the last Planning Commission meeting, staff has worked with the Applicant in providing feedback on design themes for the area. The Applicant's revised plans represent an attempt at providing a project that fits within this key gateway of the City. The color palette has been toned down from its previous colors of red, yellow, green, orange, and brown to a more neutral palette of tan lapboard siding, with blue roof, and brown trim with wood columns over the outdoor patio area. The Architect's re-design tried to focus on blending with the existing commercial area and gateway. See Exhibit G for revised color board.

ENVIRONMENTAL DETERMINATION:

As further described in the May 17, 2016 PC staff report, under CEQA an initial study was prepared which resulted in a Mitigated Negative Declaration (MND). (SCH# 2016031064). Impacts related to aesthetics, cultural resources, noise, transportation/circulation were identified

and mitigation is proposed to reduce these impacts to a level less than significant. Mitigations have been incorporated as conditions of approval on the project and are summarized in the Mitigation and Monitoring Program (MMP) (Exhibit A), which is attached to the MND. (link on next page). No project changes have occurred since the previous review of the project which would result in a significant or unmitigable impact upon the environment.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on April 8, 2017, and mailed directly to all property owners of record within 500 feet of the subject site and occupants within 500 feet of the site. The notice invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

Staff recommends that the Planning Commission adopt the Mitigated Negative Declaration, Mitigation, and Monitoring Program and conditionally approve the project for the Sonic Drive-In commercial restaurant proposal at 1840 Main Street by adoption of Planning Commission Resolution 13-17 attached herein.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 13-17
- Exhibit B – PC After-Action Letter, dated May 20, 2016
- Exhibit C – Applicant response letter received January 24, 2017
- Exhibit D – Engineering Analysis regarding Driveway configuration, dated January 12, 2017
- Exhibit E – Neighbor Correspondence Letter, dated May 30, 2016
- Exhibit F -- Plan Reductions and Visual Simulations dated 3/23/2017
- Exhibit G – Revised Color & Materials Board

5-17-16 Planning Commission staff report, MND, and attachments available online at:
<http://www.morro-bay.ca.us/DocumentCenter/View/10680>

Traffic Impact Study available online at:
<http://www.morro-bay.ca.us/DocumentCenter/View/9560>

Drive-thru sound pressure level report available online at:
<http://www.morro-bay.ca.us/DocumentCenter/View/9561>

EXHIBIT A

RESOLUTION NO. PC 13-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION ADOPTING A MITIGATED NEGATIVE DECLARATION (SCH #2016031064) WITH MITIGATION AND MONITORING PROGRAM (MMP) AND APPROVING COASTAL DEVELOPMENT PERMIT (CP0-404) AND CONDITIONAL USE PERMIT (UP0-364) FOR NEW CONSTRUCTION OF AN APPROXIMATE 1,400 SQUARE FOOT DRIVE UP RESTAURANT WITH CANOPIED PARKING AND ASSOCIATE SITE IMPROVEMENTS AND REMOVAL OF MAJOR VEGETATION. THE PROJECT ALSO INCLUDES A MASTER SIGN PROGRAM AND UTILITY TRENCHING ACROSS MAIN STREET TO THE WEST OF THE PROPERTY AS WELL AS TRENCHING ACROSS CALTRANS RIGHT OF WAY WHICH FRONTS ON ATASCADERO ROAD. THE PROPERTY IS LOCATED OUTSIDE THE COASTAL COMMISSION APPEALS JURISDICTION, AT 1840 MAIN STREET.

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 May 17, 2016, for the purpose of considering Coastal Development Permit (CP0-404) and Conditional Use Permit (UP0-364) for a new commercial drive-up restaurant with master sign program and removal of major vegetation located at 1840 Main Street, in an area located outside the Coastal Commission appeals jurisdiction and continued the project to a date uncertain; and

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 18, 2017, for the purpose of considering Coastal Development Permit (CP0-404) and Conditional Use Permit (UP0-364) for a new commercial drive-up restaurant with master sign program and removal of major vegetation located at 1840 Main Street, in an area located outside the Coastal Commission appeals jurisdiction; and

WHEREAS, notices of the public hearings were 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:

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- A. That for purposes of the California Environmental Quality Act, Case No. CP0-404 and UP0-364 is subject to a Mitigated Negative Declaration based upon potentially significant impacts to Aesthetics, Cultural Resources, Noise, and Traffic/Circulation Impacts. Any impacts associated with the proposed development will be brought to a less than significant level through the Mitigated Negative Declaration (MND) and Mitigation and Monitoring Program.
- B. That the Mitigation and Monitoring program attached to the Mitigated Negative Declaration has been reviewed and determined to be adequate in mitigating or avoiding potentially significant environmental effects.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. The project as proposed is consistent with the applicable provisions of the certified Local Coastal Plan. The Local Coastal Plan is consistent with the General Plan and the project is an allowable use in its zoning district.

MAJOR VEGETATION FINDINGS

- A. That the major vegetation removal, of 11 trees to be removed, as mitigated, will not significantly impact any threatened or endangered plant or animal habitat areas, because the removal will be consistent with the City's replacement policy for tree removal, and will avoid vegetation removal and site disturbance during bird nesting season.
- B. That reasonably calculated mitigation measures are in place to avoid dangerous soil erosion or instability resulting from the removal;
- C. That the Major Vegetation removal will not adversely affect the character of the surrounding neighborhood because the project is conditioned to provide for tree replacement consistent with the City's major vegetation guidelines.

CONDITIONAL USE PERMIT FINDINGS

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the proposed new construction of a commercial restaurant with drive-up service are permitted uses within the zoning district applicable to the project site and the project complies with all applicable project conditions, City regulations.
- B. The project will not be injurious or detrimental to property and improvements in the neighborhood because the use is designed to be consistent with the City regulations applicable to this development.

EXHIBIT A

- C. The project will not be injurious or detrimental to the general welfare of the City because the new construction of a commercial restaurant is a permitted use within the zone district and plan designation applicable to the site and said use is designed to be accordance with all applicable project conditions and City regulations.

North Main Specific Plan Findings

- A. As required by Ordinance Section 17.40.110, the Planning Commission finds that the project is consistent with the goals of the North Main Specific Plan and development standards have been met as evaluated in the staff report dated May 11, 2016 and April 12, 2017 and with the adoption of the conditions of approval.

Architectural Consideration

- A. As required by Ordinance Section 17.48.200 the Planning Commission find that the architectural treatment and general appearance of all proposed buildings, structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development;of the city or to the desirability of investment of occupation in the area.

SIGN PROGRAM FINDINGS

- A. Due to the size and colors of the signs and the necessity of the signs for the business model of the drive-in, carhop service which requires menuboard at each parking stall, it is has been determined that they will not be distracting to motorists because the majority of signs are intended for direct customer viewing and not viewable from the public right of way. The signs are of comparable color, shape, and size as those of other nearby fast food restaurant, and, therefore the sign will not negatively affect the safety of traveling motorists.
- B. The signs are not excessive or poorly designed, and do not have a negative impact on residents and visitors.
- C. The signs clearly represent the type of business and services being offered by Sonic, and provides important information to the public regarding the business.
- D. The signs are consistent with both the City's General Plan and certified Local Coastal program. The visual environment is important to the property values and pleasant, enjoyable quality of life for residents. The sign maintains aesthetics comparable to commercial signs in the area while balancing the need for appropriate publicity for the business, therefore, the proposed signs will not degrade the environment or affect the welfare of the public.

EXHIBIT A

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-404 and Conditional Use Permit UP0-364 and adopt the Mitigated Negative Declaration for property located at 1840 Main Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff reports dated May 11, 2016 and April 12, 2017 for the project at 1840 Main Street depicted on plans dated March 23, 2017, on file with the Community Development 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 Community Development Director (the "CDD"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the CDD, 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.

EXHIBIT A

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.

BUILDING DIVISION CONDITIONS:

1. Prior to construction, the applicant shall submit a complete application to the building department and obtain the required building permit.

FIRE DEPARTMENT CONDITIONS:

1. Fire sprinklers. An approved automatic fire sprinkler system shall be installed throughout in all new buildings exceeding 1000 square feet of floor area. (Morro Bay Municipal Code, Section 14.08.090 (L) (1))

Applicant shall install an automatic fire sprinkler system, in accordance with MBMC 14.08.090(L) (1) and NFPA 13.

2. Fire alarm system. Waterflow alarm devices shall be listed for the service and so constructed and installed that any flow of water from a sprinkler system equal to or greater than that from a single automatic sprinkler of the smallest K-factor installed on the system will result in an audible alarm. (NFPA 13-6.9)

Applicant shall provide a supervised fire alarm system, in accordance with NFPA 13, 72, and CFC 907).

3. Hood fire suppression system alarm. The extinguishing system shall be connected to the fire alarm system, if provided, in accordance with the requirements of NFPA 72, so that the actuation of the extinguishing system will sound the fire alarm as well as provide the function of the extinguishing system. (NFPA 17-A, 5.2.1.9)

Applicant shall provide connection to the supervised fire alarm connection, by way of a micro switch, to hood fire suppression system. (CFC 904.3.5, NFPA 17-A, and NFPA 72).

EXHIBIT A

PUBLIC WORKS DEPARTMENT CONDITIONS:

1. Caltrans: Since the proposed project will increase the queue lengths at the western approach to the Main Street / State Route 41 intersection, the City requires as a condition of approval a refresh of the "Keep Clear" zone striping and stencil. This work should be completed prior to occupancy of the project and through an encroachment permit from Caltrans.
2. Traffic Improvements: A prorated fair share Traffic Impact Fee will be assessed for future improvements at the three impacted intersections which are further degraded based on the results of the Traffic Study noted above.
3. Right of Way Dedication: A small right of way dedication will be required along the southwest corner of your parcel prior to beneficial occupancy in order to allow for smoother flow of future traffic at this intersection. The applicant shall work closely with the City to determine the actual extent of the easement as the design of the SR1/SR41 Interchange Improvement project progresses’.
4. Water Assessment: The “Water System Study for Sonic Restaurant, Morro Bay” (dated April 28, 2014) determined that the developer shall install an 8” PVC water main along the south side of the project site, connecting the 8” Sunset Main with the 8” Main Street Main as recommended by the 1997 Water Master Plan Update. In addition, the developer will install a PRV connection to the Lower King Zone on the south side of Highway 41/ The developer will install these improvements and bear 1/8th of the final project cost. The City will reimburse the developer for 7/8th of the cost for the other commercial properties which will benefit from this improvement. These improvements must be completed prior to beneficial occupancy.
5. Water Main Extension: In order to ensure adequate fire flow (1500 gpm at 20 psi) for the proposed development the applicant will need to extend the existing 8” water main approximately 100’ from the Upper Kings Zone across Highway 41 and tie into the Elena Zone at Sunset Avenue. An atmospherically controlled pressure reducing value set at 208’ above mean sea level will also need to be installed at the point of tie-in on Sunset Avenue.
6. Sewer Assessment: The Cornerstone Engineering letter report (dated December 9, 2104) addressing impacts to the sewage collection line from point of lateral tie-in to the Waste Water Treatment Plant found a negligible impact. A \$166.36 impact fee will be assessed upon project approval by the Planning Commission and concurrent with issuance of the building permit.
7. Sewer Lateral: If an existing lateral is to be used, perform a video inspection of the lateral and submit to Public Works. Lateral shall be repaired if necessary. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project.

EXHIBIT A

8. 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 location on the plans.
9. Frontage Improvements: The installation of frontage improvement with sidewalks is required. Show the installation of a City standard driveway approach (B-6), curb and street tree and installation of City standard sidewalk (B-5). An encroachment permit is required for any work within the Right of Way.
10. Erosion and Sediment Control Plan: Provide a Detailed Erosion and Sediment Control Plan: The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
11. Stormwater Management: Site design shall comply with planning permit requirements set forth in the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements (Main Manual). We have reviewed the Preliminary Stormwater Control Plan for Sonic Drive-in Restaurant (dated 12/12/14). The final Stormwater Control Plan along with the following issues need to be addressed and submitted prior to issuance of a Building Permit:
 - a. Submit a stamped and signed copy of the PR.2 Certification.
 - b. To comply with Performance Requirement No.3, identify WMZ and treatment requirements, complete and submit the LID Site Assessment Check List.
 - c. The request to utilize the Ten Percent Adjustment to the Retention Requirements based on “Technical Infeasibility” was not sufficiently demonstrated. Excavation on site is already purposed and the Archaeological study (Cogstone: “Mitigation and Monitoring Strategy for Proposed Sonic Restaurant at 1840 Main Street, Morro Bay, CA”) states “All grading and other open excavation deeper than 40 centimeters (16 inches) requires an Archaeological monitor and a Native American monitor”. Since the purposed excavation is already over 16 inches, no technical infeasibilities would occur due to the installation of an underground storage facility. Additionally, the Archaeological study site description states “The project was previously a gas station and more extensive disturbance is known as it included installation and later removal of the underground gas storage tanks.” We strongly recommend the Stormwater control plan and design be updated prior to the building permit submittal phase.
 - d. Submit a stamped and signed Final Stormwater Control Plan.
 - e. Complete both sheets of Appendix K “Preliminary SWCP for Planning Permit application” and “Final SWCP for Building Permit application”.
12. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-6 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for the installation of the sewer lateral. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application.

EXHIBIT A

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 and monitoring. The monitoring, reporting, discovery and treatment program outlined in the February 2016 Cogstone Mitigation and Monitoring Strategy Report shall be followed during all work on site and within the Caltrans right-of-way.
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 Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
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. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
5. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
6. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and complies with the maximum height requirements allowed for this zone district.
7. Inspection: The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to

EXHIBIT A

ensure all conditions have been met.

8. Tree removal shall be conducted outside of bird nesting season as specified in the City's Major Vegetation Guidelines via City Council Resolution 39-07.
9. Upon application for grading and building permits, the applicant shall submit plans including the following notes, and shall comply with the following standard mitigation measures for reducing fugitive dust emissions such that they do not exceed the APCD's 20 percent opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402) as follows:
 - a. Reduce the amount of the disturbed area where possible;
 - b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
 - c. All dirt stock-pile areas should be sprayed daily as needed;
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
 - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

EXHIBIT A

- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
 - l. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
 - m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
10. Upon application for grading and building permits, the applicant shall submit plans including the following notes, and shall comply with the following standard mitigation measures to help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project:
- a. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 - i. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
 - ii. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
 - b. Off-road diesel equipment shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation; and
 - c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit.
 - d. In addition to the State required diesel idling requirements, during construction phase of the project diesel idling within 1,000 feet of sensitive receptors shall not

EXHIBIT A

be permitted; use of alternative fueled equipment is recommended; and signs that specify the no idling areas must be posted and enforced at the site.

11. Applicant shall underground utilities subject to PG&E approval.
12. The Mitigation and Monitoring Program included in the Mitigated Negative Declaration and attached to this Resolution 13-17 as Attachment A are hereby incorporated as conditions of approval.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 18th day of April, 2017 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Robert Tefft

ATTEST:

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 18th day of April, 2017.



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

May 20, 2016

Scott McMillan
Consumer Science, Inc.
28596 Prospect Ave
Wasco, CA 93280

RE: 1840 Main Street,, Morro Bay, CA -- CP0-404 and UP0-364

Dear Mr. McMillan,

On May 17, 2016, the Planning Commission moved to continue the above referenced public hearing to a date uncertain. Their general concerns regarding the proposal included direction to submit a project that is more compatible with this site and its prominence as a key intersection in the City. Specifically, the direction of the Planning Commission was to submit revised plans which include:

1. **Visual Sims**: Revised photo-visual simulations, showing 1) proposed project against existing neighborhood with a simulation view from Sunset looking west; 2) a view simulation from Main St looking east to southeast (including rendering what's in the roofscape), shown from the next property north.

Note: Revised simulations shall also accurately reflect the proposed parking layout, accurate elevations drawings for the building and associated improvements, all landscaping, and signage (including monument sign). The Planning Commission is also interested in night photos from existing Sonic restaurants to help determine lighting impacts on adjacent properties.

2. **Signage**: Although no action was taken on the proposed sign program, the PC expressed concerns regarding excessive signage, with likelihood of no support for 2 of the 4 wall signs or signs C-F on the sign program. Visual simulations should include the proposed project with the reduced number of signs. Also lighting details for all proposed signs shall be included.
3. **Elevations**: Provide revised elevations that match the site.
4. **Lighting**: Provide a revised photometric plan which includes all lighting proposed including both signage lighting and site/building lighting sources. Will parking canopies be illuminated? This lighting source shall also be included.



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

5. **Driveway:** Review possibility to eliminate one driveway on Main Street, through increasing the size of the north driveway to accommodate two-way traffic at one drive approach.
6. **Trash Area:** The Commission requested that the trash enclosure be moved forward approximately 3-5', reducing the amount of cut. Please identify if moving the trash enclosure as suggested, will result in preservation of any trees. Also, revise landscape plan to more clearly delineate all trees that are to be removed. Provide fence / guardrail detail to be placed on top of the retaining wall.
7. **Landscaping:** Revise landscaping plan to more clearly denote the number of trees removed and provide a justification evaluation for proposed tree removal. The comment was that the tree count is wrong. The circle symbol used for tree removal is very faint, and may not have been legible. Some Commissioners suggested the addition of additional landscaping to help screen the facility from Highway 41 and Main. Comment seemed centered on softening the look of the building/site.
8. **Roofing:** Provide a roof plan including mechanical equipment. Commission appeared interested in the possibility of inclusion of some type of pitched roof.
9. **Undergrounding:** The Planning Commission expressed a desire for undergrounding of utilities along the property frontage on Main. For a lot this size (under 1.5 acres), undergrounding of frontage utilities is not required; however, utilities entering the site are required to be placed underground and the project will be conditioned accordingly.
10. **Hours of Operation:** Identify hours of operation for the restaurant on the front sheet of the plans.

A copy of the traffic study and noise have been sent to the Planning Commission since the meeting. They were posted online at the following links:

Traffic study:

<http://www.morro-bay.ca.us/DocumentCenter/View/9560>

Noise / Drive-Thru Sound Pressure Levels from the Menu Board of Speaker Posts:

<http://www.morro-bay.ca.us/DocumentCenter/View/9561>

Regarding project design, though the Planning Commission seemed generally supportive of your proposal, the project is located at one of the main gateways to the City and the Commission seemed concerned with the overall design theme. The Commission appeared interested in a design that was more subtle, perhaps less colorful – as one Commissioner stated it needs to support and enhance the aesthetic values of the City.



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

With the above submittal of the requested items, staff will then evaluate and be able to schedule your project for public hearing again. Please contact me if you have any questions at 805-772-6577.

Sincerely,

A handwritten signature in blue ink that reads "Cindy Jacinth".

Cindy Jacinth
Associate Planner

Copy: F. Scott & Associates (*sent via email 5/20/16*)
Cornerstone Engineering (*sent via email 5/20/16*)

EXHIBIT C

CITY OF MORRO BAY

Response to Planning Commission Memo Items 1-10, revised date April 12, 2017

1. Visual Sims

See views 'A', 'B' & 'C' on sheet **CUP-1.6**

2. Signage

See sheet **CUP-10.6** and **CUP-11.6** for revised sign locations and details. Previous signs C,D,E & F have been eliminated.

3. Elevations

See sheet **CUP-6.6** delineating the average natural grade and average existing grade elevations.

4. Lighting

See sheet **ES-1.6** for revised photometrics.

5. Driveway

Eliminating the southern driveway will create congestion at the north driveway and cause traffic to back up on Main Street. Also it's very difficult to have a 180 degree turn after immediately entering the north driveway to provide counter clockwise flow. See **CUP-2.6**

6. Trash Area

Trash enclosure location has been moved southern but didn't save any trees. A 4' high wrought iron fence/guardrail has been added along the north and east property lines. A minor amount of cut into the existing grade was eliminated by moving the trash enclosure.

See sheets **CUP-2.6** and **CUP-12.6**

7. Landscaping

Landscaping graphics enhanced. See sheet **L-1.6**

8. Roofing

A pitched roof has been added with composition shingles and wood or steel framing to simulate wood and mechanical equipment is screened as shown. See roof plan, sheet **CUP-5.6** & exterior elevations **CUP-6.6**

9. Undergrounding

Overhead utility wires, along the property frontage on Main St have been undergrounded. See sheet **CUP-3.6**

10. Hours of Operation

Hours of operation are shown on sheet **CUP-2.6, Project Information**, under **Additional Information**.



EXHIBIT D
CORNERSTONE
ENGINEERING

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

01/12/2017

File: 385-01-00

Cindy Jacinth

City of Morro Bay
Community Development Department
955 Shasta Avenue
Morro Bay, CA 93442
(805)772-6577

*Civil
Engineering*

*Surveying
Services*

*Sewer & Water
Engineering*

*Storm Water
Engineering*

*Storm Water
Quality
SWPPP*

*Road And
Street
Engineering*

*School
Site
Engineering*

*Site
Development,
Planning
And
Surveying*

*Construction
Staking
Services*

*Redevelopment
Area
Enhancement
Engineering*

Sonic Drive-in Driveways along Main Street

Dear Cindy,

At the request of the Morro Bay Planning Commission, we have considered removing the south entrance of the Sonic site design and creating a two-way northern entrance/exit off of Main Street. The concern raised by the commission is that the south entrance may cause a traffic conflict along Main Street when Caltrans builds a proposed round-about. After due consideration, a two-way north entrance/exit is impractical for this site layout and causes potential traffic conflicts on-site.

Exhibit A attached shows the design with the two-way north entrance/exit, without the south entrance along Main Street. This design alters the designed flow of the Sonic Drive-in. The parking and drive-thru lane is designed for traffic flowing in a counterclockwise direction around the restaurant. With customers entering and exiting the north entrance, there is head-on traffic between customers leaving the drive-thru lane to exit on Main Street and customers entering the site off of Main Street. Customers entering the site would have to make an immediate right turn into the drive aisle along the front of the restaurant to enter the site. If customers entering from Main Street fail to immediately turn right, they will be flowing against the on-site traffic flow and possible head-on conflicts. Also, the design flow was created such that customers exiting the drive-thru or who had parked along the north boundary of the site could use the drive aisle along the front of the restaurant and exit to Sunset Avenue. This causes another **potential conflict at the north entrance/exit. It is our conclusion that a two-way north entrance/exit is impractical for this site layout and causes potential traffic conflicts on-site.**

Exhibits B and C show the proposed design with a south entrance only and north exit only along Main Street. This design allows customers to safely flow around the Sonic Drive-in in a counterclockwise direction. A potential issue after Caltrans builds the proposed round-about is south bound Main Street traffic slowing at the entrance of the round-about to make a left turn into the site. Caltrans can mitigate this potential issue by extending the center median at the north end of the round-about beyond the south driveway foreclosing south bound left turns. Potential customers traveling south on Main Street can enter the Sonic Drive-in after going around the round-about. Caltrans could also mitigate this potential issue by redesigning the north end of the round-about to

EXHIBIT D

include a left turn pocket allowing customers to turn into the south entrance. It is our conclusion that the proposed Main Street access to the site is the best option and it will not conflict with a future round-about on Main Street.

If any additional information is needed, please contact Melissa Snyder by phone at (661)325-9474 ext. 208 or by email at mar@cornerstoneeng.com.

Civil
Engineering

Surveying
Services

Sewer & Water
Engineering

Storm Water
Engineering

Storm Water
Quality
SWPPP

Road And
Street
Engineering

School
Site
Engineering

Site
Development,
Planning
And
Surveying

Construction
Staking
Services

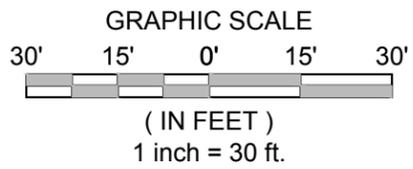
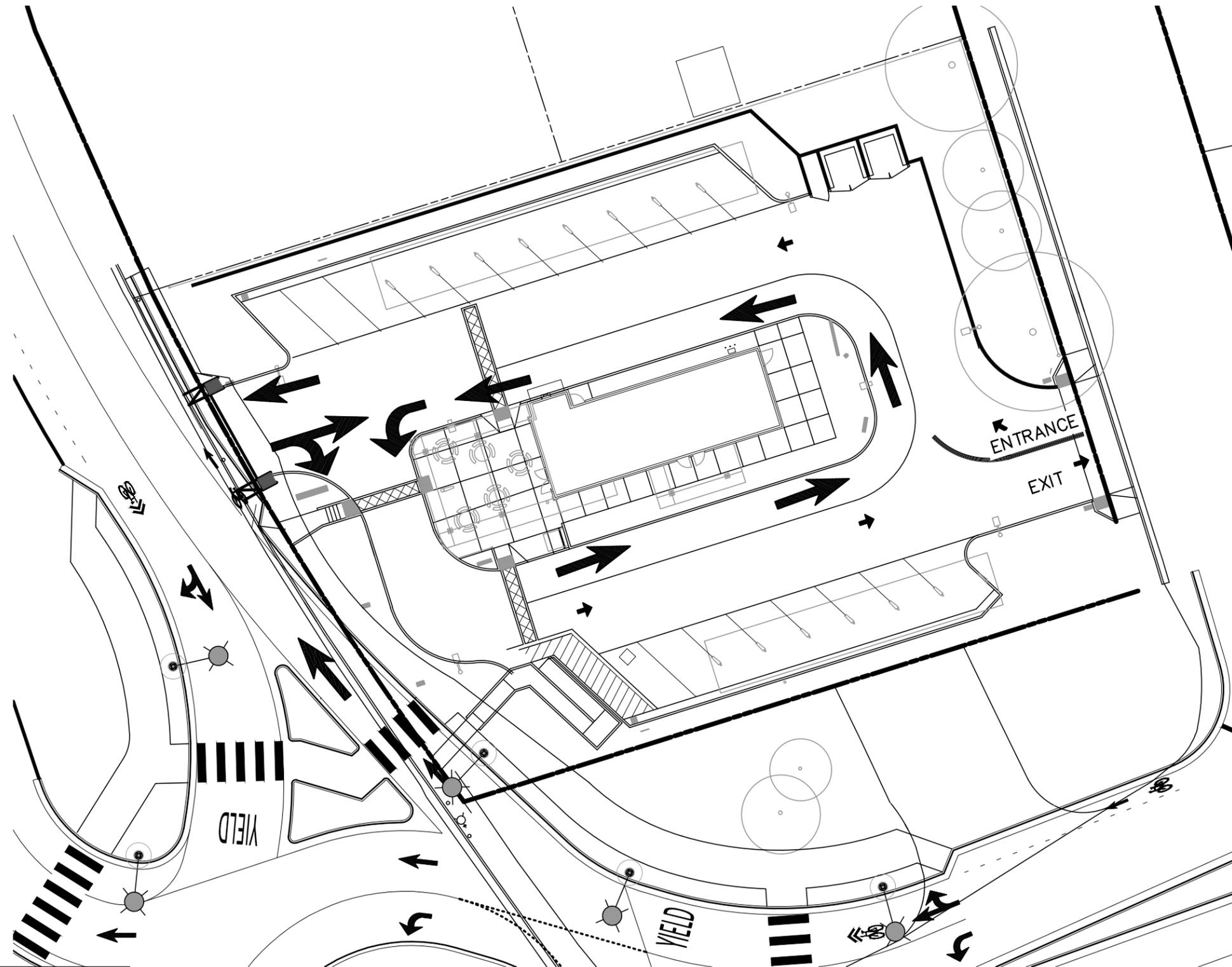
Redevelopment
Area
Enhancement
Engineering

CORNERSTONE ENGINEERING, INC.



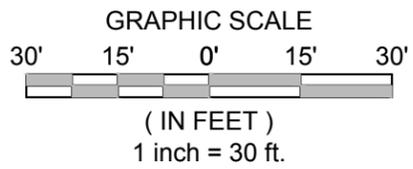
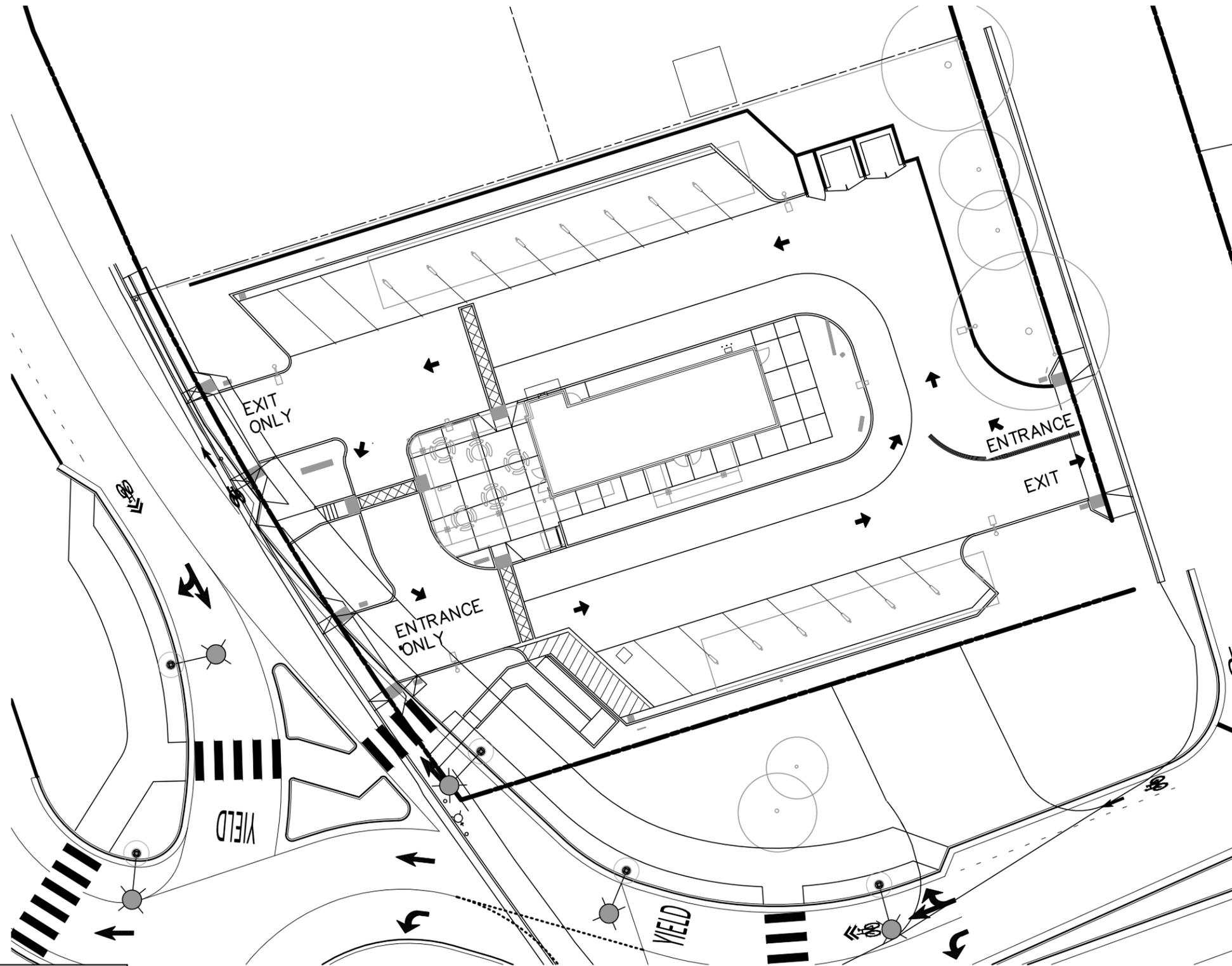
Derrill G. Whitten
President

ONE DRIVEWAY EXHIBIT A



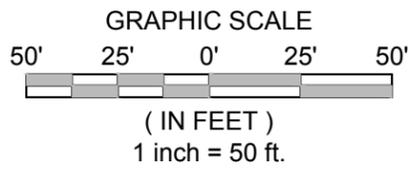
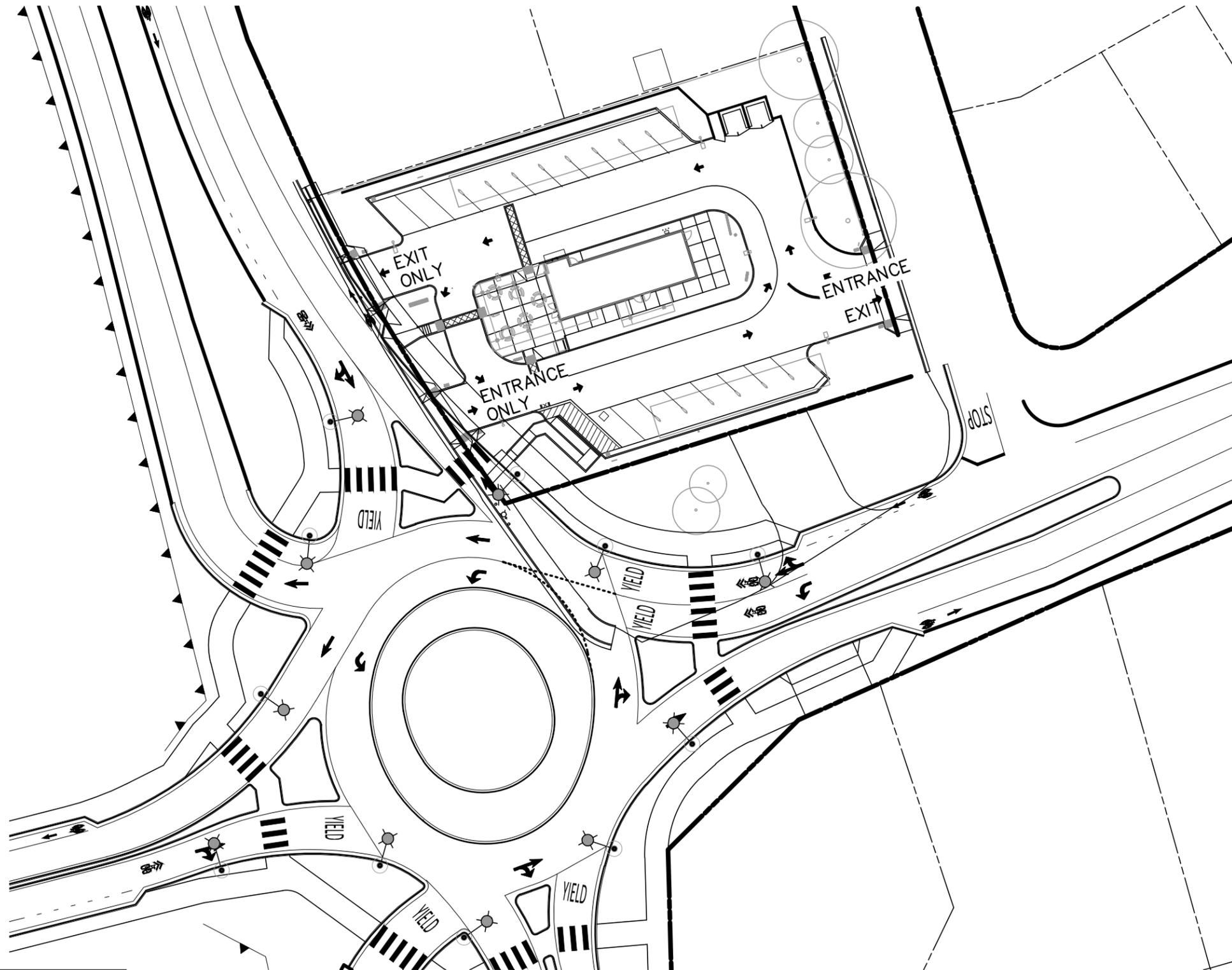
CORNERSTONE ENGINEERING, INC.
208 Oak St.
Bakersfield, CA 93304
TEL: (661)325-9474
CONSULTING CIVIL ENGINEERING AND LAND SURVEYING
www.cornerstoneeng.com

EXISTING PROPOSED DRIVEWAY EXHIBIT B



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Bakersfield, CA 93304
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EXISTING PROPOSED DRIVEWAY EXHIBIT C



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EXHIBIT E

Antonio and Olivia Mora
1861 Sunset Ave.
Morro Bay, CA 93442

May 30, 2016

To: Morro Bay City Council and Staff

We are writing in regard to the proposed Sonic Drive-In site proposal that is currently under review for the 1840 Main Street location. My family and I have lived at 1861 Sunset Ave. for approximately 16 years. We are located directly adjacent, North, to the proposed location. We have several concerns. The primary concern is our property value and quality of life, with this large, busy and noisy restaurant being placed just a few feet away from our home, which we believe will decrease our property value and quality of life. I can not think of another fast food chain in Morro Bay that has been allowed to be located so close to a residential home.

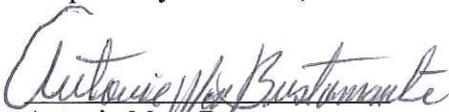
My Family and I encourage the growth of our City in a positive direction. If this project brings revenue and jobs to our City, and our City Council sees benefits for our community for this restaurant to be placed in this location, then we request the City Departments, involved in vetting and reviewing the process, require abatement practices to be imposed on construction to minimize the impact on our home.

If this business can not be moved to another location, then we request the City to set conditions for the construction requiring a large 8 foot property wall that will provide privacy for our home and deflect the noise, gas fumes and odors coming from the Sonic Drive-In. The patrons to this fast food chain will not only be those of the community but also residents from outside cities and counties. Residents from large cities such as Fresno and Bakersfield, just to name two, impact our community not only for the good, with regard to bringing in profit during the peak tourism seasons, but also the bad. We are concerned that when intrusive and imposing personalities may congregate just several feet from our home, we would be best served with the 8 foot property line wall.

We need reassurance that our concerns regarding safety, pollution, privacy and the investment that is our home, are all being safe guarded and that our City and her Staff are going to put the needs of their citizens ahead of those of the fast food chain. We would further request in addition to the 8 foot wall, the trash/oil/grease bins be relocated to the South East corner of the property near the intersection of Sunset and Hwy 41. This provides a more realistic containment of air pollution and containment of possible rodent problems. The City Staff must be certain that the aging infrastructure of the City is sufficient to accommodate the sanitary and storm water requirements of the neighborhood and the new business. I have a concern regarding the storm drain locations, I would like for them to be reevaluated.

The above requested abatement practices would be a positive attempt to minimize the impact relating to the security, noise and air pollution and attempt to preserve the enjoyment and quality of life at our home. We have been Morro Bay residents and tax payers for over 30 years. We have always been great neighbors and have always enjoyed the quietness and peace that Morro Bay brings.

Respectfully Submitted,


Antonio Mora Bustamante


Olivia Mora

RECEIVED

MAY 31 2016

City of Morro Bay
Community Development Dept.

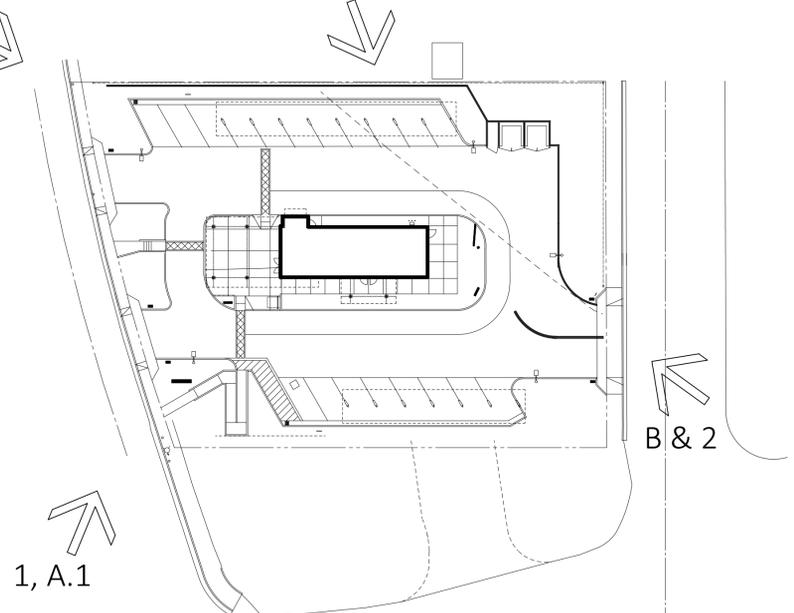


ROOFSCAPE VIEW FROM NORTH PROPERTY

VIEW C

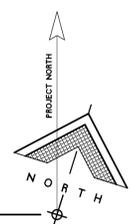
A

C



1, A.1

B & 2



SITE KEY PLAN



VIEW FROM MAIN ST LOOKING EAST

VIEW A



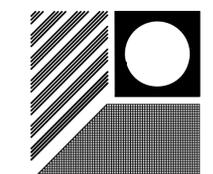
CONCEPT NIGHT IMAGE

VIEW A.1



VIEW FROM SUNSET AVE LOOKING WEST

VIEW B



SCOTT & ASSOCIATES ARCHITECT

1009 North Damarae Visalia - California - 93291 Tel: 559/627-1851



SONIC DRIVE-IN

1840 MAIN STREET MORRO BAY CALIFORNIA

DEVELOPED BY CONSUMER SCIENCE, INC. 28596 PROSPECT AVE. MASCO CALIFORNIA

PROJECT No : 1904 DATE : 3/23/17

VISUAL SIMULATIONS

SHEET No :

CUP-1.6

3/23/2017 10:42 AM VISUAL SIMULATIONS

3/23/2017 10:42 AM

LEGEND

-  CONCRETE WALK
-  CONCRETE PAVING
-  PERVIOUS CONCRETE PAVING
-  COLORED CONCRETE PAVING @ DRIVE THRU LANE
-  SCORED CONCRETE WALK @ PATH OF TRAVEL
-  (E) TREE TO REMAIN
-  (E) TREE TO BE REMOVED

PROJECT INFORMATION

ADDRESS.....1840 MAIN ST, MORRO BAY CA 93442
 ASSESSOR'S PARCEL NUMBER.....APN 068-824-014
 A PORTION OF LOT 15 AND 16 OF THE SUBDIVISION OF THE RANCHO MORO Y CAYUCOS
 ZONE.....MCR / R-4 / SP
 CITY OF MORRO BAY ZONING ORDINANCE SECTION 17.24.110

MAXIMUM HEIGHT (17.24.110).....25 FEET
 PROPOSED PARAPET HEIGHT.....17'-6"
 PROPOSED FEATURE TOWER.....23'-6"

MINIMUM FRONT YARD SETBACK.....5 FEET
 PROPOSED MINIMUM.....5'-0"

MINIMUM SIDE YARD SETBACK.....5 FEET
 PROPOSED AT NORTH.....7'-10"
 PROPOSED AT SOUTH.....6'-0"

MINIMUM REAR YARD SETBACK.....5 FEET
 PROPOSED AT EAST.....20'-0"

MAXIMUM LOT COVERAGE.....60%
 ACTUAL BUILDING AREA.....1945 S.F. 4.6%
 COVERED PATIO.....1020 S.F. 3.3%
 COVERED PARKING.....2646 S.F. 8.1%
 TOTAL LOT COVERED BY STRUCTURES.....16.6%

MINIMUM SIDE YARD BUILDING SETBACK.....5 FEET (LESS THAN 15' HEIGHT)
 SONIC BUILDING.....56'-4" x 61'-6"
 PARKING CANOPY.....6'-10" x 8'-4"

PARKING REQUIRED (17.44.020-C.4.B) OUTDOOR.....1020-125=895/60=14.9/2= 7.4 STALLS
 PARKING PROVIDED.....20 STALLS

PARKING LOT LANDSCAPE AREA (17.44.20-D.3).....5% PAVED SURFACE
 TOTAL PAVED AREA.....17,495 S.F.
 LANDSCAPE AREA.....8,271 S.F. (8,271/17,495= 47%)

ADDITIONAL INFORMATION

PARKING PROVIDED.....15 COVERED STALLS
 5 UNCOVERED STALLS
 DRIVE UP STACK SPACE.....11 CARS

SITE AREA.....30,448 SQ. FT.
 BUILDING AREA.....1,945 SQ. FT. - 4.6% COVERAGE
 COVERED PATIO.....1,020 SQ. FT. - 3.3% COVERAGE
 TOTAL PAVED AREA.....17,495 SQ. FT. - 59% COVERAGE
 PERVIOUS CONCRETE.....4,492 SQ. FT. - 14.4%
 IMPERVIOUS CONCRETE.....19,005 SQ. FT. - 42.7%
 LANDSCAPE AREA.....8,271 SQ. FT. - 27.2% COVERAGE
 OTHER HARD SURFACES (WALKS, TRASH, ETC)..... 7.1% COVERAGE
 HOURS OF OPERATIONS..... 8AM - 10PM DAILY

CODE ANALYSIS

OCCUPANCY CLASSIFICATION (CBC 302.1)
 SONIC BUILDING.....A-2
 DINING CANOPY.....A-2
 PARKING CANOPY.....S-2

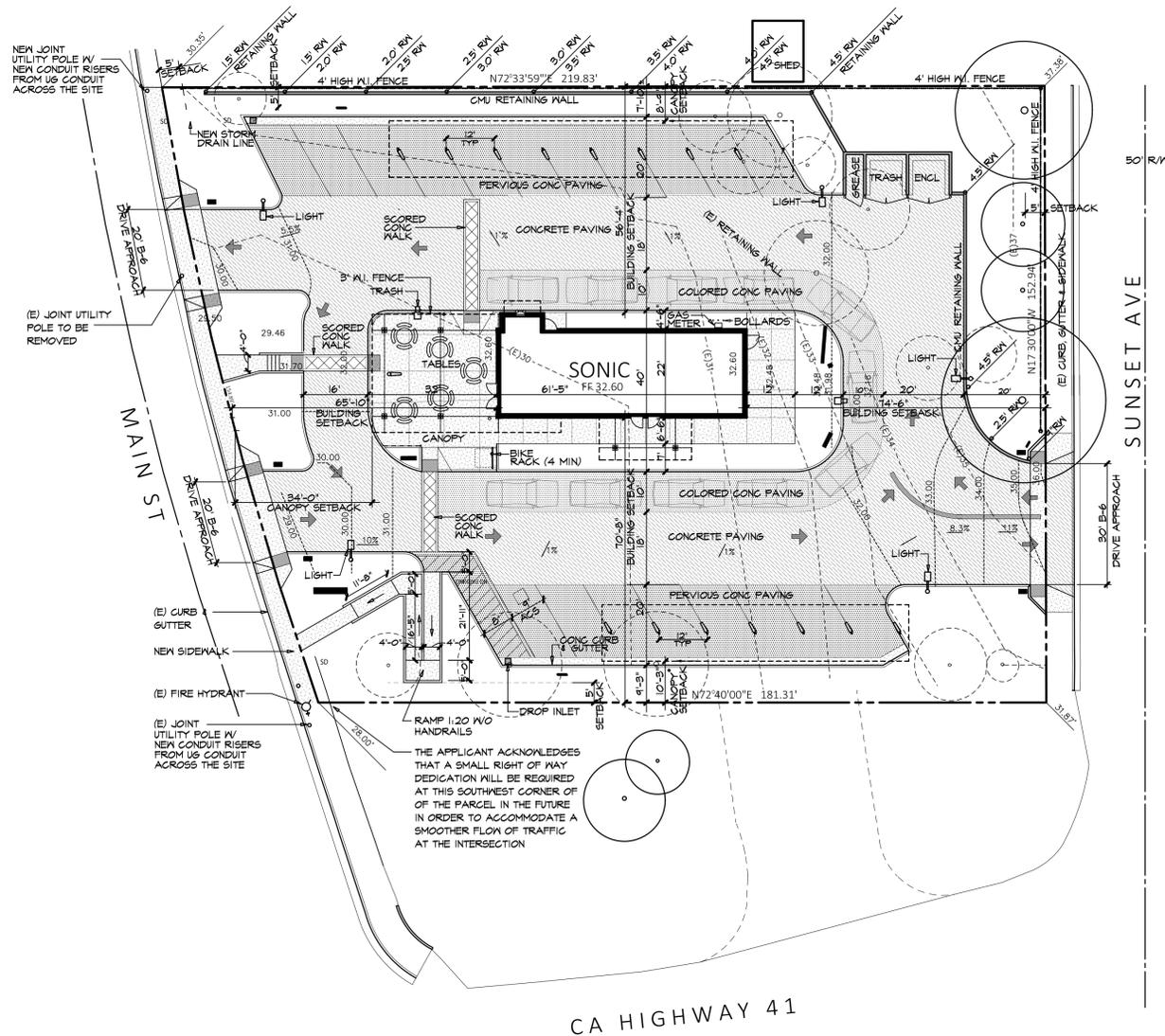
CONSTRUCTION TYPE (CBC 602.1)
 SONIC BUILDING.....VB
 DINING CANOPY.....VB
 PARKING CANOPY.....IB

BUILDING HEIGHT (CBC 503.1)
 SONIC BUILDING.....17'-6".....40' ALLOWABLE
 DINING CANOPY.....17'-0".....40' ALLOWABLE
 PARKING CANOPY.....11'-0".....55' ALLOWABLE

OCCUPANT LOAD (CBC 1004)
 SONIC BUILDING (KITCHEN) @ 1:200.....1945/200= 9 OCCUPANTS
 DINING CANOPY @ 1:15.....1020/15= 68 OCCUPANTS
 PARKING CANOPIES @ 1:200.....2646/200= 13 OCCUPANTS

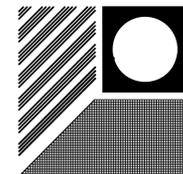
FIRE SPRINKLERS
 SONIC BUILDING & DINING CANOPY.....REQUIRED PER CITY ORDINANCE
 PARKING CANOPIES.....NOT REQUIRED

FIRE ALARM (907.2)
 SONIC BUILDING & DINING CANOPY.....LESS THAN 300 OCCUPANTS...NOT REQUIRED
 PARKING CANOPY.....NOT REQUIRED



SITE PLAN

SCALE: 1" = 20'-0"



SCOTT & ASSOCIATES ARCHITECT

1009 North Demaree
 Visalia - California - 93291
 Tel 559/827-1851



C.U.P. REVISIONS 1/20/2017
 C.U.P. REVISIONS 11/28/2016
 C.U.P. REVISIONS 04/20/2016
 REVISED 1-8-2015
 9'-11/4" 12" CANOPY COL. SPACING

SONIC DRIVE-IN

1840 MAIN STREET
 MORRO BAY
 CALIFORNIA

DEVELOPED BY
**CONSUMER
 SCIENCE, INC.**
 28546 PROSPECT AVE.
 MASCO
 CALIFORNIA

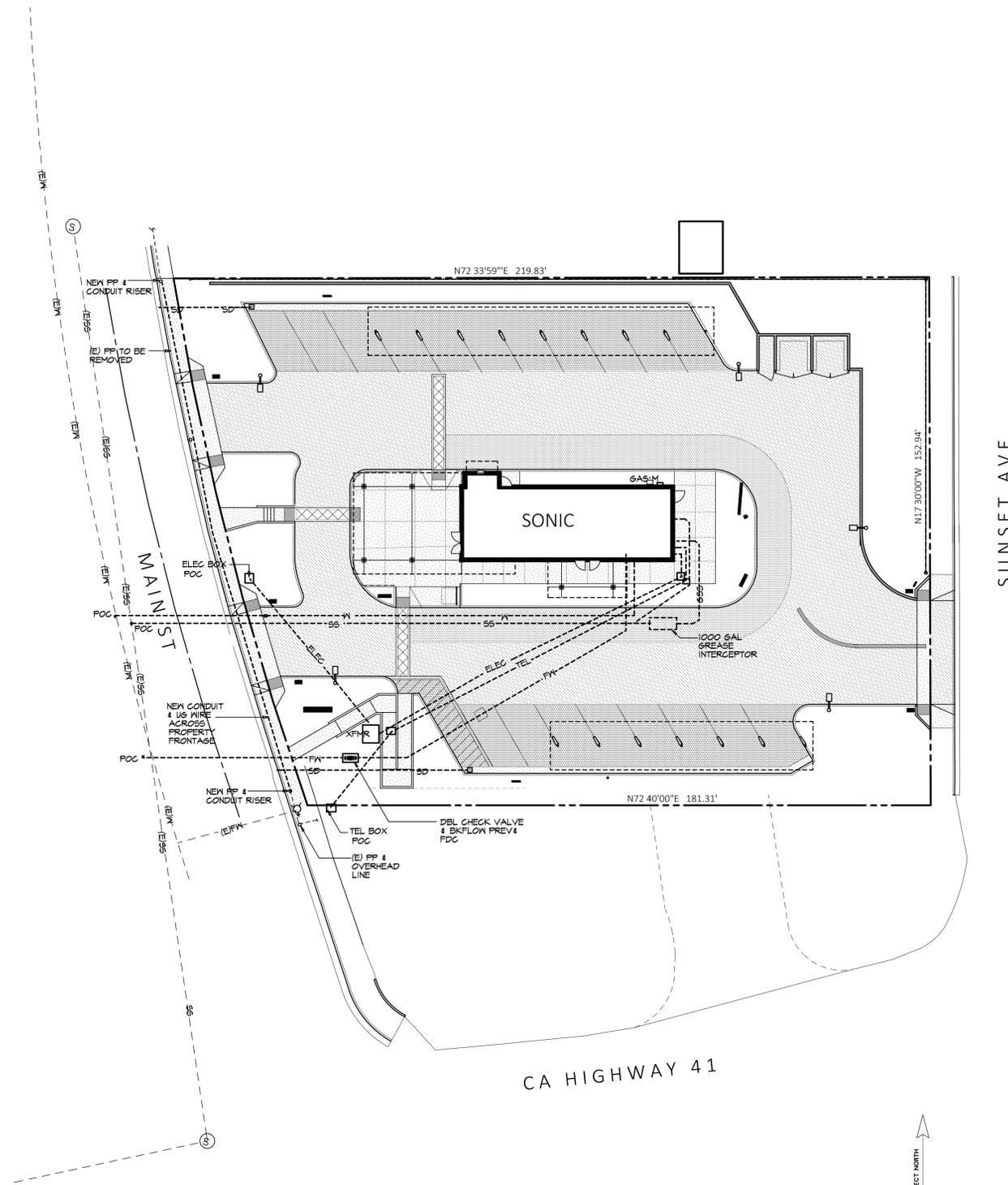
PROJECT No : 1804

DATE : 3/23/17

SITE PLAN
 FOR
 CONDITIONAL USE PERMIT
 &
 COASTAL DEVELOPMENT PERMIT

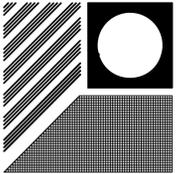
SHEET No :

CUP-2.6



SITE UTILITY PLAN

SCALE: 1" = 20'-0"



SCOTT & ASSOCIATES
ARCHITECT

1009 North Demaree
Visalia - California - 93291
Tel 559/827-1851



- △ C.U.P. REVISIONS 1/20/2017
- △ C.U.P. REVISIONS 11/28/2016
- △ C.U.P. REVISIONS 04/20/2016
- △ REVISED 1-8-2015
- △ 8'-15'-14" 12' CANOPY COL. SPACINGS

SONIC DRIVE-IN

1840 MAIN STREET
MORRO BAY
CALIFORNIA

DEVELOPED BY
CONSUMER SCIENCE, INC.
28546 PROSPECT AVE.
MASCOCALIFORNIA

PROJECT No : 1804
DATE : 3/23/17

SITE UTILITY PLAN

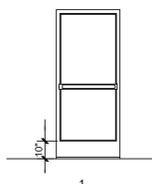
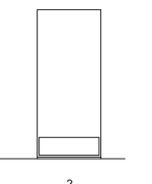
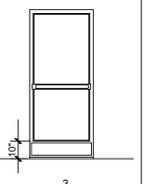
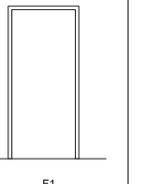
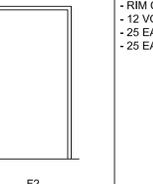
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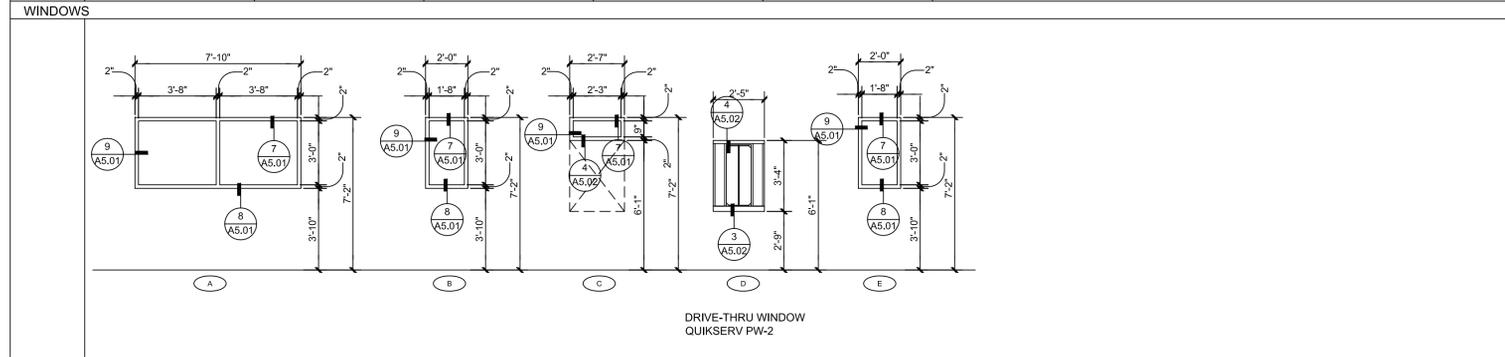
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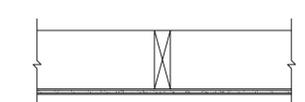
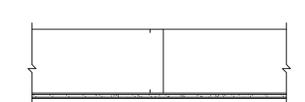
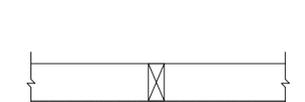
DOOR TYPES & DOOR HARDWARE SCHEDULE

EXHIBIT F

DR. #	DOOR	FRAME	DOOR DIMENSIONS		HARDWARE													DETAILS			REMARKS	GENERAL NOTES			
			HEIGHT	WIDTH	CLOSER	PUSHBAR	PULL PLATE	KICK PLATE	THRESHOLD	SWEEP	DEADBOLT CYLINDER	1-1/2" PAIR HINGES	LEVER HANDLE	WEATHERSTRIP	WALL BUMPER	2" FISH EYE	CONTINUOUS HINGE	PRIVACY LOCK	PANIC HARDWARE	DOOR HEAD			DOOR JAMB	DOOR THRESHOLD	
101A	1	F1	7'-0"	(2) 3'-0"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	10/A5.02	12/A5.02	11/A5.02	**DOOR SECURITY, SEE BELOW	1.) ALL EXIT DOORS SHALL BE OPERABLE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT 2.) ALL THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT & SHALL HAVE BEVELED SIDES (1:2 SLOPE) WHEN THE HEIGHT IS GREATER THAN 1/4" 3.) THE BOTTOM 10" OF ALL DOORS SHALL HAVE SMOOTH, UNINTERRUPTED SURFACES 4.) REFER TO "BARRIER-FREE STANDARDS" ON B1.01 FOR ADDITIONAL INFORMATION
101B	1	F1	7'-0"	(2) 3'-0"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	10/A5.02	12/A5.02	11/A5.02	ADAM RITE 8802 36"		
102	1	F1	7'-0"	3'-0"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	10/A5.02	12/A5.02	11/A5.02	**DOOR SECURITY, SEE BELOW		
103	2	F2	7'-0"	3'-0"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	5/A5.02	5/A5.02	6/A5.02			
104	2	F2	7'-0"	3'-0"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	7/A5.02	7/A5.02	NA			
105A	3	F1	7'-0"	3'-0"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	5/A5.02	5/A5.02	6/A5.02	ALT. H.M. DOOR AND FRAME		
105B	2	F2	7'-0"	3'-0"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	7/A5.02	7/A5.02	NA			
106	2	F2	7'-0"	3'-6"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	5/A5.02	5/A5.02	6/A5.02	ADAM RITE 8802 36"		

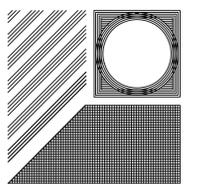
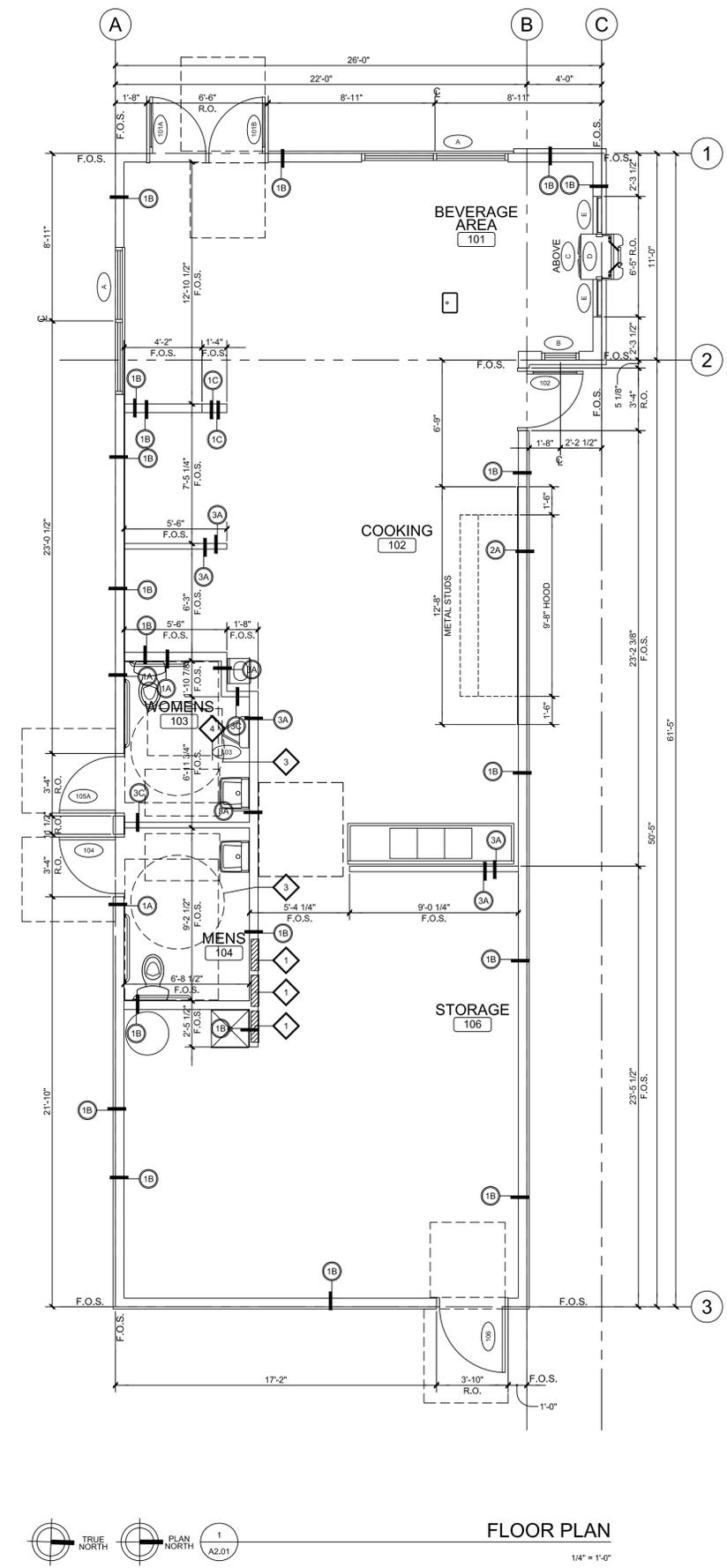
DOOR TYPES & FRAME TYPES				
DOORS	FRAMES			
				
DESCRIPTION	REMARKS			
1-3/4" ANODIZED ALUMINUM DOOR WITH 1/4" TEMPERED GLASS	**DOOR SECURITY - ADAMS RITE 8802ELD 36" - ROSSLARE CONTROLLER ACG-44 - DOOR LOOP - RIM CYLINDER KEYPED TO OTHER CYLINDERS - 12 VOLT POWER SUPPLY - 25 EA. KEY FOBS MODEL ATR271GJ - 25 EA. KEY COILS LUCKY LINE MODEL 41601			
HOLLOW METAL DOOR - PAINT INTERIOR - WHITE				
1-3/4" ANODIZED ALUMINUM DOOR WITH METAL INSULATED PANEL				
ANODIZED ALUMINUM FRAME				
2" WELDED HOLLOW METAL FRAME - PAINT INTERIOR - WHITE				



WALL TYPES			
WALL TYPE NO.	PLAN SECTION	DESCRIPTION	REMARKS
WALL #1		(1A) 2"x6" WOOD STUDS @ 16" O.C. 1/2" TYPE 'X' GYPSUM BOARD MOISTURE RESISTANT (RESTROOM) (1B) 2"x6" WOOD STUDS @ 16" O.C. 1/2" PLYWOOD (1C) 2"x6" WOOD STUDS @ 16" O.C. 1/2" PLYWOOD - STUDS AND PLYWOOD TO 4'-0" A.F.F.	
WALL #2		(2A) 6" METAL STUDS @ 16" O.C. 5/8" TYPE 'X' GYPSUM BOARD (HOOD)	
WALL #3		(3A) 2"x4" WOOD STUDS @ 16" O.C. 1/2" PLYWOOD (3B) 2"x4" WOOD STUDS @ 16" O.C. 1/2" PLYWOOD - STUDS AND PLYWOOD TO 4'-0" A.F.F. (3C) 2"x4" WOOD STUDS @ 16" O.C. 1/2" TYPE 'X' GYPSUM BOARD MOISTURE RESISTANT (RESTROOM)	

NOTES:
REFER TO SHEET A6.01 AND A6.02 FOR WALL FINISHES
REFER TO SHEET A4.01 FOR EXTERIOR WALL CONSTRUCTION

DRAWING LEGEND	
GENERAL NOTES - DO NOT SCALE DRAWINGS. IF THERE ARE ANY DISCREPANCIES CONTACT THE ARCHITECT PRIOR TO COMMENCING WORK. - REFER TO B1.01 FOR ACCESSIBLE BARRIER STANDARDS - EXIT DOORS TO BE OPERABLE FROM INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. PROVIDE READILY VISIBLE SIGN ADJACENT TO THE DOORWAY STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". - GENERAL CONTRACTOR TO PROVIDE ALL WALL BLOCKING AND BACKING. VERIFY LOCATION WITH OWNER.	
KEYED NOTES (1) RECESSED ELECTRICAL PANELS IN 2X6 WALL REFER TO ELECTRICAL DRAWINGS (2) PROVIDE BACKING IN RESTROOM WALLS FOR WALL HUNG ACCESSORIES	



SCOTT & ASSOCIATES
ARCHITECT

1000 North Demaree
Visalia, California 93201
Tel: 559/627-1851
Fax: 559/627-1876



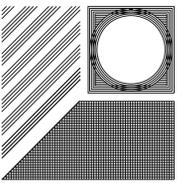
SONIC DRIVE-IN
1840 Main Street
Morro Bay
California

DEVELOPED BY
CONSUMER SCIENCE, INC.
28596 Prospect Ave.
WASCO, CA

PROJECT No: 1304
DATE: 3/23/17

FLOOR PLAN
SHEET No:

CUP-4.6



**SCOTT
&
ASSOCIATES**
ARCHITECT

1000 North Demaree
Visalia, California 93291
Tel: 559/627-1851
Fax: 559/627-1876



SONIC DRIVE-IN

1840 Main Street
Morro Bay
California

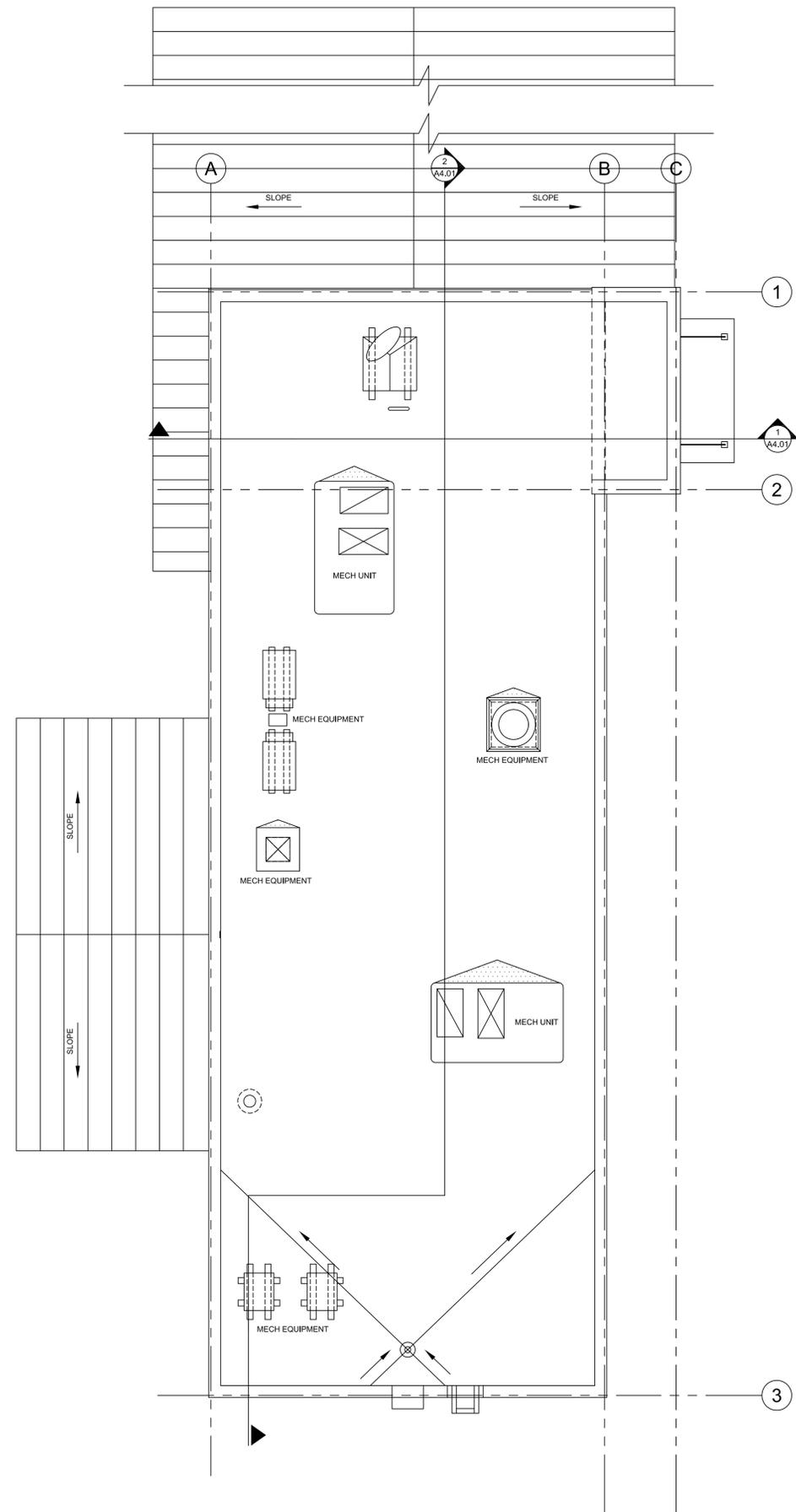
DEVELOPED BY
CONSUMER
SCIENCE, INC.
28596 Prospect Ave.
WASCO, CA

PROJECT No: 1304
DATE: 3/23/17

ROOF PLAN

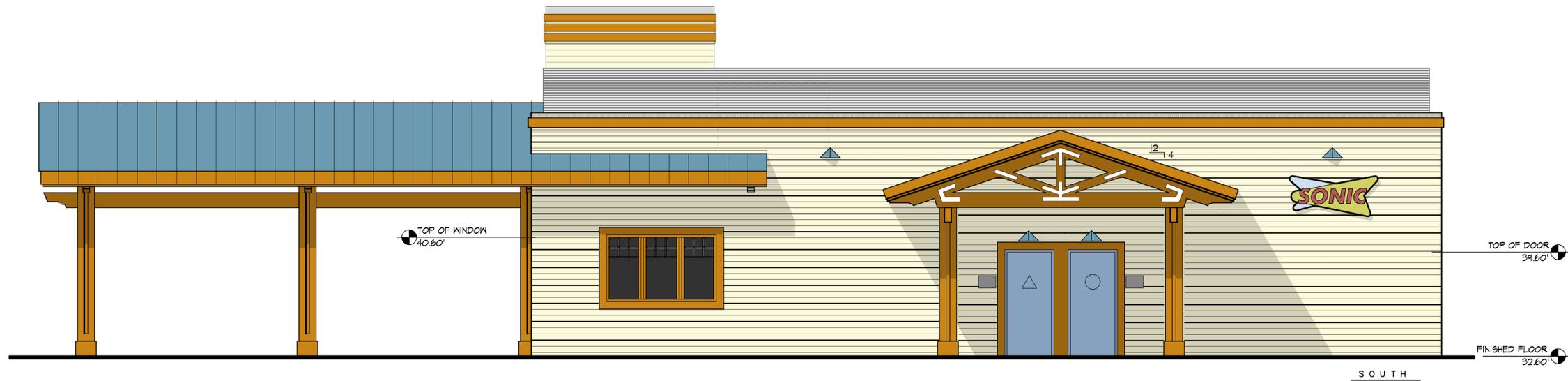
SHEET No:

CUP-5.6



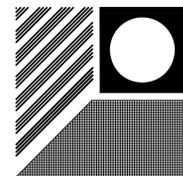
ROOF PLAN

1/4" = 1'-0"



EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



SCOTT & ASSOCIATES
ARCHITECT

1009 North Demaree
Visalia - California - 93291
Tel: 559/627-1851
Fax: 559/627-1876



SONIC DRIVE-IN

1840 MAIN STREET
MORRO BAY
CALIFORNIA

DEVELOPED BY
CONSUMER SCIENCE, INC.
28596 PROSPECT AVE.
MASCOCALIFORNIA

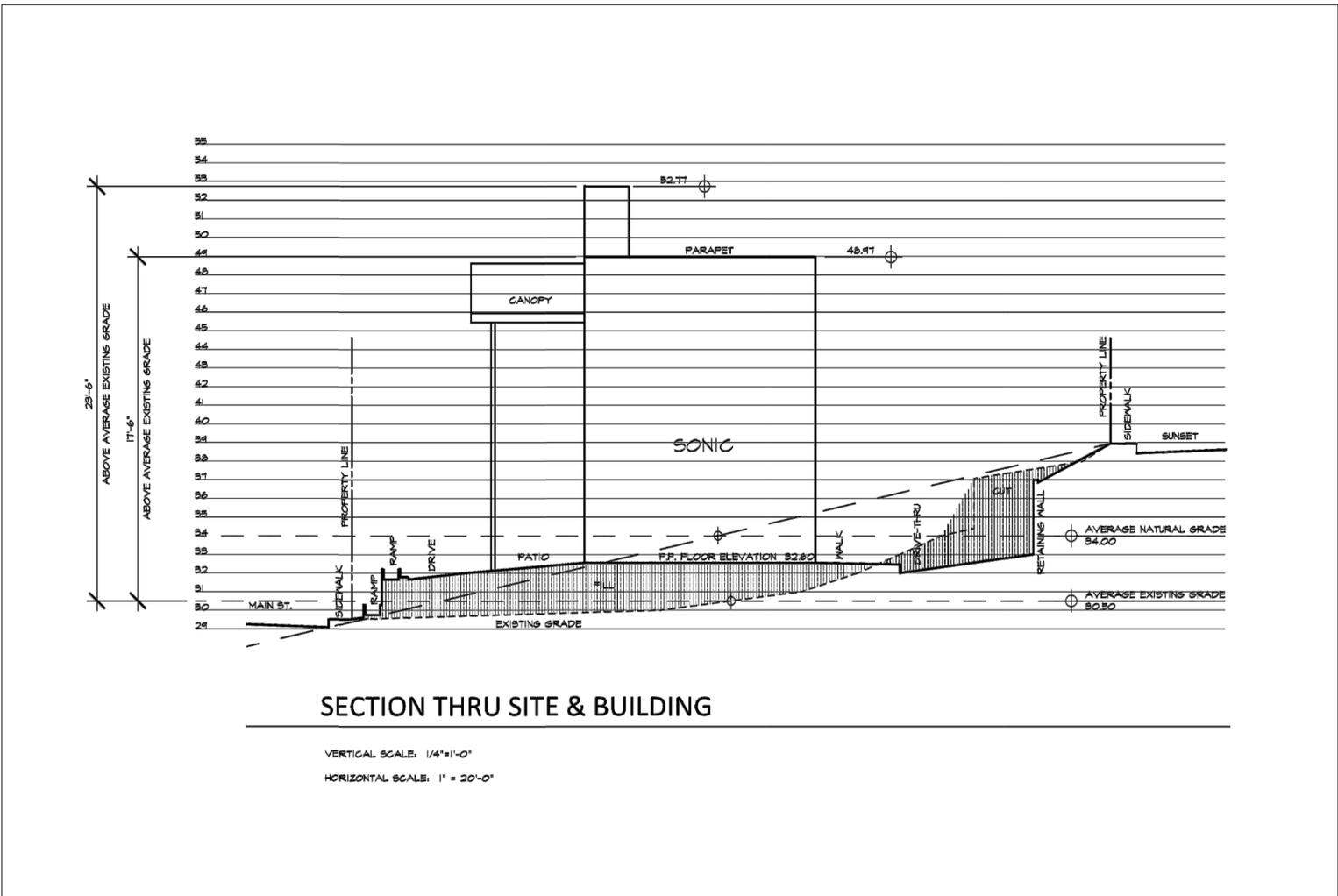
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DATE : 3/23/17

EXTERIOR ELEVATIONS

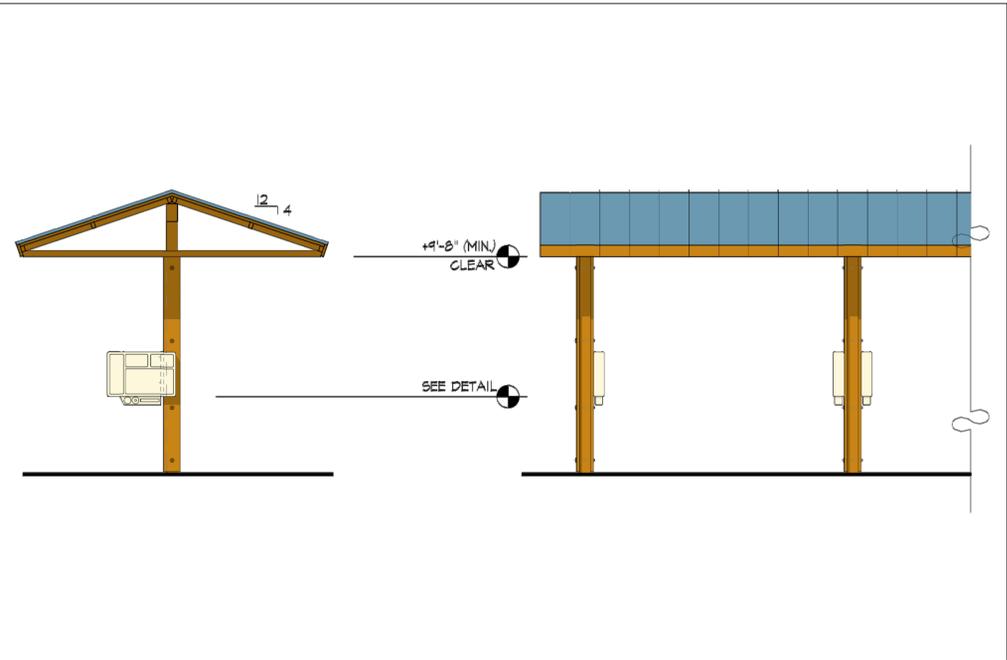
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CUP-6.6

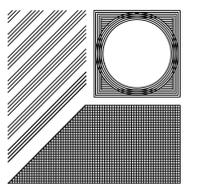


SECTION THRU SITE & BUILDING

VERTICAL SCALE: 1/4"=1'-0"
 HORIZONTAL SCALE: 1" = 20'-0"



NOTE: RENDERING IS INTENDED TO SHOW RELATIONSHIP OF INDIVIDUAL PARKING CANOPIES TO ONE ANOTHER AND THE MAIN BUILDING. THE BUILDING IN IMAGE IS DIFFERENT FROM THE ONE IN THIS PROJECT.



SCOTT & ASSOCIATES
 ARCHITECT

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 Visalia, California 93291
 Tel: 559/627-1851
 Fax: 559/627-1876



SONIC DRIVE-IN

1840 Main Street
 Morro Bay
 California

DEVELOPED BY
CONSUMER SCIENCE, INC.
 28596 Prospect Ave.
 WASCOS, CA

PROJECT No: 1304
 DATE: 3/23/17

PARKING CANOPY, SITE SECTION

SHEET No:



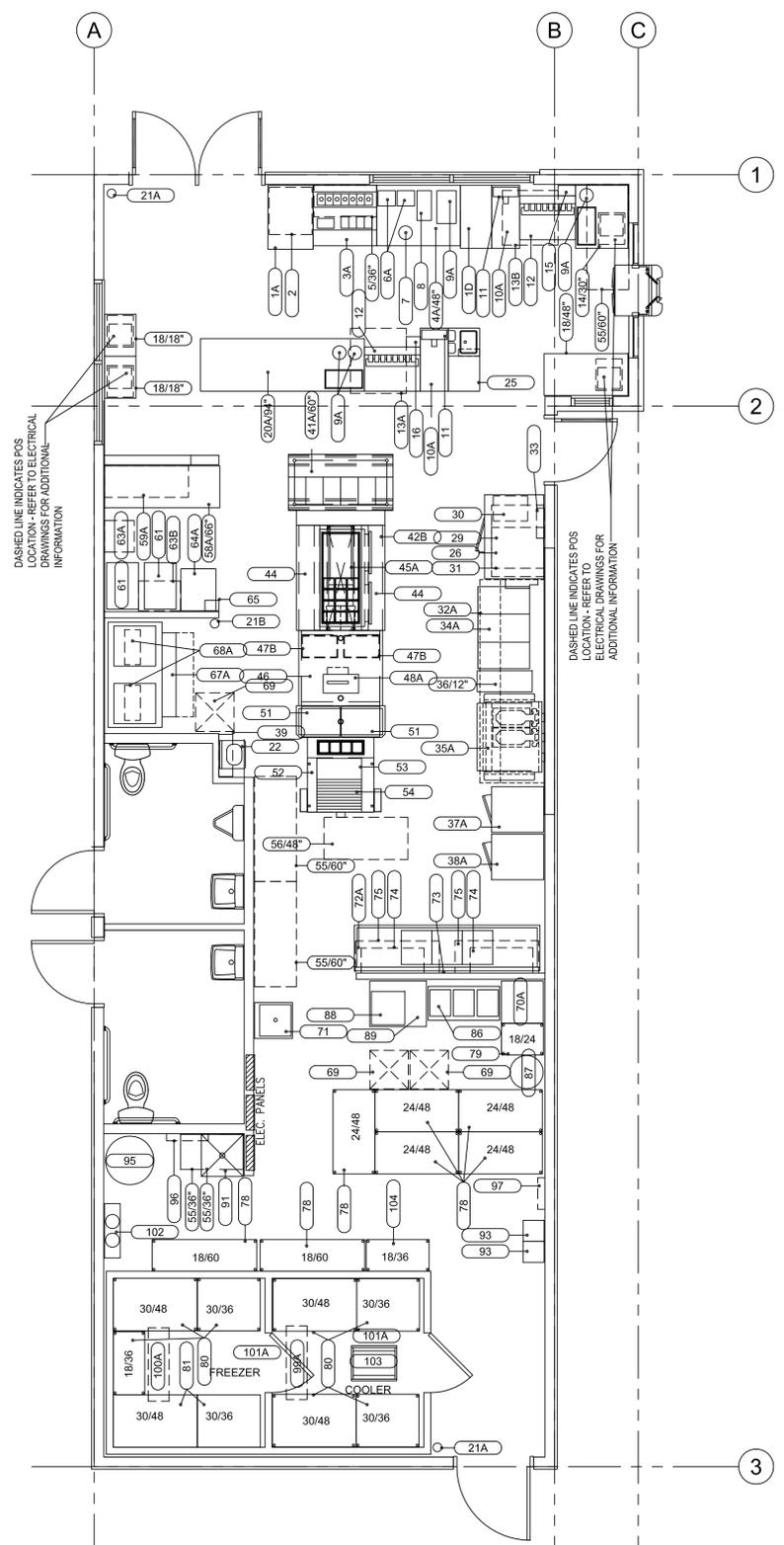
PARKING CANOPY

NTS

CUP-7.6

EQ #	DESCRIPTION	QTY	ALT	MANUFACTURER	MODEL	REMARKS	NOTES	SUPPLIED BY VENDOR	SUPPLY & RETIRED BY C.C.	ELECTRICAL				PLUMBING			
										VOLTS	PHASE	HORSEPOWER	AMPS	WATER	WATER	WATER	WATER
1	ICE CREAM MACHINE	1	A	ELECTRO FREEZE	33RAT (DUAL HEAD)					208	3	1.5	7.0				
2	REFRIGERATED POINT-A-SERVE	1	A	ELECTRO FREEZE	33RAT (DUAL HEAD)					208	3	1.5	7.0				
3	ICE CREAM CUP AND COFFEE DISPENSER	1	A	ELECTRO FREEZE	33RAT (DUAL HEAD)					208	3	1.5	7.0				
4	FOUNTAIN PREP TABLE (MIXER, TEA, COFFEE)	1	A	CUSTOM STAINLESS STEEL FAB. (NSP)		INCLUDES DOUBLE UNDER-SHELF				208	3	1.5	7.0				
5	EPoxy WIRE SHELF (SINGLE)	1	A	EALE	18" X 36"	REFER TO ELEVATIONS ON R2.2 & R3.0 FOR MOUNTING HEIGHTS											
6	TABLE TOP SERVER	2	A	HALLOWELL BEACH	18" X 36"	REFER TO ELEVATIONS ON R2.2 & R3.0 FOR MOUNTING HEIGHTS											
7	HOT FOOD (WALKER) SERVER	1	A	SERVER PRODUCTS	18" X 36"												
8	COFFEE DISPENSER	1	A	DOCK-A-COLA	18" X 36"												
9	TEA BREWER AND 14 LINS	1	A	14" X 36" X 8" STAINLESS STEEL FAB. (NSP)		INCLUDES COOLWELL & DOUBLE UNDER-SHELF											
10	SLUSH DRINK MACHINE	2	A	ELECTRO FREEZE	33RAT (DUAL HEAD)					208	3	1.5	7.0				
11	SLUSH FILL STATION	2	B	LANCER	18" X 36"												
12	ULTIMATE DRINK MACHINE WITH ICE BIN	2	A	DOCK-A-COLA	18" X 36"												
13	DRINK CUP AND LID DISPENSER	1	A	18" X 36" X 8" STAINLESS STEEL FAB. (NSP)		INCLUDES COOLWELL & DOUBLE UNDER-SHELF											
14	DRINK CONDIMENT TABLE	1	A	18" X 36" X 8" STAINLESS STEEL FAB. (NSP)		INCLUDES COOLWELL & DOUBLE UNDER-SHELF											
15	STAINLESS STEEL CHASE (PRESTANDING)	1	A	18" X 36" X 8" STAINLESS STEEL FAB. (NSP)		INCLUDES COOLWELL & DOUBLE UNDER-SHELF											
16	STAINLESS STEEL CHASE (PRESTANDING)	1	A	18" X 36" X 8" STAINLESS STEEL FAB. (NSP)		INCLUDES COOLWELL & DOUBLE UNDER-SHELF											
17	CHURN	1	A	18" X 36" X 8" STAINLESS STEEL FAB. (NSP)		INCLUDES COOLWELL & DOUBLE UNDER-SHELF											
18	DRIVE THRU TABLE (FOOD)	3	A	CUSTOM STAINLESS STEEL FAB. (NSP)		DOUBLE UNDER-SHELF											
19	DRIVE THRU HAND OFF TABLE (CASSERS)	0	A	CUSTOM STAINLESS STEEL FAB. (NSP)		DOUBLE UNDER-SHELF											
20	DRIVE THRU HAND OFF TABLE (CASSERS)	0	A	CUSTOM STAINLESS STEEL FAB. (NSP)		DOUBLE UNDER-SHELF											
21	WALL MOUNTED FIRE EXTINGUISHER	1	B	2-CK													
22	WALL MOUNTED HAND SINK	1	B	2-CK													
23	POS TABLE	0	A	CUSTOM STAINLESS STEEL FAB. (NSP)													
24	EMPLOYEE SHELF/COUNTER	0	A	EALE													
25	TABLE WITH HANDSINK	1	A	CUSTOM STAINLESS STEEL FAB. (NSP)													
26	STAINLESS STEEL TABLE (SALT & BAG)	1	A	CUSTOM STAINLESS STEEL FAB. (NSP)													
27	CHURN	1	A	18" X 36" X 8" STAINLESS STEEL FAB. (NSP)		INCLUDES COOLWELL & DOUBLE UNDER-SHELF											
28	CHEESE FREEZER	1	A	WASSERSTROM	18" X 36"												
29	UNDERCOUNTER FREEZER	0	B	MCCALL													
30	VERTICAL HOLDING UNIT (PASTRY)	1	A	PRINCE CASTLE													
31	VERTICAL HOLDING UNIT (PASTRY)	1	A	PRINCE CASTLE													
32	SALESMAN SHOWSTOOD HOOD SYSTEM	1	A	STRATOVENT HOODS-184-800-2P (NSP)													
33	ESHAULTY HOOD INTERLOCK BOX	1	A	HOOD MANUFACTURER													
34	FRYERS	1	A	FRYMASTER (GAS) 4 BANK WITH GREASE TRANSFER SYSTEM	FRYMASTER	INCLUDES GAS CONNECTION KIT											
35	FRYERS	1	B	FRYMASTER (GAS) 4 BANK WITH GREASE TRANSFER SYSTEM	FRYMASTER	INCLUDES GAS CONNECTION KIT											
36	CLAM BELL GRILL	1	A	FRYMASTER (ELECTRIC) 4 BANK	FRYMASTER	INCLUDES GAS CONNECTION KIT											
37	GRILL TABLE (OPTIONAL)	1	A	FRYMASTER (ELECTRIC) 4 BANK	FRYMASTER	INCLUDES GAS CONNECTION KIT											
38	REACH IN REFRIGERATOR	1	A	MCCALL													
39	PURE SUPPRESSION SYSTEM CONTROL BOX	1	A	ANSUL													
40	WINDSEAL	1	A	ANSUL													
41	EXPEDITE TABLE WITH WARMERS AND BACK RACK	1	A	CUSTOM STAINLESS STEEL WITH DUAL PASS SHELF/WARMER (NSP)		PART OF CENTER MAKE ISLAND											
42	REFRIGERATED TABLE (DRESSERS)	1	B	CUSTOM STAINLESS STEEL WITH TRIPLE PASS SHELF/WARMERS (NSP)		PART OF CENTER MAKE ISLAND											
43	BREAD SHELF	0	A	CUSTOM STAINLESS STEEL (NSP)													
44	HEATED RAILS (PART OF 42)	2	A	HAYCO													
45	HORIZONTAL HOLDING UNIT	1	A	PRINCE CASTLE													
46	TOASTER AND WARMER TABLE	1	A	CUSTOM STAINLESS STEEL (NSP)													
47	STEAMER	1	A	ROUNDUP													
48	BUN TOASTER	1	A	ROUNDUP													
49	WARMER SHELF (BAG RACK)	1	A	ROUNDUP													
50	COUNTERTOP WARMERS	2	A	ROUNDUP													
51	COINERTOP WARMERS	1	A	ROUNDUP													
52	COINERTOP WARMERS	1	A	ROUNDUP													
53	HOT FOOD WARMER/HOLDING DRAWER	1	A	ROUNDUP													
54	HOT FOOD CAROUSEL	1	A	ROUNDUP													
55	CHROME WIRE WALL SHELF	6	A	EALE													
56	PREP TABLE (ROLLING)	1	A	CUSTOM STAINLESS STEEL (NSP)													
57	CHURN	1	A	18" X 36" X 8" STAINLESS STEEL FAB. (NSP)		INCLUDES COOLWELL & DOUBLE UNDER-SHELF											
58	MANAGER'S DESK	1	A	EALE													
59	MANAGER'S UPPER SHELVING	1	A	EALE													
60	OPEN	2	A	SUPPLY LOCALLY													
61	MILE CABINET	2	A	SUPPLY LOCALLY													
62	POS AND VIDEO RACK	1	A	INFOR SYSTEM (WALL RACK)													
63	POS AND VIDEO RACK	1	A	INFOR SYSTEM (WALL RACK)													
64	BALE	1	A	LOCAL SUPPLIER													
65	LOCK BOX (FILL/CHANGE STORAGE UNIT)	1	A	LOCAL SUPPLIER													
66	OPEN	1	A	LOCAL SUPPLIER													
67	ICE STORAGE BIN	1	A	FOLLETT													
68	ICE MACHINES AND REMOTE CONDENSERS	2	A	SCOTTSMAN													
69	PREP SINK WITH FAUCET	1	A	FRONTLINE													
70	SCOMPARTMENT SINK WITH DRAINBOARDS	1	A	WASSERSTROM													
71	PRE-RINSE UNIT (FOR 3-COMP SINK)	1	B	BAKERBROS													
72	EPoxy COATED WIRE WALL SHELF	2	A	EALE													
73	EPoxy COATED WIRE WALL SHELF	2	A	EALE													
74	OPEN	2	A	EALE													
75	CHROME WIRE STORAGE SHELVING	1.4M	A	EALE													
76	EPoxy COATED WIRE WALKIN STORAGE SHELVING	1.4M	A	EALE													
77	EPoxy COATED WIRE WALKIN DUNNAGE SHELVING	1.4M	A	EALE													
78	CHURN	1	A	18" X 36" X 8" STAINLESS STEEL FAB. (NSP)		INCLUDES COOLWELL & DOUBLE UNDER-SHELF											
79	CHURN RING MACHINE	0	B	BATTER BREADERS													
80	ONION RING MACHINE	0	B	CUSTOM STAINLESS STEEL (NSP)													
81	BACK-FLY BOX STORAGE UNIT	1	A	DOCK-A-COLA													
82	DRINK CONDIMENT TANK WITH 8" SS LEGS	1	A	LANCER													
83	SLUSH FILLER	1	A	LANCER													
84	SLUSH RACK	1	A	LANCER													
85	CHURN	1	A	18" X 36" X 8" STAINLESS STEEL FAB. (NSP)		INCLUDES COOLWELL & DOUBLE UNDER-SHELF											
86	WATER WHEEL	1	A	RUBBERMAID													
87	COAT RACK	3	A	GRONBERG													
88	COOLING COIL FAN UNIT AND REMOTE CONDENSER	1	A	KOLPAK													
89	WALKER COOLER/REFREEZER	1	A	KOLPAK													
90	WALKER COOLER/REFREEZER	1	A	KOLPAK													
91	WALKER COOLER/REFREEZER	1	A	KOLPAK													
92	LOCKABLE CHEMICAL CABINET	1	A	CUSTOM (NSP)													
93	DRINKING ROOM TRASH	1	A	CUSTOM (NSP)													
94	DRINKING ROOM TRASH	1	A	CUSTOM (NSP)													
95	DRINKING ROOM BOOTH	1	A	CUSTOM (NSP)													

NOTES:
 1. GENERAL CONTRACTOR INSTALL AND OWNER/EQUIPMENT VENDOR TO STARTUP
 2. GENERAL CONTRACTOR INSTALL AND STARTUP
 3. OWNER SCHEDULE INSTALL. REFER TO NEW STORE OPENING KIT
 4. EQUIPMENT VENDOR: DOCK-A-COLA
 5. GENERAL CONTRACTOR HIRE FIRE PROTECTION SYSTEM CONTRACTOR
 6. EQUIPMENT VENDOR: BAKERBROS - CONTACT GARY LAABS (641) 843-4423



SONIC 2' X 3' DIRECTIONALS @ 3'

MODEL	PART #	SIZE	SQ. FT.	O.A.H.
2'x3'	SON1300N	1'-7" X 3'-1"	4.9	3'
2'x3'	SON1300K	1'-7" X 3'-1"	4.9	3'
2'x3'	SON1300O	1'-7" X 3'-1"	4.9	3'
2'x3'	SON1300T	1'-7" X 3'-1"	4.9	3'
2'x3'	SON1300U	1'-7" X 3'-1"	4.9	3'
2'x3'	SON1300H	1'-7" X 3'-1"	4.9	3'

SONIC 30 @ 10'

MODEL	PART #	SIZE	SQ. FT.	O.A.H.
30	SON300F	4'-0" X 8'-0"	32	10'

FORMED FACE DELTA SIGN

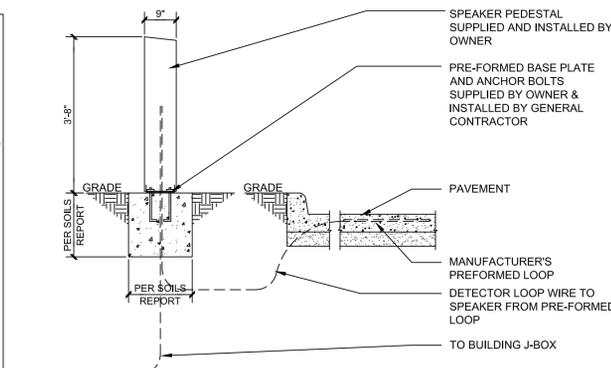
MODEL	PART #	SIZE	SQ. FT.	O.A.H.
3'x6'	SON3415F	2'-8 3/8" X 5'-9 7/8"	15.7	N/A

SITE SIGNAGE

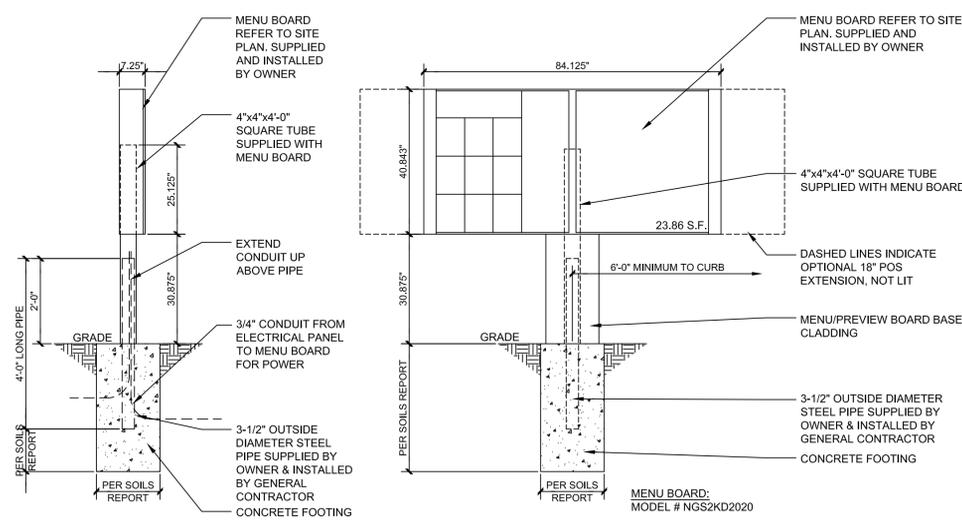
INSTRUCTIONS:

1. POSITION PREFORMED LOOP APPROXIMATELY 1'-6" TO 2'-0" FROM CURB CENTERED IN FRONT OF MENUBOARD OR SPEAKER POST
2. LOOP SHOULD BE INSTALLED 2" TO 3" BELOW THE SURFACE OF THE PAVEMENT (5" MAX. DEPTH) DO NOT USE METALLIC HARDWARE AS SUPPORT IF INSTALLED IN ASPHALT, COVER LOOP WITH A MIN. OF 1" SOIL OR SAND TO PROTECT FROM HOT ASPHALT
3. CONNECT LOOP TO 1/2" CONDUIT STUBBING UP IN SPEAKER POST
4. WIRE MESH OR REINFORCEMENT IN CONCRETE SHOULD BE CUT AWAY FROM PERIMETER OF LOOP A MIN. OF 6"
5. ALL CONNECTIONS AND SPLICES TO LOOP WIRES MUST BE SOLDERED.
6. SEE ELECTRICAL PLANS FOR CONDUIT AND WIRING LAYOUT AND DETAILS.

NOTE: LOOP AND CABLE FURNISHED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. FINAL HOOK UP BY P.O.S. VENDOR

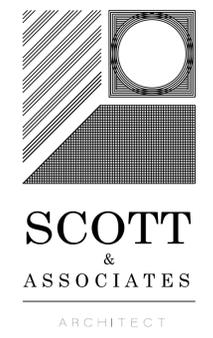
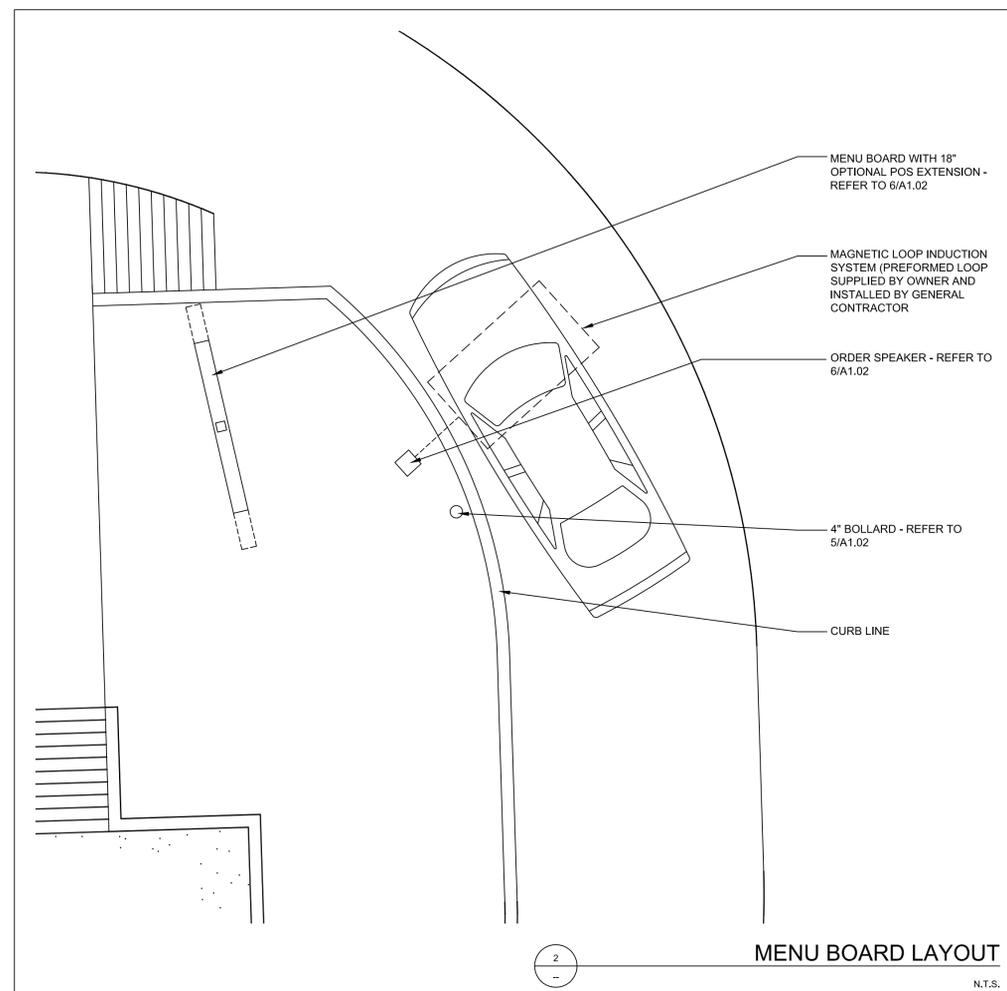
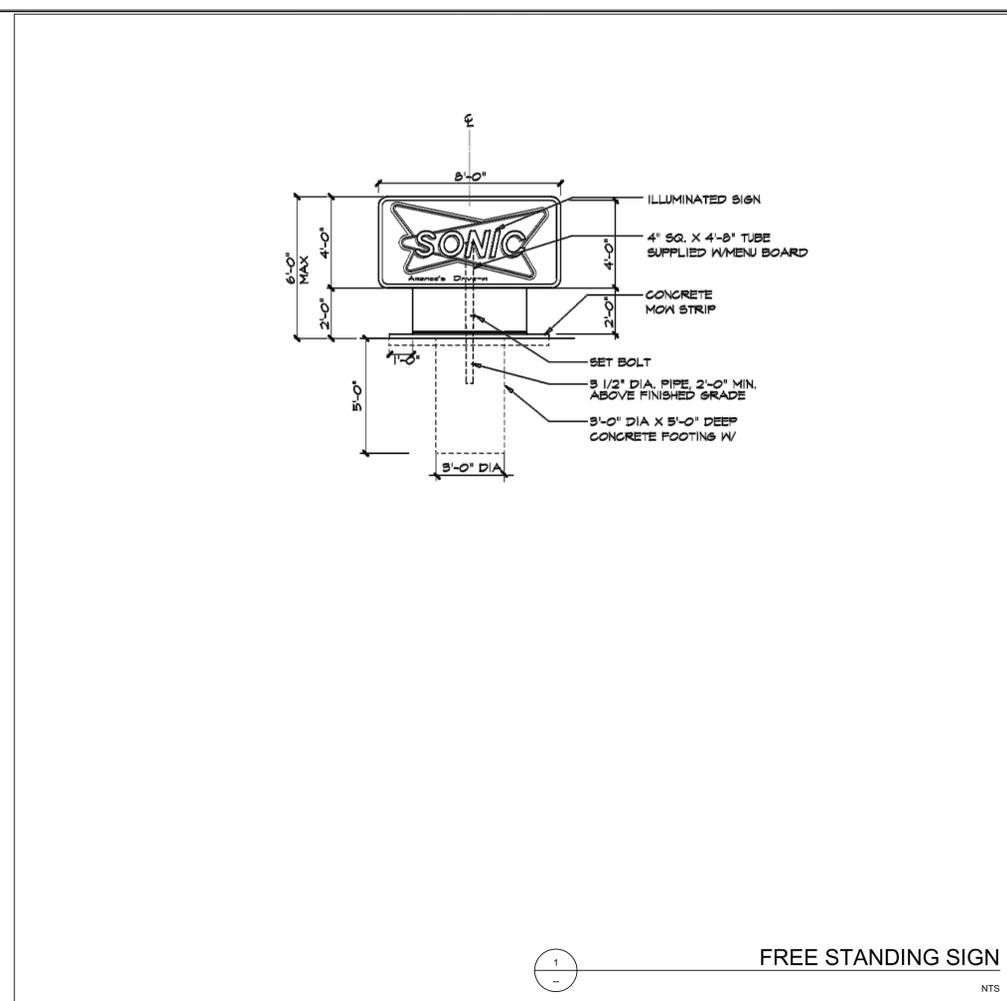
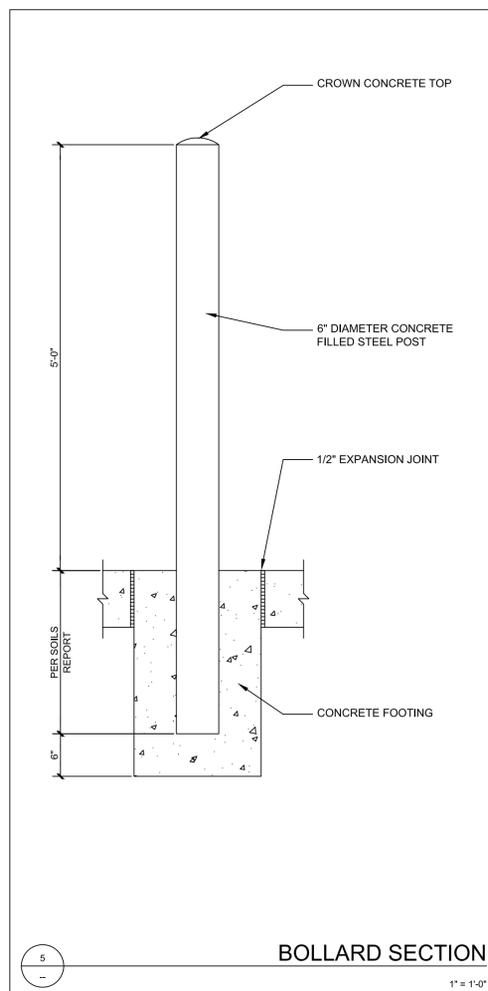
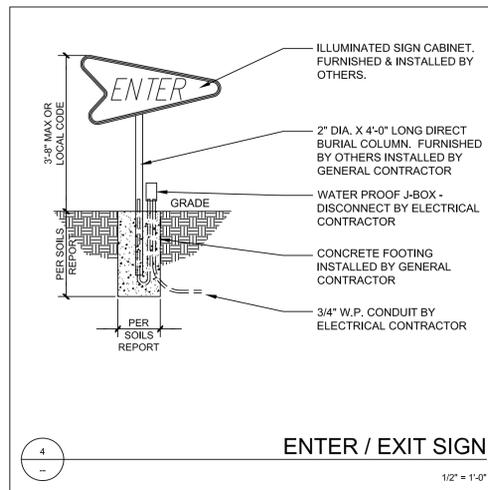
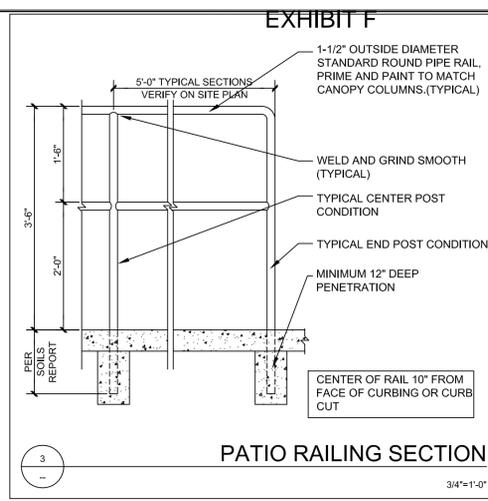


SPEAKER PEDESTAL



DRIVE-THRU MENU BOARD

DRIVE-THRU ACCESSORIES



1000 North Demaree
Visalia, California 93291
Tel: 550/227-1861
Fax: 550/227-1878



SONIC DRIVE-IN

1840 Main Street
Morro Bay
California

DEVELOPED BY
CONSUMER SCIENCE, INC.
28596 Prospect Ave.
WASCO, CA

PROJECT No: 1304
DATE: 3/23/17

SITE DETAILS

SHEET No:

CUP-9.6

EXHIBIT F



G



H



DIRECTIONAL J



DRIVE-THRU MENU BOARD K



WALL B



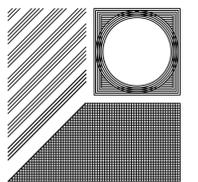
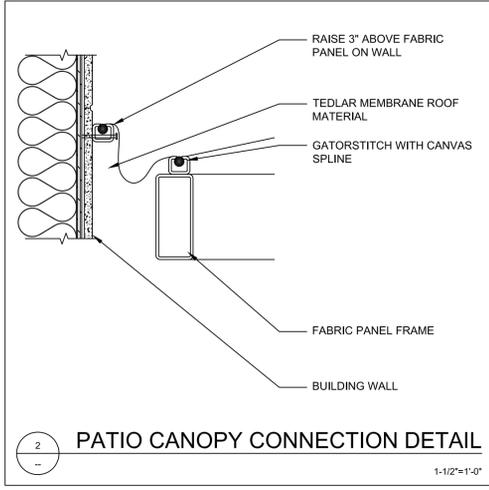
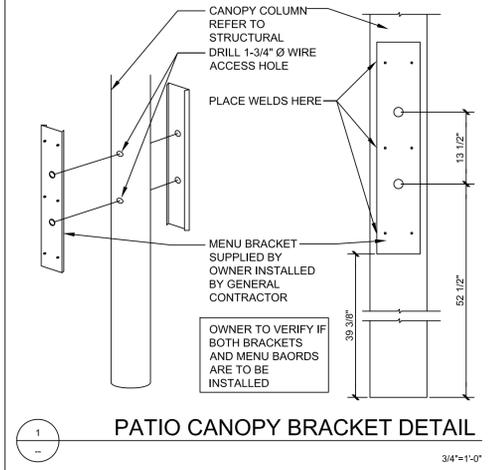
MONUMENT A



MENU BOARD M



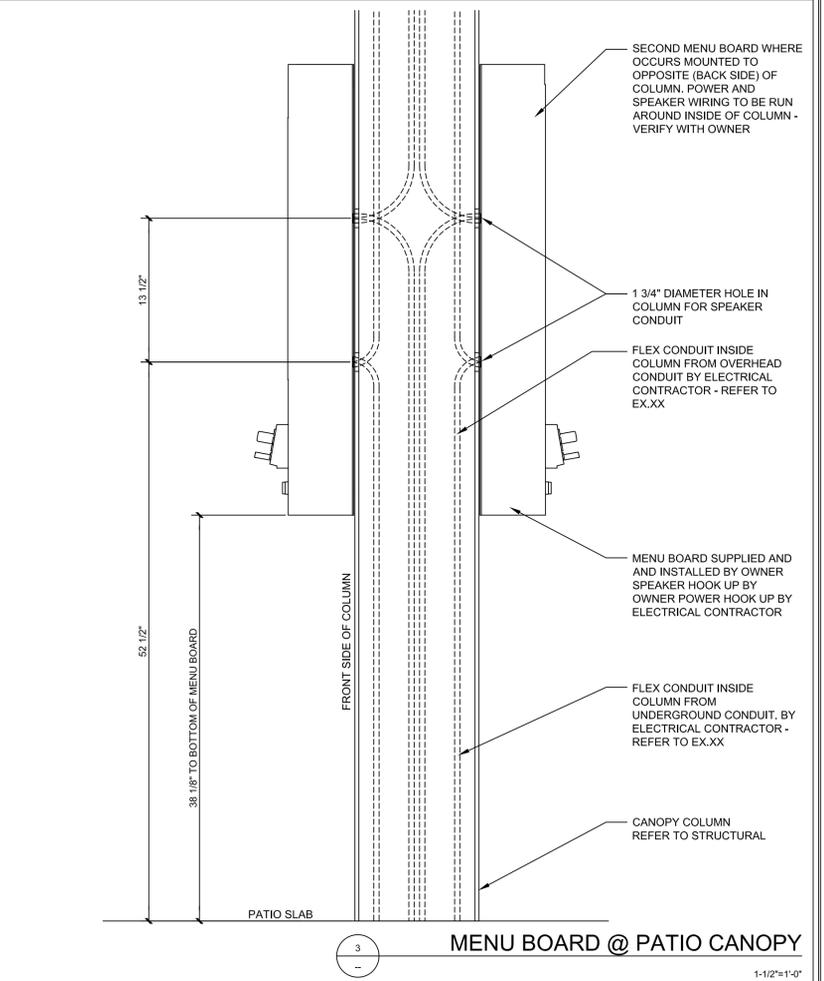
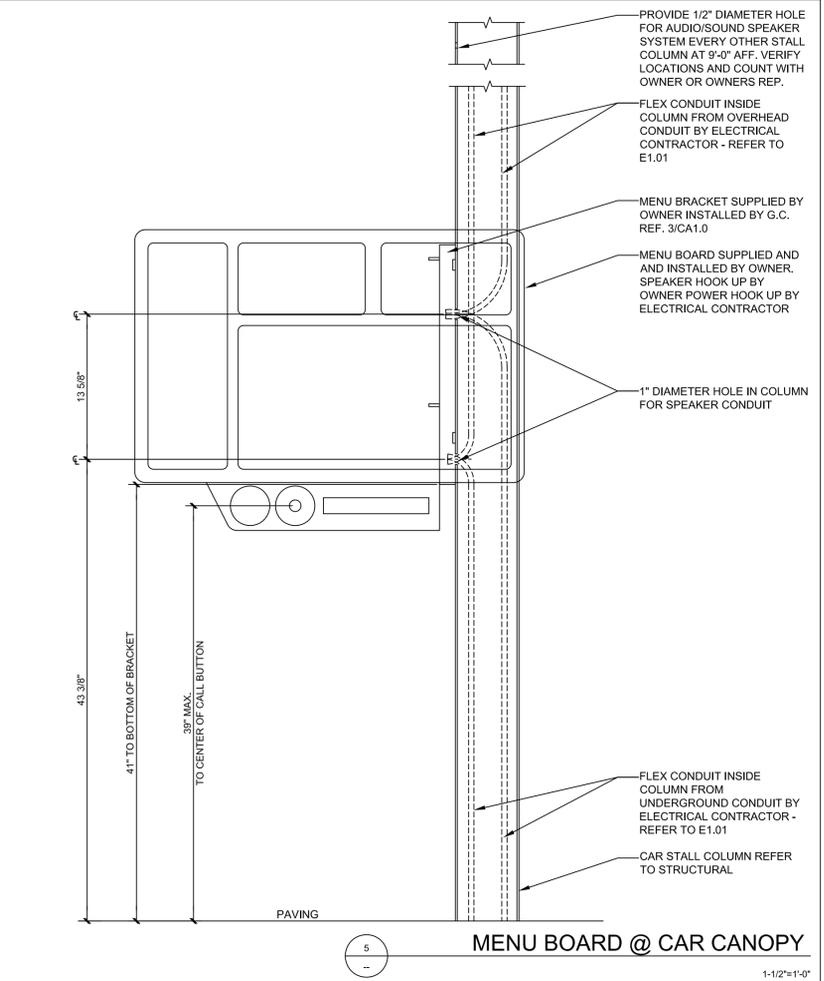
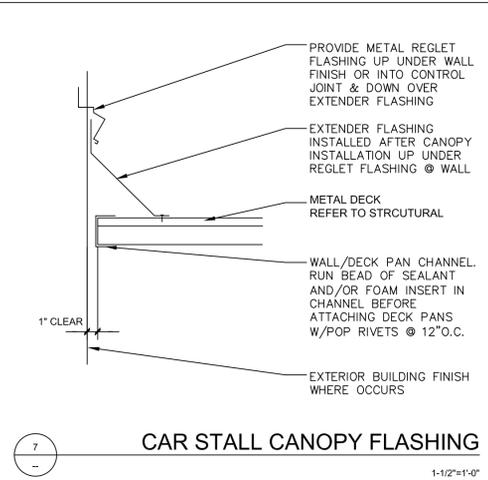
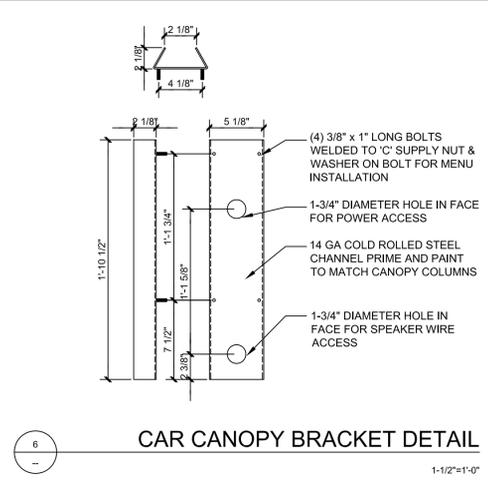
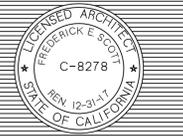
L MENU BOARD SIGNAGE



SCOTT & ASSOCIATES ARCHITECT

1000 North Demaree
Visalia, California 93291

Tel: 559/627-1851
Fax: 559/627-1876



SONIC DRIVE-IN

1840 Main Street
Morro Bay
California

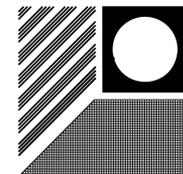
DEVELOPED BY
CONSUMER SCIENCE, INC.
28596 Prospect Ave.
WASCO, CA

PROJECT No: 1304
DATE: 3/23/17

SIGNAGE & DETAILS

SHEET No:

CUP-10.6



SCOTT & ASSOCIATES
ARCHITECT

1009 North Demaree
Visalia - California - 93291
Tel 559/827-1851



△ C.U.P. REVISIONS 1/20/2017
△ C.U.P. REVISIONS 11/28/2016
△ C.U.P. REVISIONS 04/20/2016
△ REVISED 1-8-2015
△ 9'-15'-14" 12" CANOPY COL. SPACINGS

SONIC DRIVE-IN

1840 MAIN STREET
MORRO BAY
CALIFORNIA

DEVELOPED BY
CONSUMER SCIENCE, INC.
28546 PROSPECT AVE.
MASCOT
CALIFORNIA

PROJECT No : 1804
DATE : 3/23/17

SIGNAGE
SITE PLAN

SHEET No :

CUP-11.6

SITE SIGNS

MAIN STREET FRONTAGE = 154.84' (17.68.110.C.1.B ALLOWABLE AREA) = 154.84'X1' = 155 S.F.

MONUMENT SIGN (17.68.110.C.2 ALLOWED)

A 1 - "SONIC" MONUMENT SIGN (4'X8').....32 S.F.

WALL SIGNS (SEE EXTERIOR ELEVATIONS ON CUP-3) (17.68.110.C.1.B)

B 3 - "SONIC" WALL SIGN (2.7'X5.9').....47.9 S.F.

DIRECTIONAL SIGNS (17.68.070.6 EXCEPTION - UNREGULATED AREA)

G 3 - "ENTER" SIGN (1.6'X3.1')

H 2 - "EXIT" SIGN (1.6'X3.1')

J 2 - "DRIVE THRU" SIGN (1.6'X3.1')

MENU BOARD SIGNS (17.68.110.C.6)

K 1 - DRIVE THRU MENU BOARD (3.4'X7').....24 S.F.

L 15 - COVERED PARKING MENU BOARD, PROJECTED FROM CANOPY POLE (2'X3').....90 S.F.

M 1 - PATIO MENU BOARD, POLE MOUNTED (2'X3').....6 S.F.

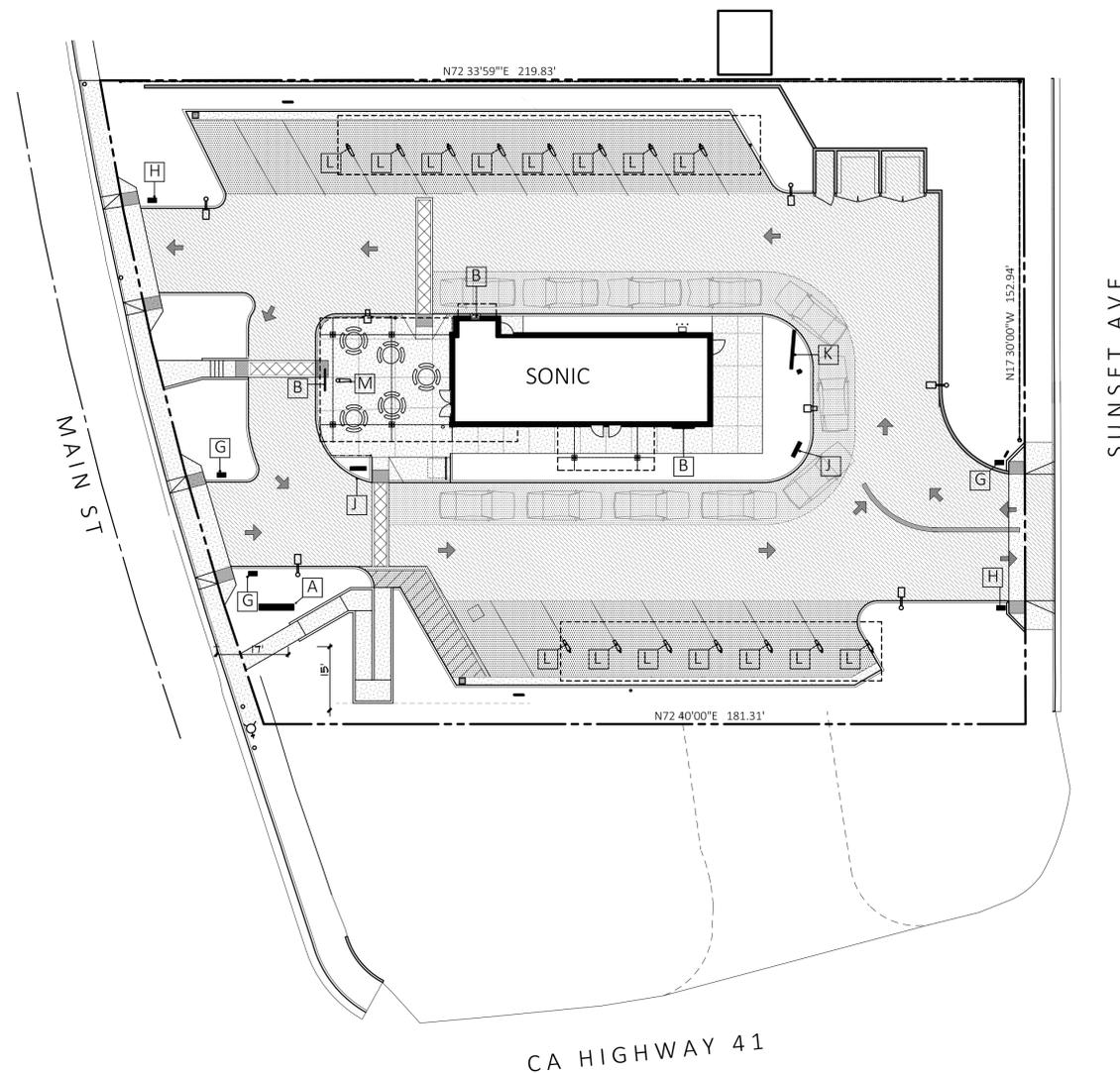
TOTAL AREA.....120 S.F.

THE MENU BOARDS AT THE DRIVE THRU ARE AN INTEGRAL PART OF A RESTAURANT W/ A DRIVE THRU WINDOW. THE MENU BOARDS AT THE COVERED PARKING AREAS AND AT THE DINING PATIO ARE AN INTEGRAL PART OF THE SONIC CONCEPT AND ARE NECESSARY FOR THE FUNCTION OF THE SONIC DRIVE-IN. THE GRAPHICS AND TEXT ON THE MENU BOARDS ARE NOT LARGE AND ARE NOT INTENDED TO BE SEEN FROM THE PUBLIC RIGHT-OF-WAY. THE MENU BOARDS @ THE SOUTH PARKING CANOPY ARE SCREENED FROM HWY 41 BY LANDSCAPE.

WE REQUEST THAT THESE SIGNS BE PERMITTED AS A PART OF THE CONDITIONAL USE PERMIT PURSUANT TO THE CITY OF MORRO BAY ZONING ORDINANCE, SECTION 17.68.100.

SEE EXTERIOR ELEVATIONS FOR SIGNS ON THE BUILDING ON SHEET CUP-10.5

ALL SIGNS ARE INTERNALLY ILLUMINATED.

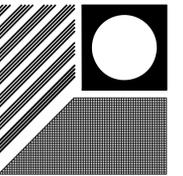


SITE PLAN W/ SIGNS

SCALE: 1" = 20'-0"



C:\2017\11.6\11.6_SONIC_DRIVE-IN\11.6_SIGNAGE_SITE_PLAN.dwg



SCOTT & ASSOCIATES
ARCHITECT

1008 North Demaree
Visalia - California - 93291
Tel: 559/627-1851
Fax: 559/627-1878



SONIC DRIVE-IN

1840 MAIN STREET
MORRO BAY
CALIFORNIA

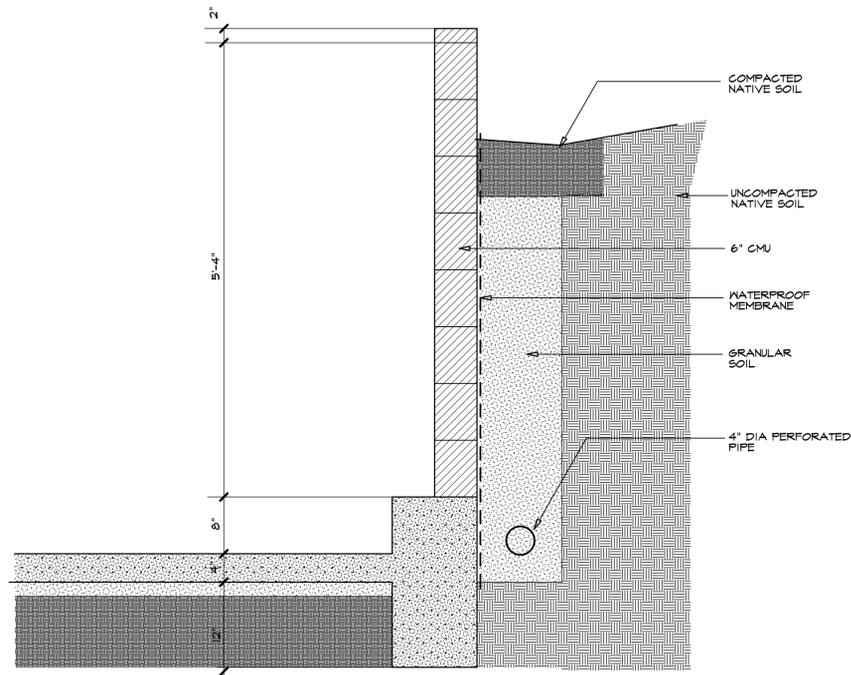
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28546 PROSPECT AVE.
MASCO
CALIFORNIA

PROJECT No : 1904
DATE : 3/23/17

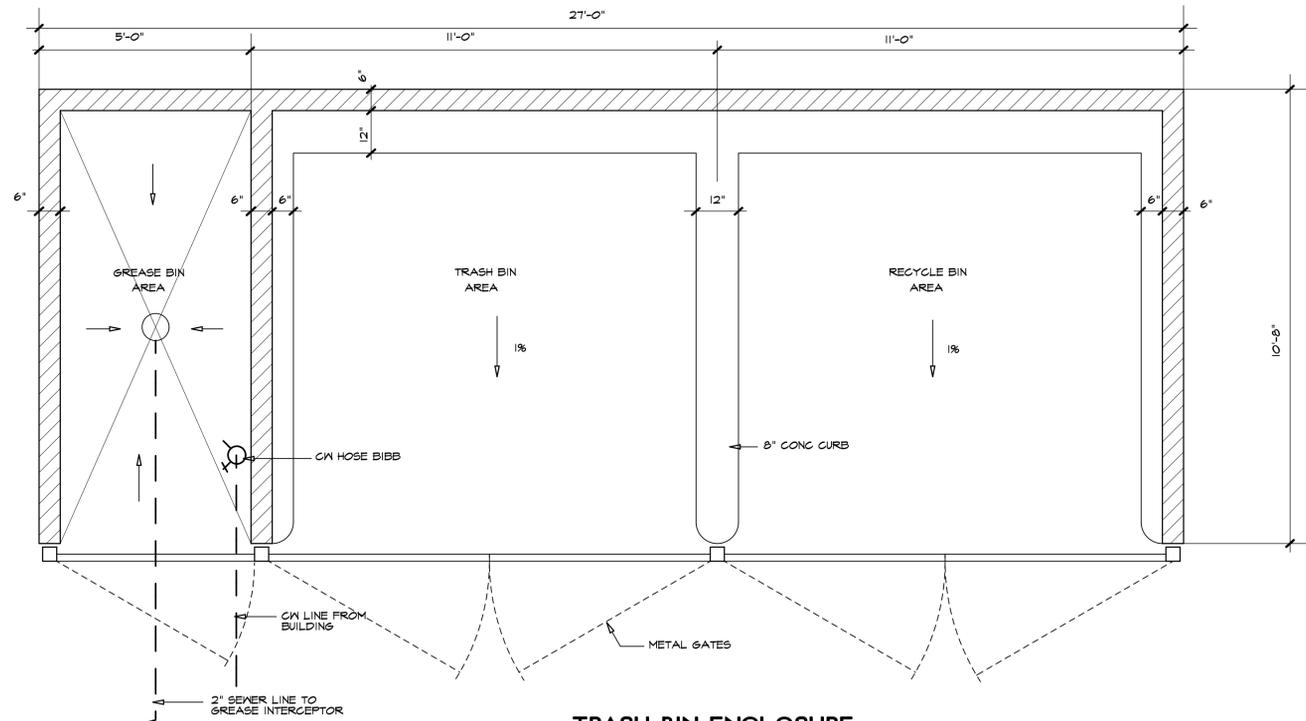
RETAINING WALL / TRASH ENCLOSURE

SHEET No :

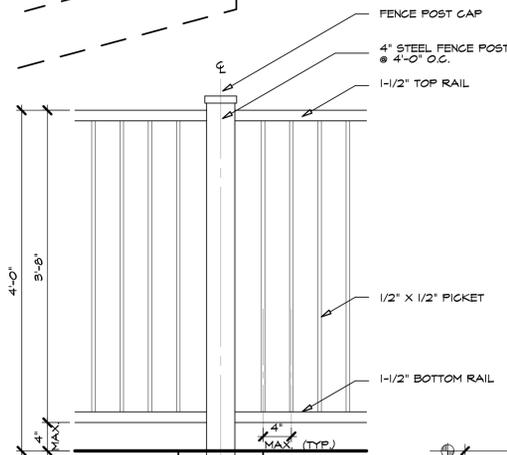
CUP-12.6



TRASH BIN ENCLOSURE WALL
1" = 1'-0"

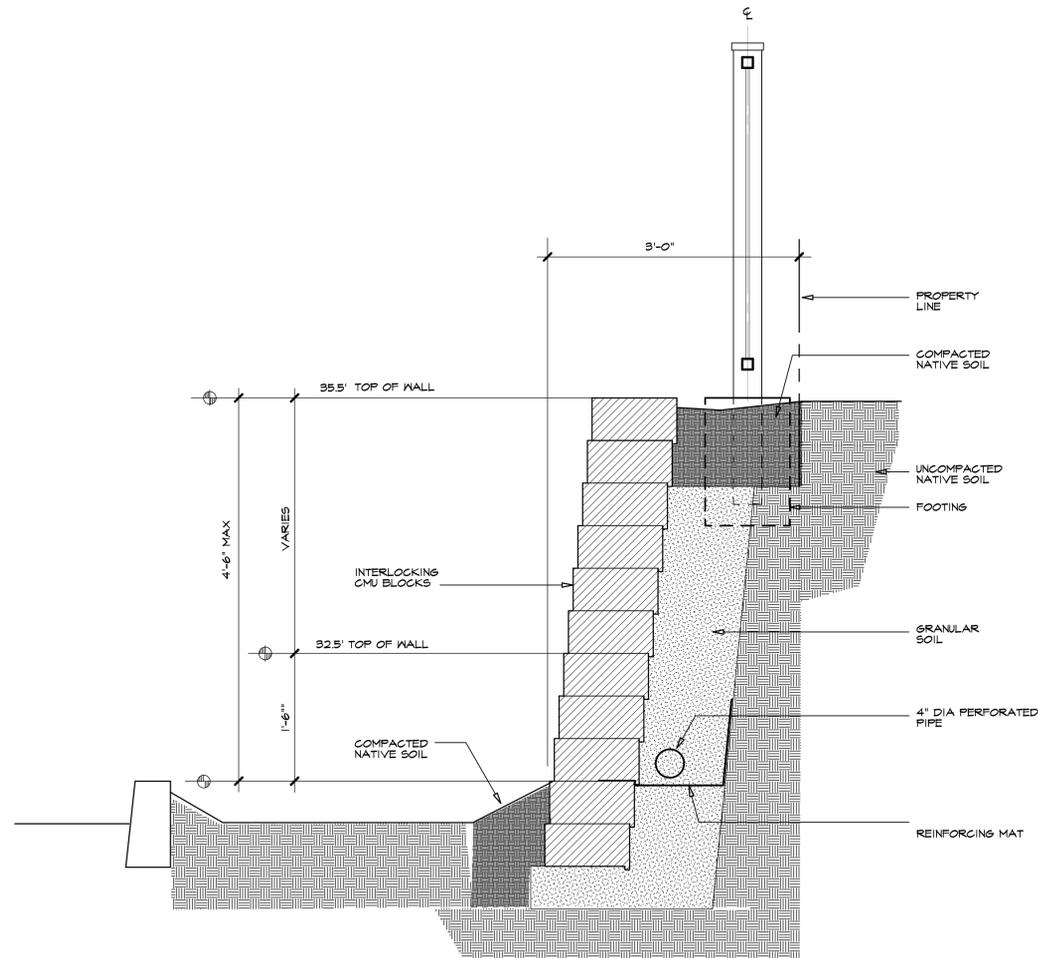


TRASH BIN ENCLOSURE
1/2" = 1'-0"

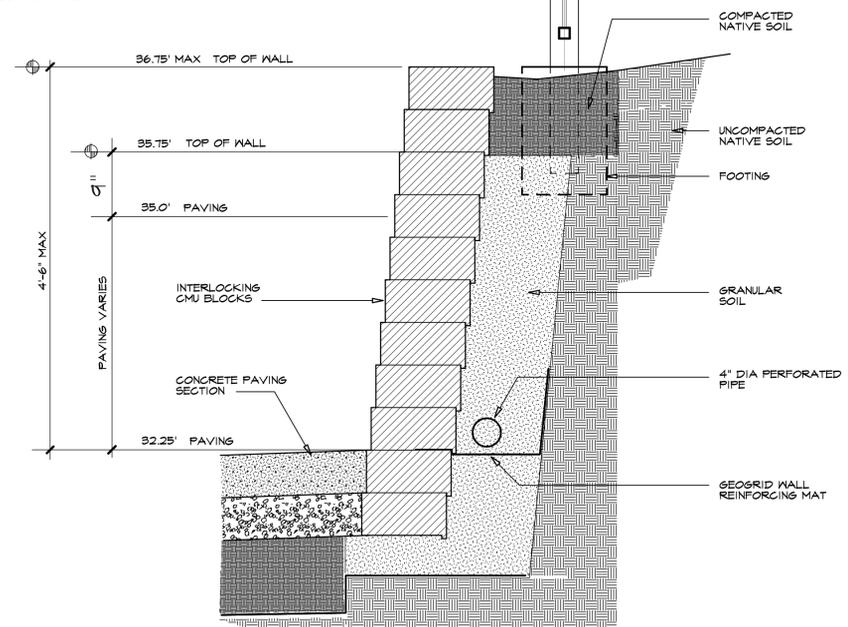


WROUGHT IRON FENCE/GUARDRAIL DETAIL
1/2" = 1'-0"

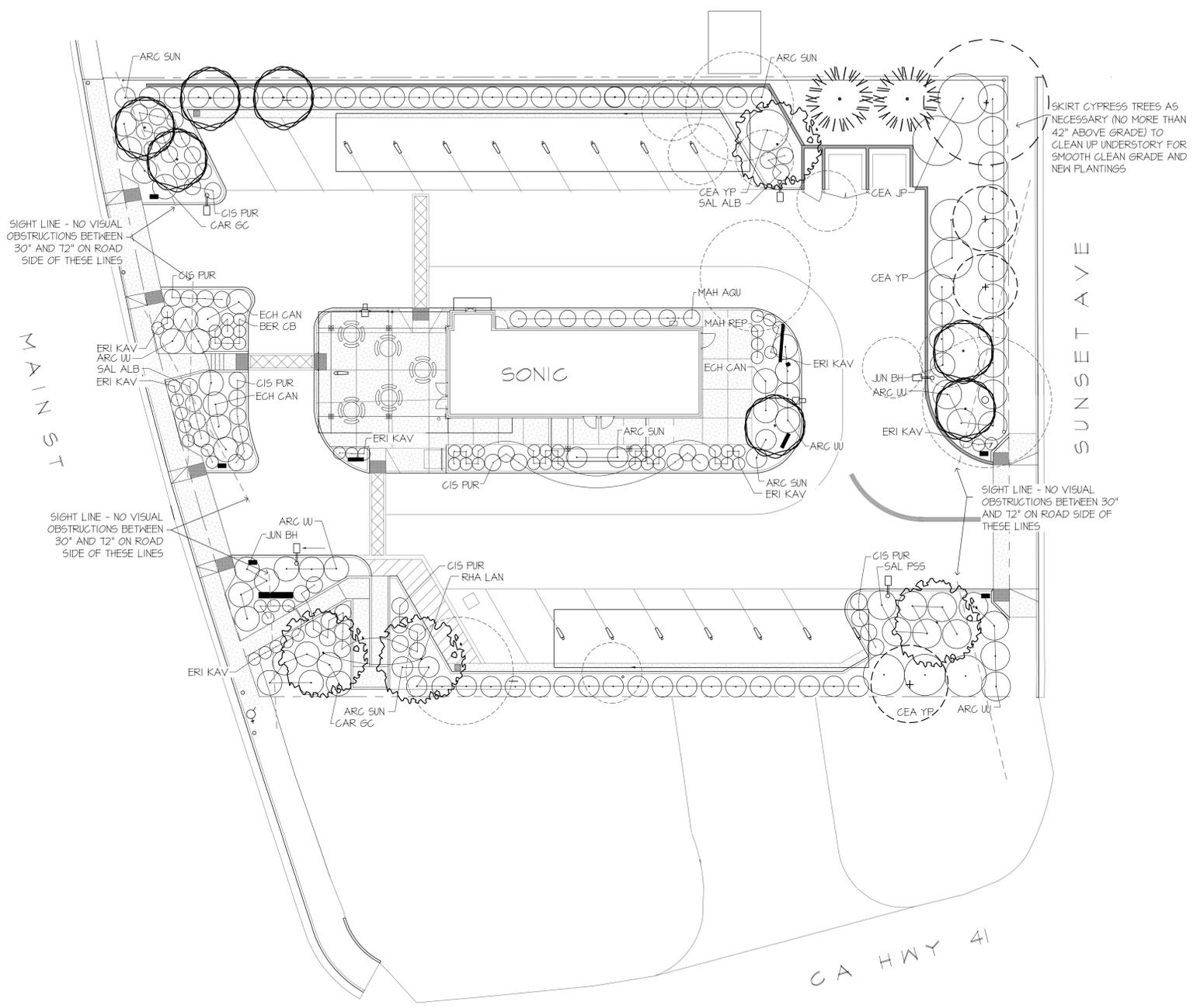
NOTE: GRADES ARE BASED ON THE PRELIMINARY GRADES ON THE SITE PLAN, CUP-1



RETAINING WALL ALONG NORTH PROPERTY LINE
1" = 1'-0"



RETAINING WALL ALONG EAST END OF SITE
1" = 1'-0"



PLANT LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WIGGOLS RATING
TREES					
(Symbol)	ARBUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	NATURAL MULTI	L
(Symbol)	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	15 G.		M
(Symbol)	RHUS LANCEA	AFRICAN SUMAC	15 G.		L
SHRUBS					
ARC SUN	ARGTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 G		L
ARC UU	ARGTOSTAPHYLOS 'IVA URSI'	BEARBERRY	1 G		L
BER CB	BERBERIS 'CHERRY BOMB'	CHERRY BOMB BARBERRY	5 G		L
CAR GC	CARISSA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 G		L
CEA JP	CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS CEANOTHUS	5 G		L
CEA YP	CEANOTHUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 G		L
CIS PUR	CISTUS x PURPUREUS	ORCHID ROCKROSE	5 G		L
ECH CAN	ECHIM CANDICANS	PRIDE OF MADEIRA	5 G		L
ERI KAR	ERIGERON KARVINGKIANUS	MEXICAN DAISY	1 G		L
JUN BH	JUNIFERUS 'BAR HARBOR'	BAR HARBOR JUNIPER	1 G		L
MAH AQU	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 G		M
MAH REP	MAHONIA REPFENS	COMPACT OREGON GRAPE	1 G		M
SAL ALB	SALVIA GREGGII 'ALBA'	WHITE AUTUMN SAGE	1 G		L
SAL PSS	SALVIA L. 'PT SAL SPREADER'	POINT SAL SPREADER	1 G		L

- GROUND COVERS**
- (Symbol) CISTUS SALVIIFOLIUS, SAGE LEAF ROCKROSE, 4' OC FROM 1 GAL, WIGGOLS 1'
 - (Symbol) SEASONAL ANNUALS, 8" OC MAX.

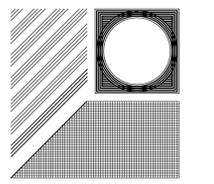
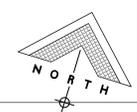
NOTES:
SEE ARCHITECTURAL DRAWINGS FOR DETAILS REGARDING PAVING, RETAINING WALLS AND LIGHTING

- (Symbol) EXISTING MONTEREY CYPRESS TO REMAIN
- (Symbol) EXISTING TREE TO BE REMOVED

MAINTENANCE TO BE CONTRACTED BY OWNER. IRRIGATION TO BE SUB-SURFACE DRIP WITH BUBBLERS TO TREES. IRRIGATION WILL MEET ARE REQUIREMENTS OF WATER EFFICIENT LANDSCAPE ORDINANCE (MELD). ALL BEDS TO RECEIVE MIN 2" ORGANIC MULCH (WALK-ON BARK) AFTER PLANTING.

PLANNING NOTE:
 NUMBER OF TREES ("MAJOR VEGETATION") TO BE REMOVED: 11
 NUMBER OF 15 GAL TREES REQUIRED TO MITIGATE TREES REMOVED: 11
 NUMBER OF 15 GAL OR LARGER TREES TO BE PROVIDED: 13
 THIS PLAN MEETS THE CRITERIA OF THE "MAJOR VEGETATION REMOVAL, REPLACEMENT AND PROTECTION GUIDELINES"

CONCEPTUAL PLANTING PLAN
SCALE: 1" = 16'-0"



SCOTT & ASSOCIATES
ARCHITECT

1009 North Demaree
Visalia - California 93291
Tel 559/627-1851
Fax 559/627-1876



SONIC DRIVE-IN

1840 MAIN STREET
MORRO BAY
CALIFORNIA

DEVELOPED BY
CONSUMER SCIENCE, INC.
28546 PROSPECT AVE.
MASCOT
CALIFORNIA

CALL BEFORE YOU DIG
48 HOURS
CALL "USA" TOLL FREE
1-800-227-2600



UNDERGROUND SERVICE ALERT

Sierra Designs, Inc
113 N. Church Street, Suite 310
Visalia, California 93291
Tele: 559.733.3690 Fax: 559.733.3694
SDI Job No. 14-039

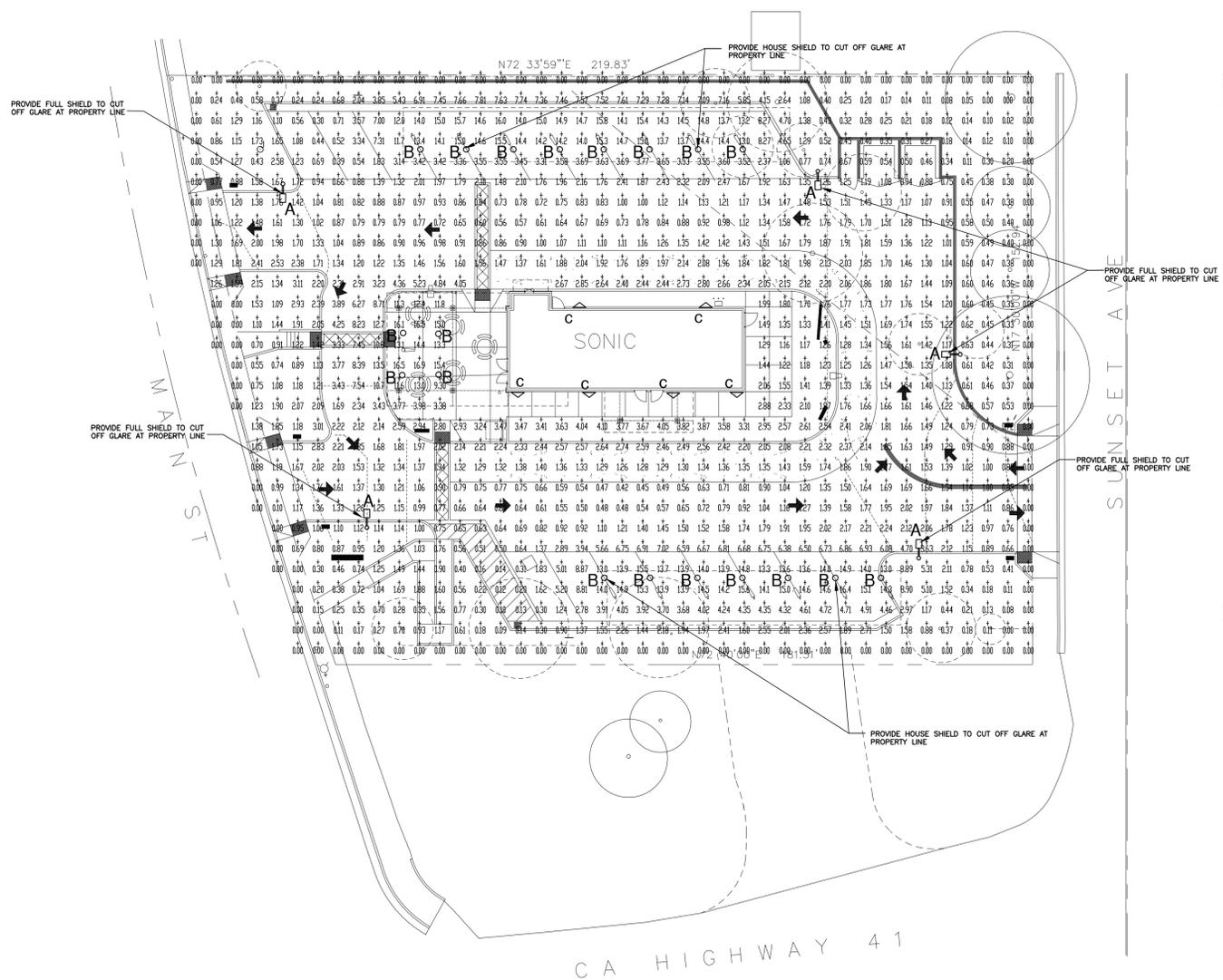


PROJECT No: 1304
DATE: 8/6/13

CONCEPTUAL LANDSCAPE PLAN

SHEET No: L1

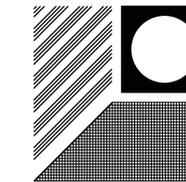
L1



PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

LIGHTING FIXTURE SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	MT'D	VOLT	WATTS	REMARK
A	□	LED 18 FT POLE LIGHT WITH FULL SHIELD CUT OFF AT PROPERTY LINE	1-68W LED	POLE BASE	120	68	LITHONIA LIGHTING D-SERIES SIZE 1 DSX1 LED 30C 530 40K T3M
B	○	CANOPY DOWN LIGHT WITH HOUSE SHIELD TO CUT OFF GLARE AT PROPERTY LINE	1-25W LED	SURF	120	17	LITHONIA LIGHTING DSXSC LED
C	△	WALL LED LIGHT CUT OFF AT PROPERTY LINE	1-24W LED	WALL	120	16	LITHONIA LIGHTING WSG LED
	■	DRIVE THRU SIGN					
	■	SONIC SIGN					

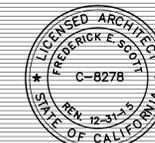


SCOTT & ASSOCIATES

ARCHITECT

1009 North Demaree
Visalia - California - 93291

Tel 559/627-1851
Fax 559/627-1876



SONIC DRIVE-IN

1840 Main street
morro bay
california

DEVELOPED BY
CONSUMER SCIENCE, INC.
28596 Prospect ave.
wasco
CALIFORNIA

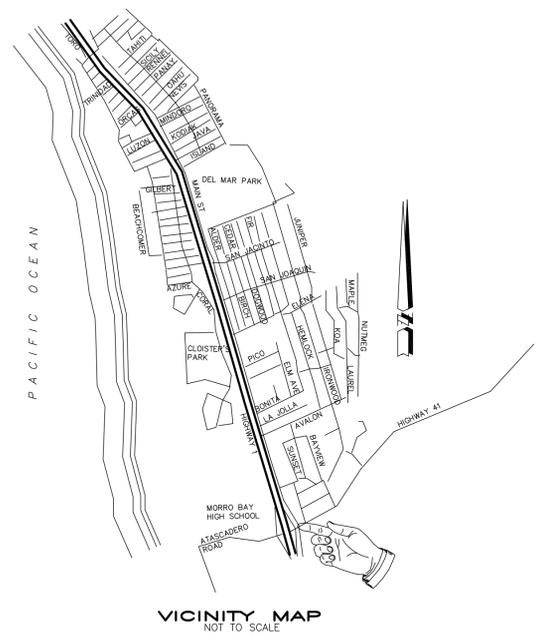
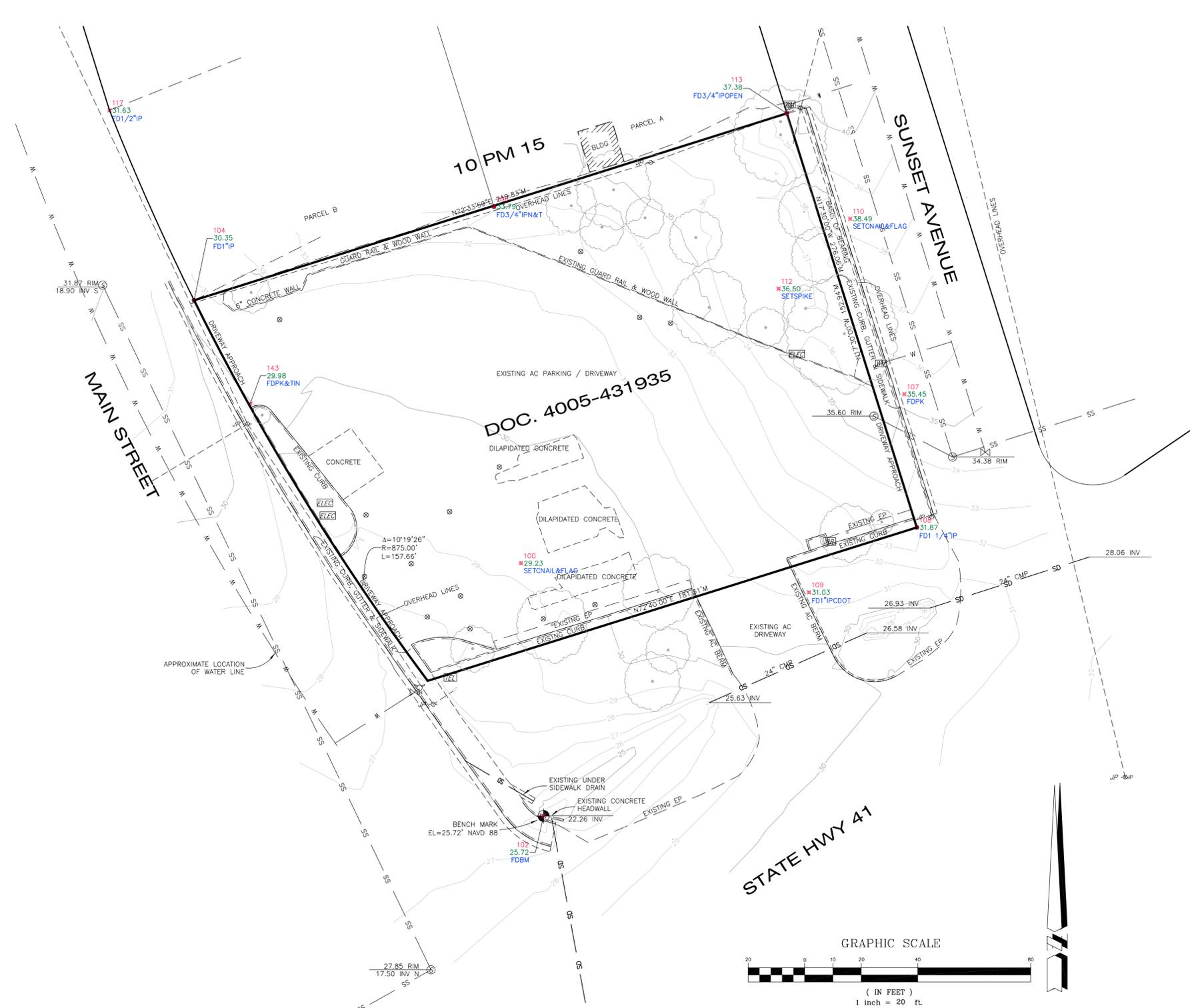
PROJECT No : 1304

DATE : 1/11/2017

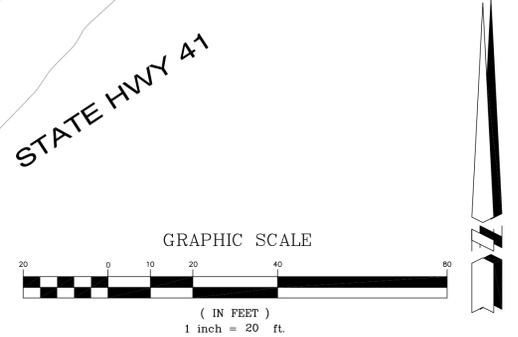
SHEET TITLE :
PHOTOMETRIC PLAN

SHEET No :

ES-1.6



- SURVEYOR'S NOTES:**
- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
 - ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
 - THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
 - THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY WHICH IS CURRENTLY IN PROGRESS. PERMANENT MONUMENTS WILL BE SET AT ALL PROPERTY CORNERS AND A CORNER RECORD MAP OR RECORD OF SURVEY MAP WILL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO AS REQUIRED BY STATE LAW.



SYMBOL LEGEND:

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

ABBREVIATIONS

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

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FV1103 BEING A STANDARD BRASS DISK AT THE INTERSECTION OF MAIN STREET AND ATASCADERO ROAD (STATE HWY 41), IN THE TOP AND 1 FOOT EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL FOR A 28 INCH CONCRETE PIPE CULVERT, 42 FEET NORTHWEST OF THE CENTERLINE OF THE STREET, 38.5 FEET NORTHWEST OF THE CENTERLINE OF STATE HWY 41.
 ELEVATION=25.72 FEET NAVD 88

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON APRIL 25, 2013.



MICHAEL B. STANTON, PLS 5702 DATE

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE WESTERLY RIGHT-OF-WAY OF SUNSET AVENUE BEARING N 17° 30' 00" W.

SITE DATA:
 ADDRESS: 1840 MAIN STREET, MORRO BAY
 ASSESSOR'S PARCEL NO. APN 068-324-019

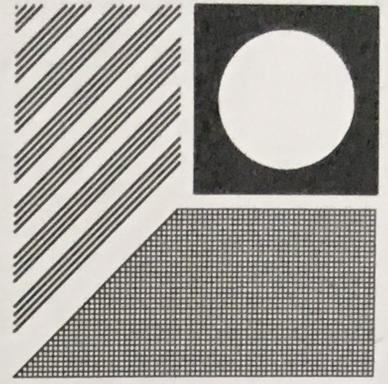
TOPOGRAPHIC MAP

A PORTION OF LOT 15 AND 16 OF RANCH MORRO Y CAYUCOS AS SHOWN ON MAP FILED IN BOOK A AT PAGE 106, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA
 AT THE REQUEST OF FRED SCOTT

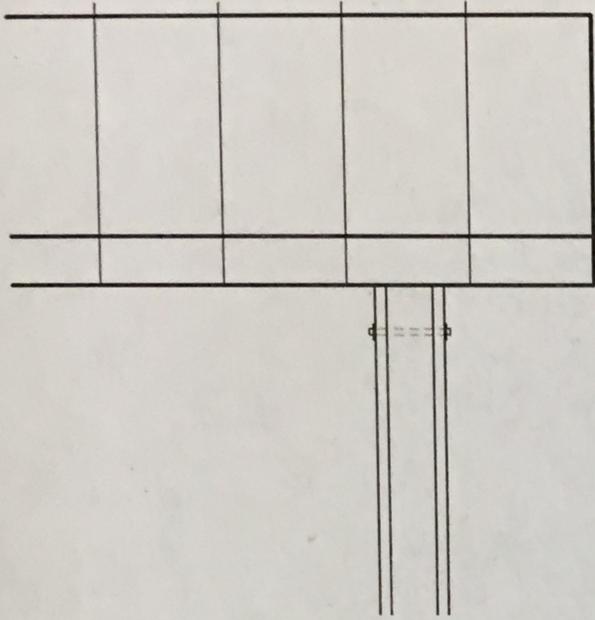
APRIL 2013 SCALE: 1"=20'
 MICHAEL B. STANTON, PLS 5702
 3563 SUELDO ST. UNIT Q
 SAN LUIS OBISPO, CA 93401
 805-594-1960

SONIC MORRO BAY

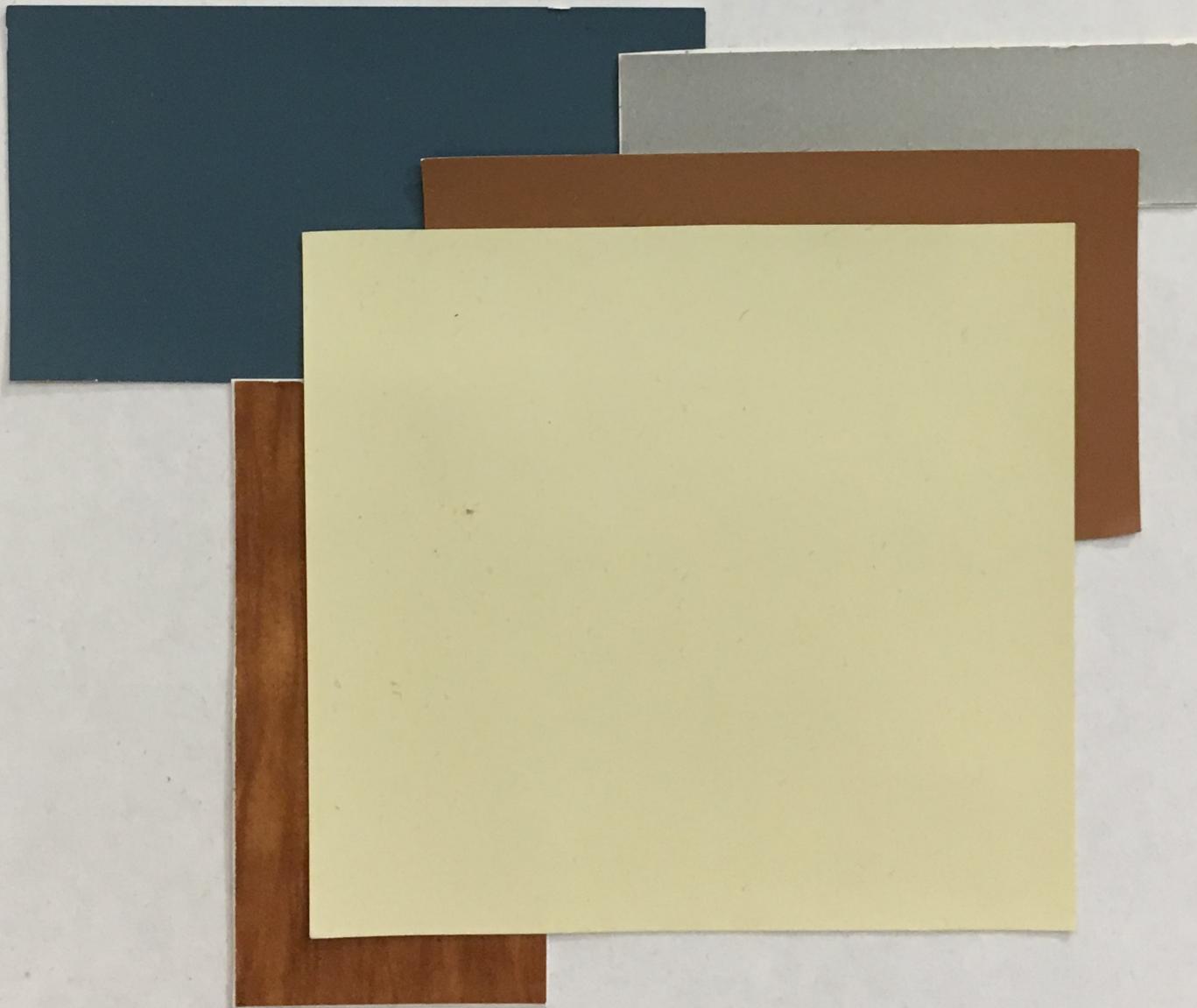
EXTERIOR COLORS



SCOTT
&
ASSOCIATES
ARCHITECT



ROOF, PARKING CANOPIES & POSTS





AGENDA NO: B-2

MEETING DATE: April 18, 2017

Staff Report

TO: Planning Commissioners

DATE: April 11, 2017

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: 1998 Main; Coastal Development Permit (#CP0-503) and Amendment (#A00-032) Request to approve a Coastal Development Permit and an amendment to an existing Conditional Use Permit to allow for the construction of a two-story replacement of an existing bathroom and laundry facility at the Wagon Wheel Mobile Home Park.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 14-17** which includes the Findings and Conditions of Approval for the project depicted on site development plans dated March 21, 2017.

APPLICANTS:

Jeff Borges and Jack Ferri

LEGAL DESCRIPTION/APN:

068-282-014

PROJECT SETTING:

The project is located along Main Street to the east of Highway 1, north of Highway 41 (Atascadero Road), and to the south of Avalon Street. The parcel is located in Area C of the North Main Street Specific Plan Area, within the MCR/R-4/SP Mixed Commercial/Residential Zoning District, and outside of the Coastal Commission Appeal Jurisdiction.



Prepared By: JG

Department Review: _____

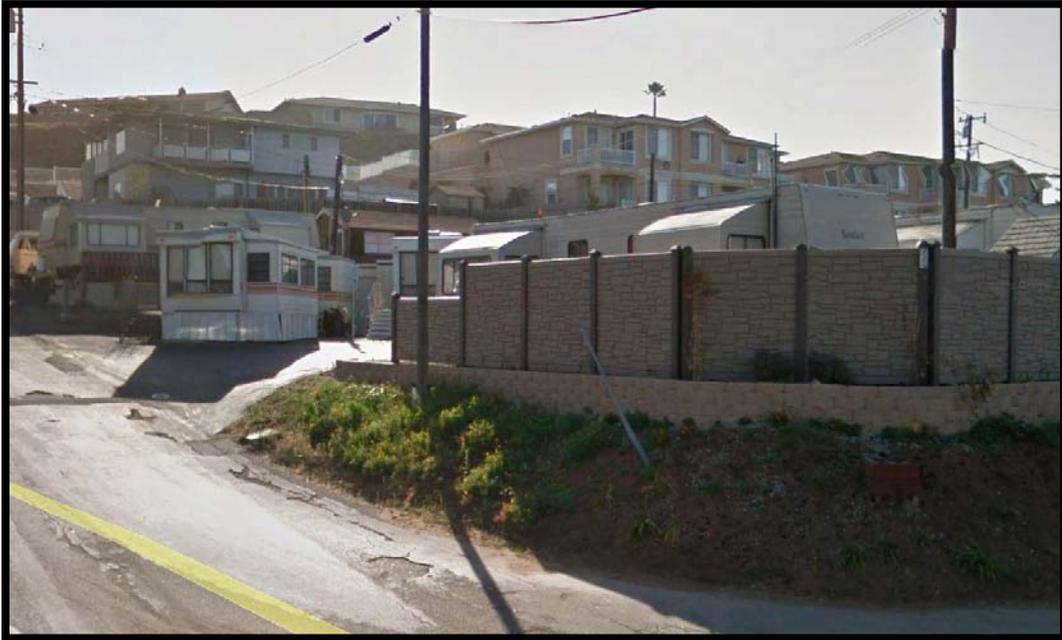
BACKGROUND:

The project is located in the Del Mar Neighborhood, designated as Planning Area No. 3 in the Local Coastal Plan, within the MCR/R-4/SP Mixed Commercial and Residential Zoning District. The parcel at 1998 Main Street lies to the east of Highway 1 and Main Street, to the north of Highway 41, and to the south of Avalon Street. The 18,674 sq. ft. rectangular shaped lot on the corner of Hill Street and Main Street slopes up to the east. Development in the surrounding area includes a variety of land uses including various commercial businesses and both single and multi-family residential development in a variety of architectural styles.

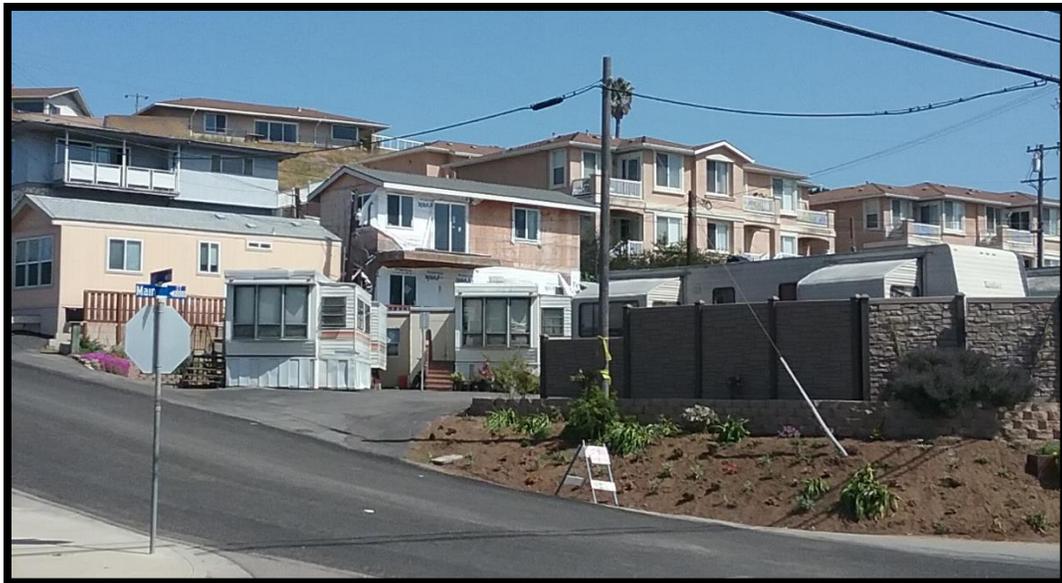
Adjacent Zoning/Land Use			
North:	MCR/R-4/SP Mixed Use	South:	MCR/R-4/SP Mixed Use
East:	MCR/R-4/SP Mixed Use	West:	SCH School (High School)

Site Characteristics	
Site Area	18,674 square feet
Existing Use	Mobile Home Park
Terrain	Developed and sloping up to the east
Vegetation/Wildlife	Ornamental Landscaping
Archaeological Resources	N/A
Access	Main Street and Hill Street

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Mixed Use Area F
Base Zone District	MCR/R-4
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	North Main Street Specific Plan
Coastal Zone	Located outside the Coastal Commission Appeal Jurisdiction



Prior to Construction



Site Today

Zoning Ordinance Standards		
	Standards	Proposed
Front Setback	5 feet	35 feet
Side-Yard Setback	10 feet	12 feet
Rear Setback	10 feet	83 feet +
Height	25 Feet	20'4"

PROJECT ANALYSIS:

Background

City records indicate that in 1972 a Conditional Use Permit (no permit number available) was issued to allow for the expansion of the Wagon Wheel Mobile Home Park (Exhibit C). This current application is to allow for the modification of this Conditional Use Permit to allow for the development of a use clearly ancillary to the primary residential use as allowed per Section 17.24.110 of the Zoning Ordinance.

The Applicant requests permit approval to allow for the demolition of the existing restroom and laundry facility and the construction of a 692 sq. ft. two-story structure with bathroom and laundry facilities on the ground floor and a second-story office with restroom. The Applicant began the construction of the new structure and was subsequently issued a stop work order by the Community Development Department. The Applicant hired a consultant who communicated with the State Department of Housing and Community Development (HCD) prior to embarking on the project. HCD indicated that the Applicant was only required to obtain permits from their agency. Based on obtaining inaccurate information from HCD, the Applicant firmly believed that he had obtained the proper permits.

California Department of Housing and Community Development (HCD):

The California Department of Housing and Community Development has permit authority over all RV and Mobile Home Parks within the City of Morro Bay. However, the City maintains land use authority for Coastal Development Permit and Conditional Use Permit issuance for all permanent development within the City.

Architectural Design

The structure was originally designed as rectangularly shaped two story building without benefit of any step back, or off set of the second floor, creating a boxy look. Staff requested that the applicant work with the project architect to provide architectural enhancements to alleviate some of the boxy look of the building. To this end, the proposed design now includes a gabled roof with bracket detail at the eaves, an exterior stair and cantilevered balcony, and a

change in material between the upper and lower floor utilizing vertical board and bat siding on the lower two-thirds of the building with shingle siding on the top.



Neighborhood Compatibility

The two-story design of the building raises the question of compatibility with the surrounding development. Specifically, the site contains only single story structures/units, except for the proposed new building. The new structure is located at the high point of the lot, making it even more prominent on the site. The surrounding upslope properties do contain two story structures which somewhat lessens the overall impact from a neighborhood standpoint.

Permit Requirements

Title 17 of the Morro Bay Municipal Code (MBMC) establishes land use and zoning permit requirements. The project at 1998 Main Street proposes the construction of an ancillary structure in the MCR/R-4/SP zoning district and requires the amendment of the existing Conditional Use Permit (MBMC Section 17.24.070) and approval of a Regular Coastal Development Permit (MBMC Section 17.58.030.) This project requires Planning Commission to make the following findings:

1. The new development is found to be consistent with the applicable policies of the Morro Bay General Plan and the Local Coastal Plan.

The proposed development is consistent with all provisions of the Morro Bay Municipal Code.

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 the construction of a utility room, bathroom, and office for an existing mobile home park and is a use clearly ancillary to the primary residential use which is an allowed use in the MCR/R-4/SP zone. The surrounding neighborhood is developed with one and two-story residential and commercial development.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on Saturday, April 8, 2017, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to 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 15303 Class 3(c). The exemption applies to the construction of a commercial structure under 2,500 sq. ft. in an urban area.

Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is consistent with the General Plan and Local Coastal Plan which establish multiple use categories to provide for a wide range of densities and uses and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the all aspects of the Morro Bay Municipal Code because project is an ancillary use to a principally allowed use in the Mixed-Commercial and Residential Zoning District and because the project meets the development standards set forth in the Ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Coastal Development Permit (CP0-503) and Amendment (A00-032) for the proposed project at 1998 Main Street, as shown on plans dated March 21, 2017 by adopting Planning Commission **Resolution 14-17** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 14-17

Exhibit B – Graphics/Plan Reductions

Exhibit C – Historic File

RESOLUTION NO. PC 14-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION ADOPTING A CLASS 3 CATEGORICAL EXEMPTION AND APPROVING A COASTAL DEVELOPMENT PERMIT (CP0-503) AND AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT (A00-032) FOR THE CONSTRUCTION OF A UTILITY ROOM AND OFFICE AT THE EXISTING MOBILE HOME PARK IN THE MCR/R-4/SP ZONING DISTRICT AT 1998 MAIN STREET

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 18, 2017 for the purpose of considering Coastal Development Permit (CP0-503) and Amendment to a Conditional Use Permit (A00-032) for a new utility room and office located at 1998 Main Street, in an area located outside the Coastal Commission appeals jurisdiction; 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) FINDINGS

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3 for the construction of a commercial structure under 2,500 sq. ft. in an urban area. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. The project as proposed is consistent with the applicable provisions of the certified Local Coastal Plan. The Local Coastal Plan is consistent with the General Plan and the project is an allowable use in its zoning district.

CONDITIONAL USE PERMIT FINDINGS

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the proposed new construction of a utility room in an existing mobile home park is a permitted use within the zoning district applicable to the project site and the project complies with all applicable project conditions, City regulations.
- B. The project will not be injurious or detrimental to property and improvements in the neighborhood because the use is designed to be consistent with the City regulations applicable to this development.
- C. The project proposes the construction of a utility room, bathroom, and office for an existing mobile home park and is a use clearly ancillary to the primary residential use which is an allowed use in the MCR/R-4/SP zone. The surrounding neighborhood is developed with one and two-story residential and commercial development.

Architectural Consideration

- A. As required by Ordinance Section 17.48.200 the Planning Commission find that the architectural treatment and general appearance of all proposed buildings, structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-503 and Amendment A00-032 for property located at 1998 Main Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff reports dated April 18, 2017 for the project at 1998 Main Street depicted on plans dated stamped March 21, 2017, on file with the Community Development 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 Community Development Director (the "CDD"), 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.

EXHIBIT A

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the CDD, 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.

FIRE DEPARTMENT CONDITIONS:

1. "California Residential Code (2013)." Delete this citation, proposed structure is not a Dwelling Unit as described in CRC Chapter 2 Definitions.
2. "California 2013 Fire Code/County Ordinance-Title 16." Delete County Ordinance Title 16 language and insert 2013 California Fire Code adopted by Ordinance 583, Morro Bay Municipal Code, Section 14.01.010 of 2013.
3. "Automatic Fire Sprinkler Lay out/Calcs shall be provided to Building Dept. Per NFPA 13D or the 2013 CRCg section R313.3 a separate permit must be applied for prior to permit issuance." Delete this language in its entirety. This project is not a Dwelling Unit, not governed by 2013 California Residential Code, Section R 313.3, and a NFPA 13 D automatic sprinkler system is

not appropriate for a Mixed Use occupancy containing B (Business) and F1 (Factory Industrial) occupancies.

4. “Type of construction is Type V, Group occupancy group is “R”.” Delete the occupancy Group R language, revise to Mixed Use (CBC 508) containing B (Business CBC 304), and F1 (Factory/Industrial CBC 306).
5. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13, California Fire Code (Section 903), and Morro Bay Municipal Code (Section 14.08.090(4)(a)) is required. Applicant shall submit plans for required NFPA 13 automatic fire sprinkler system, to Morro Bay Community Development Division for review.
6. Waterflow Alarm Devices. Waterflow alarm devices shall be listed for the service and so constructed and installed that any flow of water from a sprinkler system equal to or greater than that of from a single automatic sprinkler of the smallest K-factor installed on the system will result in an audible alarm on the premises within 5 minutes after such flow begins and until such flow stops. (NFPA 13, Section 6.9.1) Applicant shall submit waterflow alarm plans, to Morro Bay Community Development Division for review.
7. Fire Safety During Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations. Applicant shall include above language on Planning and Building Plan submittal.

With the above revisions, code requirements, and plan submittals in support of: Underground Supply Lateral, and NFPA 13 Sprinkler and Alarm Systems, we would find for Conditional Approval. Please revise above language and submit plans to Morro Bay Community Development Department for review.

PUBLIC WORKS DEPARTMENT CONDITIONS:

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City’s website www.morro-bay.ca.us/mainmanual Projects with more than 2,500 sq ft of new or redeveloped impervious area are subject to these requirements. Complete and submit the “Performance Requirement Determination Form”.
2. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works 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. If a new lateral is being proposed and old lateral exists, include a note on the plans to cap and abandon existing sewer lateral.
3. 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 (MBMC 14.24.070). Indicate and label on plan.

4. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
5. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
6. Encroachment Permits: A sewer encroachment permit shall be required for the installation of the sewer lateral. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

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 Community Development Department, which permit may

EXHIBIT A

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. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
5. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and complies with the maximum height requirements allowed for this zone district.
6. Bathing Facilities: The Applicant shall remove the bathing/shower facilities from the second-story office space.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 18th day of April, 2017 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Robert Tefft

ATTEST:

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 18th day of April, 2017.

Note: colors on perspectives are approximate only
See elevation page for color specifications



Southeast Corner Perspective



- Outrigger/bracket detailing at eaves
- HardieShingle siding
- Wood framed guard w/ bracket detailing
- Board & Batt siding

Southwest Corner Perspective



Northeast Corner Perspective



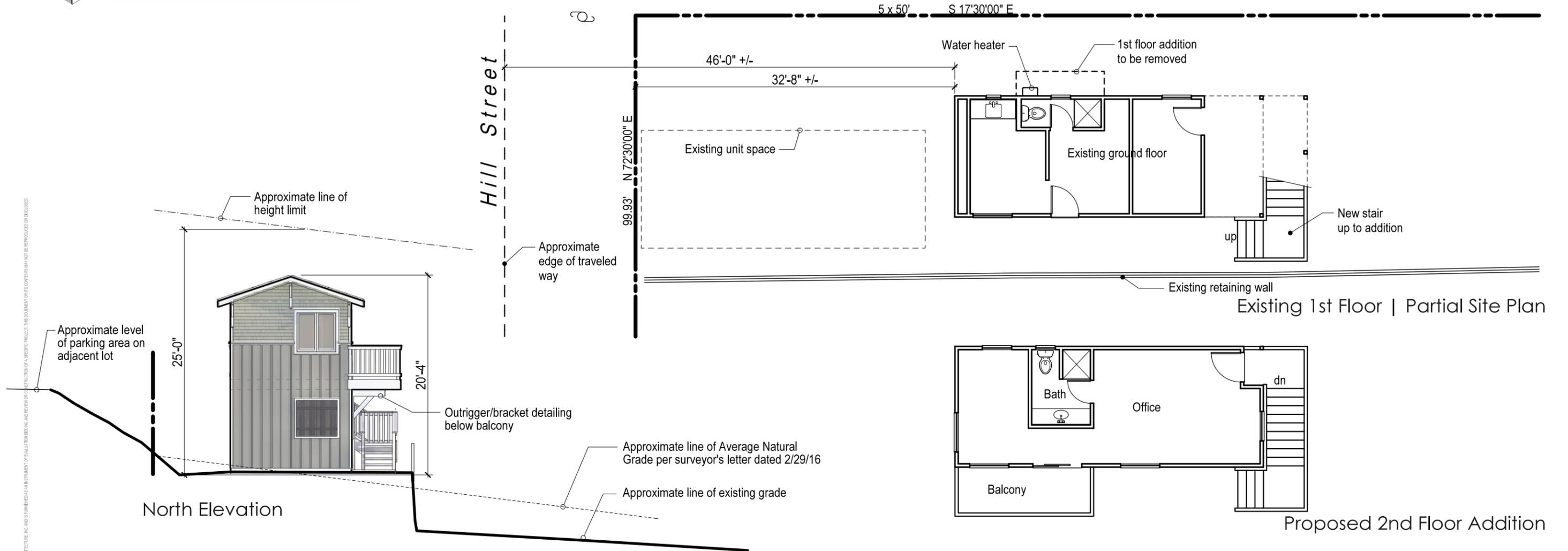
Northwest Corner Perspective

Proposed Plan Changes

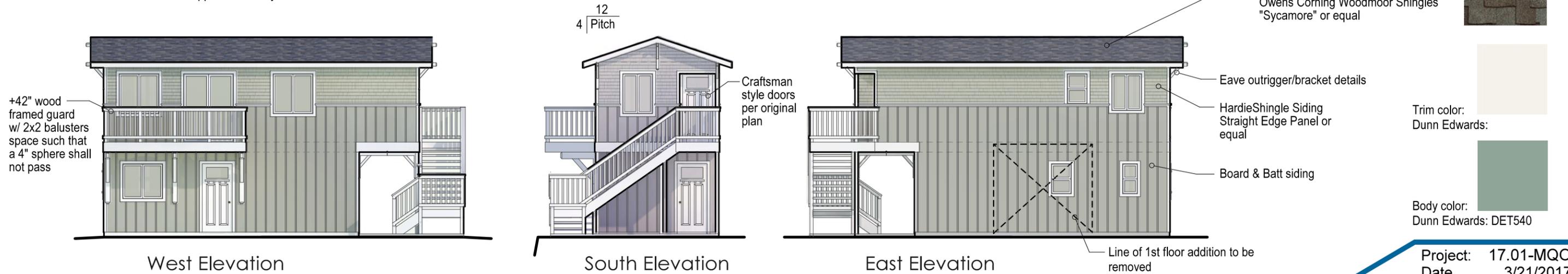
Project: 17.01-MQO
Date: 3/21/2017
Scale: None

A1

EXHIBIT B



Note: colors on elevations are approximate only



Proposed Plan Changes

Project: 17.01-MQO
Date: 3/21/2017
Scale: 1:10

MINUTES - Morro Bay Planning Commission
December 4, 1972 - Page Three

3. Request of Helen Huenergard and Fern Howell for a Conditional Use Permit to add an additional trailer space in the Wagon Wheel Trailer Park, C-1, S-8 Zone, 1998 Main Street, Morro Bay, California.

The Planning Director explained the application stating the applicant wishes to add one existing trailer space to a trailer park located on Main and Hill Streets. The trailer park has existed there for a number of years. The existing space has been used to park a travel trailer without a hookup. They are now asking permission to make a permanent trailer space since the State requires them to get approval before they will give them a license.

Mrs. Fern Howell concurred with Mr. Rogoway's statements.

Commissioner Baxter questioned the density of the trailer park and the Director stated the density of the park pre-existed the Zoning Ordinance.

Commissioner Greenelsh asked if there would be any landscaping planted. Mrs. Howell answered a new fence is proposed to be installed at a later date.

The hearing was opened to the floor. No one spoke for or against the application.

The Planning Director recommended approval of this Use Permit because of the relative minor request since the trailer space has been in a pre-existing trailer park, there would be little difficulty experienced by adjoining property owners. He felt the matter of upgrading the trailer park would have to be left up to the property owner's conscience as it would be unfair to ask them to upgrade the entire park for such a minor request.

MOTION: Chairman Brown moved that the request of Helen Huenergard and Fern Howell for a Conditional Use Permit to add an additional trailer space in the Wagon Wheel Trailer Park, C-1, S-8 Zone, 1998 Main Street, Morro Bay, California, be approved and necessary landscaping and fencing be done around the new improved trailer space prior to occupancy. The motion was seconded by Commissioner Woll and unanimously carried.

4. Appearance of Federal Sign & Signal representative to change sign at Enco Service Station, C-H, S-8 Zone, 290 Atascadero Road, Morro Bay, California. (Continued)

MOTION: Chairman Brown moved the request of Federal Sign & Signal Company to change sign at Enco Service Station, C-H, S-8 Zone, 290 Atascadero Road, Morro Bay, California, be continued to the 29th of January, 1973, since no one has appeared to clarify this request. The motion was seconded by Commissioner Sanders and unanimously passed.

5. Request of P. G. & E. to place a protective log barrier at the cooling water intake at the Morro Bay Power Plant.

The Director read a letter from Mr. R. F. Hawes, Superintendent of P. G. & E. Power Plant at Morro Bay wherein they

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Morro Bay City Planning Commission will hold a PUBLIC HEARING on Monday, December 4, 1972, at 7:45 P.M. in the Morro Bay Recreation Hall, Shasta Avenue and Dunes Street, Morro Bay, California, and will consider the request of Helen Huenergard and Fern Howell for a Conditional Use Permit to add an additional trailer space in the Wagon Wheel Trailer Park, C-1, S-8 Zone, 1998 Main Street, Morro Bay, California, at which said PUBLIC HEARING any person may appear and express his views for or against or in modification of said request.

Nellie C. Cecil, Secretary

Morro Bay Planning Commission

VARIANCE AND CONDITIONAL USE PERMIT CHECK SHEET

	DATE	INITIAL
Application filed	11/14/72	Meb
Plot plan filed	11/14/72	Meb
File made	11/14/72	Meb
Notice to newspaper	11/22/72	Meb
Property owners looked up	11/22/72	Meb
Property owners notified	11/22/72	Meb
Departments notified		
Map prepared	11/22/72	Meb
Dates Committee will view		
Planning Commission action	12/4/72	Meb
Notice of Conditions mailed	12/15/72	Meb
Notice of Denial mailed		
Date Appeal filed		
Date of Appeal before City Council		
City Council Action		

ZONE C-1, S-8

MAP NUMBER 68-282-14



AGENDA NO: B-3

MEETING DATE: April 18, 2017

Staff Report

TO: Planning Commissioners **DATE:** April 11, 2017
FROM: Joan Gargiulo, Assistant Planner
SUBJECT: Removal of project from Planning Commission agenda (CP0-515 and UP0-455) The proposed multi-family development at 396 Hill Street does not require Planning Commission approval

DISCUSSION:

Upon intake of the above mentioned Planning Permit application, the project was classified in error as a regular coastal development permit and conditional use permit requiring Planning Commission review. The Applicant was charged a \$5,308 fee for the permits. Because of the proposed multi-family residential nature of the development and the project's location within the MCR/R-4/SP Mixed Commercial/Residential zone, this proposal requires the approval of an administrative level coastal development permit with a minor use permit pursuant to the requirements set forth in the Morro Bay Municipal Code (MBMC) specifically Sections 17.24.110 and 17.58.040. The Applicant is therefore entitled to a refund of a portion of the fees collected and the project will have to be re-noticed with accurate permitting information.

The project proposal at 396 Hill Street includes new construction of a two-unit multi-family development on a 5,000 sq. ft. parcel. Specifically, unit A includes 1,745 sq. ft. of habitable floor area and a 540 sq. ft. garage. Unit B includes 1,517 sq. ft. of living area, a 552 sq. ft. garage, and a 775 sq. ft. playroom. The project is located within the MCR/R-4/SP Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

Since the hearing was publicly noticed in the April 8, 2017 edition of the Tribune newspaper, staff recommends that the Commission open the public hearing for testimony by interested persons wishing to speak about the project.

Prepared By: JG

Department Review: __SG__