



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, July 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 June 6, 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.:** UP0-478, AD0-122
Site Location: 2445 Ironwood, Morro Bay, CA
Project Proposal: Conditional use permit and Parking Exception for a 151 square foot addition to an existing 896 square foot nonconforming residence. The single-family house has a nonconforming side-yard setback, and the parking exception request is to allow a tandem parking space behind an existing one car garage. The project is located in the R-1 Residential Zoning District and is outside of the Coastal Commission appeal jurisdiction.
CEQA Determination: Categorically Exempt under Section 15301, Class 1
Staff Recommendation: Conditionally approve
Staff Contact: Ryan Russell, Planning Intern, (805) 225-2619

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

D-1 **Case No.:** n/a
Project: Downtown Waterfront Strategic Plan (DWSP)
 Review of revised draft Downtown Waterfront Strategic Plan based on Planning Commission review and input provided at its May 16, 2017 meeting. The DWSP is a long-range strategic planning document with objectives to connect the downtown and waterfront areas, establish design guidelines, identify opportunity sites and catalyst projects with a 10 year near-term vision. Revised public draft document available at <http://www.morro-bay.ca.us/945/Project-Documents> with copies also available upon request.
Staff Recommendation: Review revised document and forward to City Council for adoption
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

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 August 1, 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 with 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 July 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	Spencer	2445 Ironwood	5/4/17	UP0-478	Conditional Use Permit for an addition to a nonconformin SFR to include 151 sq. ft. of living area and 78 sq. ft. of decking	Under Initial Review. Noticed 7/7/2017. PC scheduled 7/18/2017.				rr
2	Regan	3030 Beachcomber	6/29/17	A00-050	Amendment to Admin CDP to allow recent guest room addition to become a secondary dwelling unit.	Under Review. Noticed 7/6/2017				ig
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
3	Ferrin	2770 Elm	7/7/17	CP0-550/UP0-487	Coastal Development and Conditional Use Permit for a 752 sq. ft. 2nd story addition and garage expansion	Under Initial Review				ig
4	Gillean	479 Panay	7/6/17	CP0-549	Coastal Development Permit to allow for an existing accessory dwelling unit.	Under Initial Review				ig
5	Jeff Edwards	1111 Main	6/16/17	CP0-548 / UP0-485	Regular Coastal Development Permit for	Conceptual review to be heard at Planning Commission. Tentatively scheduled for 8/15 hearing				ig

#	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
6	Taverner	335 Piney	6/15/17	CP0-547	Coastal Development Permit for the construction of a detached 624 sq. ft. accessory dwelling unit	Under Initial Review				jg
7	Sotelo	2101 Sunset	6/9/17	CP0-546, UP0-484, & AD0-121	Coastal Development, Use Permit, and Parking Exception for a detached secondary dwelling unit.	Under review. Correction letter sent 7/6/2017		PN-Conditionally Approved 7/5/17		jg
8	Guesno	210 Atascadero	6/1/17	CP0-544 / UP0-481	Coastal Permit and Use Permit for commercial change in use	Under Review. Correction memo sent to applicant 6-27-17				wm
4	Teresa Drive Estates, LLC	301 Sea Shell Cove	5/11/17	CP0-543 & UP0-480	Coastal Development Permit & Conditional Use Permit for new SFR on Lot 1. 2220sf living, 580sf garage, 336sf covered patio & decks.	Under Review. Correction memo sent to applicant 6-19-17.		PN- Conditionally Approved 6/7/17		wm
2	Morgan	101 Fig St.	4/12/17	UP0-476	Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project.		PN-Conditionally approved 5/11/17		wm
3	So Cal Gas Company	0 Sequoia St (Public Right of Way, 32' west of Alder Ave)	3/29/17	CP0-539	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. Working with So Cal Gas to lower pole height and locate behind future sidewalk.		PN - Disapproved 5/3/17		wm
4	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. Working with So Cal Gas to move slightly northeast out of resident viewshed and into PUC easement.		PN - Disapproved 5/3/17		wm
5	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.	CDP approved for demo 4/25/17.		PN- Conditionally Approved per memo dated 5/1/17		wm
6	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		PN- Conditionally Approved per memo dated 4/24/17		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
7	James / Nisbet	310 Mindoro	3/2/17	CP0-533	Admin CDP for New SFR on vacant lot for 1542sf living, 462sf garage, 176sf deck.	Incomplete letter sent 3/23. Requires CDP, MUP, Parking exception. Action date set for 6/27/17		PN- Conditionally Approved 7/5/17		wm
8	James/ Nisbet	300 Mindoro	3/2/17	CP0-532	Admin CDP for New SFR on vacant lot, 1433sf living, 446 sf garage, 195sf deck.	Incomplete letter sent 3/23. Requires CDP, MUP, and Parking Exception. Action Date set for 6/27/17		PN- Conditionally Approved 7/5/17		wm
9	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
10	Najarian	321 Luzon	11/7/16	CP0-521 & UP0-473 and AD0-115	Coastal Development Permit for a new 1,694 sq. ft. SFR	CDP/MUP/Parking exception issued for plans redesigned to meet flood zone standards on 5/30/17.		PN- Conditionally Approved 5/26/17		wm
11	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.	CDP/MUP/Parking exception issued for plans redesigned to meet flood zone standards on 5/30/17.		PN - Conditionally Approved 5/25/17		wm
12	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, Resubmittal 5/25/17, Building correction letter		Conditionally approved per memo dated 5/1/17		rr
13	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. Resubmitted revised plans 6-5-17		Conditionally approved 6/14/16		cj
14	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. <i>Applicant now wants to remove development from proposal and process the parcel map independently of any development.</i> Waiting on updated map (4/7/2017) Rcv'd 4/17. Correction letter sent 5/30/2017		PN- Diapproved per Memo dated 6/14/16		jg

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15	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
16	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
17	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
Planning Commission Continued projects:										
18	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. In discussion with Applicant/Agent - resubmittal is getting closer		PN- Conditionally approved per memo dated 12/22/16		ig
19	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. Resubmittal Received 6/2/2017. Emailed correction comments 6/26				ig
20	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

#	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
21	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		jg
22	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
23	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
24	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
25	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. City Council reviewed and continued to a date uncertain to allow plan revisions to sign location and ADA clarification. Resubmitted plans 5-25-17		PN- Conditionally approved per memo dated 8/3/16		cj
26	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. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
Environmental Review										
27	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. Rcv'd email resubmittal 5/5, resubmittal under review. Requires Initial Study		PN- Conditionally Approved, 6/5/17		ig
28	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
29	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. Final Map & Public Improvement Plans resubmitted to City on 4/24/17. Corrections on CC&Rs and tree removal sent to Applicant on 6-30-17		JW/PN - Disapproved final map and public improvements		cj
30	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. Corrections sent 4-7-17		JW/PN - Disapproved final map and public improvements		cj
31	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. Reviewed revised CC&R's and sent comments back to Applicant on 7-10		JW/PN - Approved public improvements		cj
32	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. Biologist submitted revised creekside restoration plan on 6/8/17 for City review. Sent comments back to Biologist on 6-29-17	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 applicant to submit		sg/cj
Projects requiring coordination with another jurisdiction:										

#	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
33	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		
34	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) / or State Department of Housing:										
35	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
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
36	T-Mobile	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		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
Grants										
37	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
38	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. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj
39	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.				cj
Projects in Building Plan Check:										
1	Frank	2900 Alder	4/4/16	B-30941	New Duplex	Approved by jg. 5/31/16	Approved by cdl on 6-3-16.	PN- Approved 6/27/16		
2	LaPlante	3093 Beachcomber	4/24/17	B-31487	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Sent correction memo 6-13-17. cj.	Approved by cdl on 5-10-17	PN - Disapproved 6/9/17		
3	Diodati	175 Capri	5/22/17	B-31508	216sf addition to existng SFR			PN- Disapproved 6/16/17		
4	Schechter	245 Driftwood	5/31/17	B-31529	Exterior elevator installation,					
5	MMbs Llc	1215 Embarcadero	12/9/16	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		
6	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		

#	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
7	Rezzonico	421 Fresno	5/24/17	B-31524	Interior remodel and addition of 189sf covered deck.		Disapproved by cdl on 6/7/17.	PN- conditionally approved per memo 5/31/17		
8	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 sf garage	CDP approved 11-22-16. WM	Conditionally approved per memo dated 9/12/16.	PN-Conditionally approved per memo dated 11/17/16		
9	Stanton	2335 Ironwood	4/19/17	B-31484	75sf addition to existing SFR		Approved by cdl on 4-26-17.	PN- Not approved per memo dated 4/28/17		
10	Linkwiller/Balch	535 Kern Ave	5/10/17	B-31504	118sq.ft. 1st. Floor addition new bathroom & porch 102 sq. ft. second floor addition new observation room decrease size of existing bathroom & deck.		Disapproved by cdl on 5-12-17 . Approved by cdl on 5-17-17.	PN- Disapproved 6/6/17		
11	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		
12	Najarian	321 Luzon	6/9/17	B-31543	New SFR 2-story 1694 sq, ft, living 546 sq ft.garage 144 sq. ft. deck		Disapproved by cdl on 7-5-17.			
13	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.		
14	Najarian	320 Mindoro	6/9/17	B-31544	New SFR 2-story 1694 sq, ft, living 546 sq ft.garage 144 sq. ft. deck		Disapproved by cdl on 7-5-17.			
15	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing, new stairs over exterior	Disapproved 11-10-16. JG	Disapproved by cdl on 11-17-16.	PN- Disapproved 11/16/16		
16	Crowfoot	416 Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CP0-531)		Approved by cdl on 3-23-17	PN- Disapproved per memo dated 3/29/17		
17	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			
18	Fenske	470 Orcas	5/29/17	B-31525	After fact permit for basement bedroom and bathroom		Disapproved by cdl on 6-7-17.	PN- Approved 5/31/17		
19	Barfield	260 Shasta	4/24/17	B-31486	Remodel, Room Addition and new garage		Disapproved by cdl on 5-4-17.	PN - Disapproved 5/25/17		
20	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	Disapproved 5/9/17. CJ	Disapproved by cdl on 5-12-17.	PN- Not Approved per memo dated 3/29/17		
21	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		
22	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		
23	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		

#	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
24	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		
25	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		
26	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		
27	Adamson	155 Terra	6/9/17	B-31545	Addition to single family residence. Remodel to existing living, dining, kitchen, 7 rooms.		Approved by cdl on 7/5/17.			
28	Jordan	340 Tulare	6/17/16	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	2130 Morro Bay, LLC./Belsher & Skidmore	2130 Main St.	4/13/17	CP0-540	Regular Coastal Development Permit for new 34 suite hotel w/ partial subterranean parking. Project includes demolition of existing on-site structure	Conceptual Review scheduled for 6/20/17 PC meeting. Letter sent 6-22-17 with PC feedback from 6-20-17 meeting..		PN- Conditionally Approved, 6/5/17		wm
2	Angus Keith	500 Atascadero	6/5/17	CP0-545	Conditional Development Permit for changing use to RV and adding 32 additional spaces. No new development is proposed	Under Review. PC June 20, 2017				jg
3	Romero	3036 Ironwood	5/26/17	A00-047	Minor ammendment to an existing CDP.	Under Review. Issued 6/22/2017				jg
4	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. To be noticed 5/26. Ready for PC hearing 6/6/17		PN-Conditionally Approved per memo dated 12/14/16		jg
5	Frye	3121 Sandalwood Ave.	4/21/17	UP0-477/AD0-118	Conditional Use Permit and Parking Exception for a 215 sq. ft. addition to a nonconforming SFR	Under Intial Review. Complete. To be noticed 5/26 Scheduled for 6/6/2017 PC meeting				jg
6	Leage	1205 Embarcadero	9/28/16	A00-044 (UP0-058)	Minor ammendment to UP0-058 to relocate approved floating dock location and construct new finger slip and lease line ammendment	Project under review. Correction letter sent 11-21-16. Resubmittal received 1-27-17 and under review. Fire corrections forwarded to applicant to be made prior to noticing. Noticed on 5/22/17 for minor ammendment. Permit issued.		PN Disapproved per memo dated 10/25/16		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
7	Maritime Museum Association (Larry Newland)		11/21/05	UP0-092	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. Project located in C-VS/S.4 zoning district. Museum use allowed in C-VS zone with a Minor Use Permit. Determined not to require PC approval. Project located in original jurisdiction of Coastal Commission which will require CDP review. Noticed 5/9/2017. MUP issued and approved 5/22/17.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		cj

AGENDA ITEM: A-2

DATE: JULY 18, 2017

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 6, 2017
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft Richard Sadowski Joe Ingraffia Michael Lucas	Chairperson Commissioner Commissioner Commissioner
ABSENT:	Gerald Luhr	Vice-Chairperson
STAFF:	Scot Graham Rob Livick Damaris Hanson Joan Gargiulo	Community Development Director Public Works Director Environmental Program Manager Assistant Planner

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

Commissioner Ingraffia wanted to encourage people to find out about, join or contribute to the Morro Bay Open Space Alliance. The group is trying to acquire open space, particularly the 3000-acre Chevron tract. More information could be found on the website MBopenspace.org.

Commissioner Sadowski announced the school will be holding a beach party on Wednesday, June 7th in the San Jacinto area. Sadowski would like everyone to be aware of the kids in the area.

Commissioner Lucas announced Cal Poly will be holding a Climate Action Summit conference in late August. Lucas stated people could learn about what goes into the climate action plans.

Chairperson Tefft announced they will be changing the agenda around for staffing purposes. Item C-1 will be moved to the beginning of the agenda.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS - NONE

A. CONSENT CALENDAR

<https://youtu.be/PAHxYgkMe4g?t=5m28s>

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

A-2 Approval of minutes from the Planning Commission meeting of April 4, 2017.
Staff Recommendation: Approve minutes as submitted.

- A-3** Approval of minutes from the Planning Commission meeting of April 18, 2017.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Lucas moved to approved the Consent Calendar. Commissioner Ingraffia seconded and the motion passed unanimously (4-0).

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.: CP0-542, UP0-477, & AD0-118

Site Location: 3121 Sandalwood Street

Proposal: Coastal Development Permit, Conditional Use Permit, and Parking Exception for construction of a 218 SF conforming addition to an existing 1,130 SF nonconforming house with a one-car garage. The parking exception is requested for open tandem parking in an existing 16-foot long driveway. The project is on a 7,862 SF lot containing Environmentally Sensitive Habitat. The property is zoned R-1/S.2A/ESH and located in 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/PAHxYgkMe4g?t=1h32m49s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

Commissioners presented their questions and concerns to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/PAHxYgkMe4g?t=1h38m5s>

Chris Parker, architect, stated the owners were hoping to keep the existing front garage door and restore it.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/PAHxYgkMe4g?t=1h39m14s>

Discussion between Commissioners and staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/PAHxYgkMe4g?t=1h44m41s>

Commissioners asked the applicant if there were any issues with erosion of the creek bank and what was the fate of the concrete retaining wall. The applicant stated there were no issues with erosion and will also place native plants in the area. The applicant also noted they will place a fence in the area.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=1h48m44s>

Discussion between the Commissioners and staff.

MOTION: Commissioner Sadowski moved to approve PC Resolution 16-17 with amended conditions. Commissioner Lucas seconded and the motion passed unanimously (4-0).

Planning Conditions listed below were added by the Planning Commission.

1. ***Permeable Pavers:*** *The Applicant shall utilize permeable pavers for the proposed patio.*
2. ***Existing Tree:*** *The large existing tree at the front of the residence, considered major vegetation, shall remain and be protected to the greatest extent possible during the construction of the proposed addition.*
3. ***Required Fencing:*** *Fencing shall be installed along the front property line adjacent to Sandalwood Avenue to prevent parking within the Environmentally Sensitive Habitat buffer area. Prior to Building Permit issuance, the Applicant shall obtain Director approval for all proposed fencing.*

B-2 Case No.: UP0-462 and CP0-523

Site Location: 2214 Coral Avenue, Cloisters Subdivision

Proposal: Coastal Development Permit and Conditional Use Permit for construction of a new single-family residence on a vacant 7,605 sq. ft. lot in the south cluster of the Cloisters Subdivision. Specifically, the Applicant proposes to construct 1,950 sq. ft. of living space, a 506 sq. ft. garage, a 290 sq. ft. porch, and a 190 sq. ft. interior courtyard. The project is located within the MMR/CRR/GC(PD) zoning district and in 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/PAHxYgkMe4g?t=2h12m43s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Gargiulo presented the staff report.

The Commissioners presented their questions and concerns to staff.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=2h17m12s>

Daniel Sotelo, civil engineer, stated he did the landscape and site plan. Sotelo noted they will be utilizing pervious pavers and all roof run off will be directed to the landscape vegetation.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=2h18m4s>

Discussion between Commissioners and staff.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=2h34m53s>

Sotelo stated the rear of the home is not visible from the street except the pergola and the rear roof line. Sotelo noted the fence blocks the lower part of the house which is stucco.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=2h35m54s>

Discussion between Commissioners and staff.

MOTION: Commissioner Lucas moved to approve UP0-462 and CP0-523 and resolution 17-17 as amended by the visual consistency discussion. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

The planning condition listed below was added by the Planning Commission:

1. ***Architectural Consistency:*** *Prior to submittal of a Building Permit application, the Applicant shall work with staff to improve architectural authenticity and consistency between the four elevations/facades of the proposed residence to the satisfaction of the Director.*

C. NEW BUSINESS
<https://youtu.be/PAHxYgkMe4g?t=6m24s>

C-1 2016 Annual Water Report and Recommendation for Allocation of water equivalency Units (WEU's) for 2017
Recommendation: Recommend approval to City Council
Staff Contact: Damaris Hanson, Environmental Programs Manager

Hanson presented the staff report.

Livick spoke about the WEU program.
Hanson reviewed the conclusion and recommendations of the WEU report.
The Commissioners presented their questions and concerns to staff.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=1h3m21s>

Diane Playan, Morro Bay resident, stated most of the residents were under the impression the City was only going forward with the sewer and not the water facility.

Chairperson Tefft asked Livick to reiterate about the Water Reclamation Facility.

Livick stated the City Council made the decision to pause the project to look at a couple of different options. The City Council will decide on what the project will be some time after Labor Day. Livick noted no final decision will be made on how to proceed until all costs are reviewed.

Commissioner Sadowski stated he believes the City Council made their decision at the April meeting.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/PAHxYgkMe4g?t=1h6m12s>

Discussion between Commissioners and staff.

Livick summarized what the Commission would like to see presented to the City Council.

- 1. Maintain the City's same conservation level.**
- 2. Maintain the City's WEU offset program.**
- 3. Allocate seventy (70) residential WEU's, forty-two (42) for Single Family Residents, twenty-eight (28) for Multi-Family.**
- 4. Reserve ten (10) for Single Family and fourteen (14) Multi-Family for affordable deed restricted or work force housing.**
- 5. Keep commercial at the same rate; 130 % of the residential.**

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS
<https://youtu.be/PAHxYgkMe4g?t=2h49m12s>

Commissioner Sadowski stated the Ocean Protection Council (OPC) will be holding workshops next Wednesday in San Diego and Eureka. The workshop will be about rising seas in California which involves a scientific advisory team. Sadowski encourages people to visit the OPC website at opc.ca.gov for more information.

Commissioner Lucas received communication from a concerned citizen regarding what was acceptable in the side yards and scale of items which could be placed in the area. Lucas was concerned because of the increase in projects coming through. Graham explained this was part of the zoning discussion in the General Plan and was part of a list given to the consultant.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 6, 2017

Discussion between Commissioner and staff.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/PAHxYgkMe4g?t=3h2m2s>

Graham notified the Commissioners the July 4th meeting was cancelled and he wouldn't be scheduling an extra meeting.

G. ADJOURNMENT

The meeting adjourned at 9:03 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 20, 2017, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: July 18, 2017

Staff Report

TO: Planning Commissioners **DATE:** July 18, 2017

FROM: Ryan Russell, Planning Intern

SUBJECT: **Conditional Use Permit (#UP0-478) and Parking Exception (#AD0-122)**
Request to allow the development of an addition to an existing residence with nonconforming parking and side-yard setback which is in the R-1/S.2 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

Conditionally approve the project by approving Planning Commission Resolution 19-17 which includes the Findings and Conditions of Approval for the project depicted on the development plans date stamped May 3, 2017 or June 21, 2017.

APPLICANTS:

James Spencer

AGENT:

Nelson Bernal

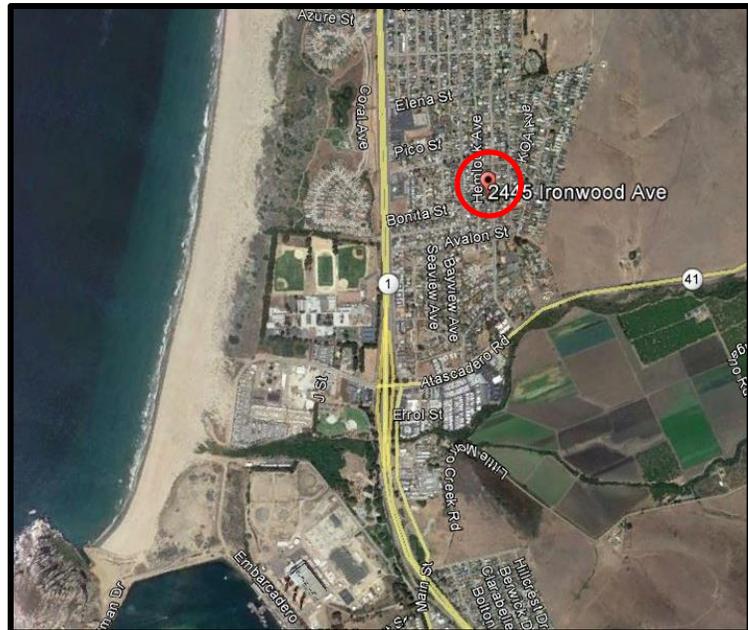
LEGAL

DESCRIPTION/APN:

068-246-010

PROJECT DESCRIPTION:

The Applicant is requesting a Conditional Use Permit and Parking Exception for a 151 square foot rear addition with a 78 square foot deck on a property located in the R-1/S.2 Residential Zoning District. The property is considered nonconforming due to the northern side setback, the one car-garage



Prepared By: <u>RR</u>	Department Review: _____
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located on the southwest corner of the lot, and building separation between the garage and the main residence. The existing residential structure is an 896 square foot, two-bedroom, detached home. The proposed addition will expand the second bedroom at the rear of the lot to include a second bathroom as well as an attached deck. The Parking Exception is to allow tandem parking in the driveway behind the existing one-car garage.

PROJECT SETTING:

The project is located in the Del Mar neighborhood in the City of Morro Bay, designated as Planning Area 3 in the Local Coastal Plan. Specifically, 2445 Ironwood is located east of Highway 1, north of State Highway 41, and south of Del Mar Park.

Adjacent Zoning/Land Use			
North:	R-1/S.2	South:	R-1/S.2
East:	R-1/S.2	West:	R-1/S.2

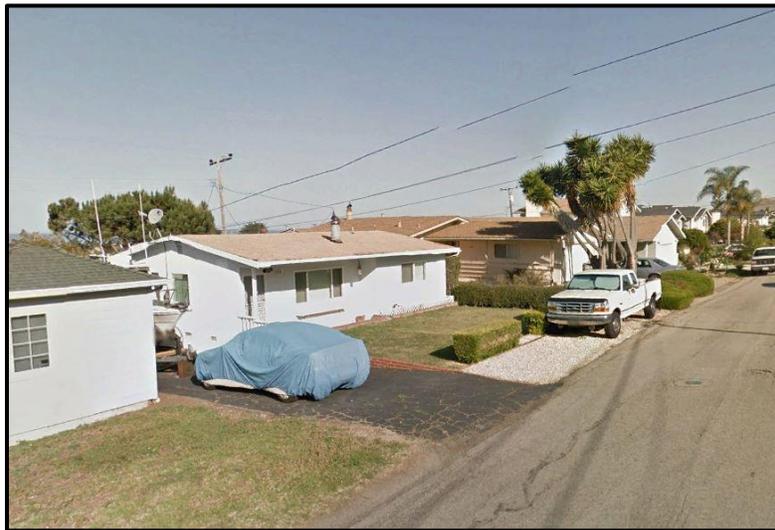
Site Characteristics	
Site Area	4,000 square feet
Existing Use	Single-Family Residential
Terrain	Virtually Level and Developed
Vegetation/Wildlife	Ornamental Landscaping
Archaeological Resources	N/A
Access	Ironwood Avenue

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Moderate Density Residential
Base Zone District	R-1
Zoning Overlay District	S.2
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located Outside of the Coastal Appeal Jurisdiction

PROJECT ANALYSIS:

Background

The project is located in a neighborhood consisting of detached, single-family homes. The homes are a mix of single and two-story structures, and consist of a variety of architectural styles. The residential use is consistent with the General Plan designation of Moderate Density Residential and with the Single-Family Residential (R-1) Zoning District. The project site is located outside the Coastal Commission Appeal Jurisdiction.



Existing Site

Zoning Ordinance Standards			
	Standards	Existing	Proposed
Front Setback	15 feet	21'1"	21'1"
Side Setback South	5 feet	12'5"	12'5"
Side Setback North	5 feet	3 feet	3 feet (existing) 5 feet for addition
Garage Side Setback	1 foot	2 feet	2 feet
Garage Rear Setback	1 foot	1 foot	1 foot
Building Separation (Garage)	6 feet	3' 1"	3' 1"
Height	25 feet	18'6"	18'6"
Lot Coverage	Max. 50%	31.2%	35%
Driveway Width	10 feet	14'3"	14'3"
Parking	2 Car Garage	1 Car Garage	1 Car Garage

Project Evaluation

Current requirements of the City of Morro Bay Zoning Ordinance (the “Zoning Ordinance”) pertaining to the side-yard setback of the residence and the parking requirements render the existing property nonconforming. However, additions to nonconforming structures may be permitted with the approval of a Conditional Use Permit, subject to certain findings (Morro Bay Municipal Code Section (MBMC) 17.56.160).

Building Separation

The existing residence does not conform to the separation requirements for detached garages described in MBMC 17.48.045. The garage is 3'1" away from the residence, where 6 feet is the requirement. The proposed addition will require a condition to relocate the shed to maintain the 6 feet separation requirement, as noted in Exhibit A, Planning Condition 5.

Setbacks

The existing residence does not conform to the interior side-yard setback requirements for the property described in MBMC Section 17.40.050. The existing residence is setback 3 feet from the property line on the north side of the lot, where 5 feet is the required distance. The proposed addition is in conformance with all setback and development standards of the MBMC.

Parking

Single-family residences require two covered and enclosed parking spaces pursuant to MBMC 17.44.020. The property has one covered and enclosed parking space which does not meet the standards set in the Municipal Code. The applicant is applying for a Parking Exception to allow for the second required parking space to be located in tandem with the existing garage in the driveway. Exceptions to the parking standards in the zoning code require the following findings to be made:

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

Many dwellings in Morro Bay and in the surrounding neighborhood have nonconforming parking situations. The tandem parking exception will meet the requirement of two parking spaces. There is adequate space on the driveway to provide for a second parking space outside of the front setback.

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

Tandem parking will not result in traffic safety problems at this location because the parking area will be outside of the front setback and Public Right-of-Way; sight distance is adequate for vehicles maneuvering into and out of the driveway.

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

The Applicant's parking proposal is reasonable given similar parking arrangements in the project vicinity and given that the size of many homes on surrounding lots have much greater habitable area.

Conditional Use Permit Requirement

The Zoning Ordinance, subsection 17.56.160A, requires a conditional use permit for projects proposing any more than a one time addition or additions in excess of 25% of the existing floor area to any structure which is nonconforming with any provision of this title. The project proposes to add a 151 square-foot addition to an 896 square foot nonconforming structure, which is approximately 17% of the existing floor area. At 17%

the project would not normally require Planning Commission review if the addition were less than 25% of the floor area of a nonconforming structure. The original project statistics incorrectly noted an addition of 348 square feet, which would have exceeded the 25% limitation. The project had already been noticed for Planning Commission review when the issue was realized by staff. Given the project had already been noticed, Staff made the decision to move the project forward instead of pulling the item from the agenda.

As noted above, the structure is nonconforming with regard to the side-yard setback, parking, and building separation. Approval of a Conditional Use Permit requires the following findings to be made:

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

The proposed addition is consistent with Zoning Ordinance requirements, including setback and lot coverage requirements.

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

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

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

The project proposes an addition to single-family dwelling unit, which is an allowed use in the R-1 zone. The addition is single-story and located in the rear of the property so will not impact the character of the neighborhood.

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

Major reconstruction of the residential structure would be necessary to meet the side setback and to establish a covered and enclosed two-car garage.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on Friday July 7, 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 15301 Class 1.

The exemption applies to additions to existing structures. The project will have no potentially significant environmental impact. 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 five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Moderate Density land use designation and because the Zoning Ordinance allows additions to nonconforming structures upon approval of a conditional use permit (MBMC section 17.56.160).

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Conditional Use Permit #UPO-478 and Parking Exception #AD0-122 for the proposed addition to a nonconforming structure for the project at 2445 Ironwood Avenue, as shown on plans dated May 3, 2017, by adopting Planning Commission **Resolution 19-17** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 19-17
Exhibit B – Plan Reductions

RESOLUTION NO. PC 19-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (UP0-478) AND PARKING EXCEPTION (AD0-122) TO ALLOW AN ADDITION TO A NONCONFORMING RESIDENTIAL STRUCTURE AND TANDEM PARKING AT 2445 IRONWOOD AVENUE.

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on July 18, 2017, for the purpose of considering Conditional Use Permit UPO-478 and Parking Exception AD0-122 for a proposed addition to a nonconforming single-family residence and tandem parking at 2445 Ironwood Avenue; and

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

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt pursuant to Class 1, CEQA Guidelines Section 15301(e) for additions to existing structures with no potentially significant environmental impacts. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

Conditional Use Permit Findings

1. The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure that residential land is developed to a density suitable to its location and physical characteristics.
2. The proposed addition is in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance (the “Zoning Ordinance”), including building height and lot coverage.
3. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use since the applicant is required to submit a

- complete building permit application and obtain the required building permit prior to construction.
4. The project is suitable for conforming uses and will not impair the character of the zone in which it exists because it proposes an addition to a single-family dwelling, which is an allowed use in the R-1 zone and the surrounding neighborhood is developed with one and two-story single-family residences.
 5. It is not feasible to make the structure conforming without major reconstruction of the existing structure. Major reconstruction would be necessary to meet the required side-yard setback and parking requirements.

Parking Exception Findings

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

Section 2. Action. The Planning Commission does hereby approve Conditional Use Permit UPO-478 and Parking Exception AD0-122 for property located at 2445 Ironwood Avenue subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated July 18, 2017, for the project at 2445 Ironwood Avenue depicted on plans dated May 3, 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 "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
 4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
 5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
 6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
 7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings: The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the 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. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Storage Shed: The rear storage shed shall be moved to comply with the 6 feet building separation requirement in MBMC 17.48.040 prior to final building permit sign off.

BUILDING CONDITION

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

PUBLIC WORKS 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.morrobay.ca.us/EZmanual Projects with more than 2,500sf of new or redeveloped

impervious area are subject to these requirements. Complete and submit the “SFR Performance Requirement Determination Form”.

2. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building plan approval and building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.
3. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. 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).
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. Encroachment Permits: A sewer encroachment permit shall be required for any repairs or installation of a 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. If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by an encroachment permit within the City right-of-way.

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.

FIRE CONDITIONS:

1. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903), and Morro Bay Municipal Code (Section 14.08.090), is strongly recommended.

For the fire and life safety of the building occupants, we strongly recommend installation of automatic fire sprinklers, in accordance with NFPA 13-D.

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

Applicant shall provide Carbon Monoxide detection in accordance with CRC R315.2.

3. 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 Building Plan submittal.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Scot Graham, Planning Secretary

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

EXHIBIT B

GENERAL NOTES

- CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PROCEDURES OR AS SPECIFIED HEREIN OR AS PER THE 2018 EDITION OF THE CALIFORNIA BUILDING CODE.
- NRB ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.
- THE OWNER IS ADVISED THAT THESE DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEDIA AVAILABLE TO EXPRESS THE INTENT OF NRB AND CANNOT BE ASSUMED ALL-INCLUSIVE WITH REGARD TO SUCH.
- IN ALL CASES, NOTED DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS.
- CONSTRUCTION METHODS SHALL COMPLY WITH MATERIAL POLLUTION CONTROL MEASURES.
- OPERATION AND MAINTENANCE MANUAL SHALL BE SUPPLIED AT FINAL INSPECTION.

GENERAL GRADING PLAN NOTES

- ALL CONSTRUCTION WORK SHALL CONFORM TO THE CITY OF MORRO BAY STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH C.B.C. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY BUILDING DEPT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE COUNTY AND OTHER AFFECTED AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 24 HOURS PRIOR TO ANY WORK BEING PERFORMED AND ARRANGEMENT FOR INSPECTION.
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY RIGHT OF WAY.
- A SOILS ENGINEER SHALL SUPERVISE THE GRADING AND CERTIFY THAT ALL GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THESE PLANS AND SPECIFICATIONS, SECTION 1009 OF THE C.B.C. AND RECOMMENDATIONS OF PRELIMINARY SOILS REPORT.
- ESTIMATED EARTH QUANTITIES: CUT: 00 CU YDS, FILL: 00 CU YDS. NOTE: EXACT SHRINKAGE, CONSOLIDATION, AND SETTLEMENT FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE DIFFERENCE BETWEEN EXISTING GROUND SURFACE AND PROPOSED FINISH GRADES, OR SUBGRADES AS SHOWN ON THE PLAN, AND SHOULD VARY ACCORDING TO THESE FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND QUANTITY TAKE OFF AND SHALL BID ACCORDINGLY.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- ALL TOP SOIL SHALL BE STOCKPILED FOR LATER DISTRIBUTION OVER THE LOTS AND SLOPES. ALL CUT AND FILL SLOPES ARE TO BE PLANTED OR HYDROSEEDING AFTER COMPACTION TO PREVENT EROSION.
- ALL ROUGH GRADING SHALL BE COMPLETED AND APPROVED BY THE COUNTY BUILDING DEPT. PRIOR TO INSTALLATION OF ANY BUILDING PERMITS.
- ANY OAK TREES ON SITE SHALL BE PROTECTED DURING CONSTRUCTION. IF THE DEVELOPER PROPOSES TO REMOVE AN OAK, AN APPLICATION SHALL BE FILED WITH THE CITY OF MORRO BAY FOR APPROVAL.
- ALL CONTRACTORS AND SUB-CRONTACTORS WORKING WITH THE RIGHT OF WAY SHALL HAVE AN APPROPRIATE CONTRACTOR'S LICENSE, A LOCAL BUSINESS LICENSE, AND SHALL OBTAIN AN ENCROACHMENT PERMIT.
- SLOPES OF ALL CUT SURFACES TO BE NO LESS THAN 2 HORIZ. TO 1 VERT. ALL FILL SURFACES SHALL NOT EXCEED 3:1 SLOPE. ALL FILL SHALL HAVE 90% COMPACTION.
- ANY GRADING DONE DURING THE RAINY SEASON OF OCT. 15 THRU APRIL 15 IS SUBJECT TO EROSION CONTROL MEASURES.

UTILITY NOTES

- PROVIDE WATER PRESSURE REGULATOR FOR NFI CONSTRUCTION.
- THE MINIMUM SIZE FOR RISERS SHALL BE 1" IN DIAMETER. MATERIALS TO BE USED MAY BE SCHEDULE 80 PVC OR TYPE L COPPER PIPE.
- PROVIDE NFI SINKER LATERAL WITH CLEANOUT 2 FEET MIN. FROM BUILDING.
- HOSE BIBS AND SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.
- WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 PSI OR LESS. PRESSURE REGULATOR IS REQUIRED.
- WHERE APPLICABLE, PROVIDE BACK WATER VALVE ON THE SINKER LATERAL WHEN THE PROPOSED BUILDING FIXTURES HAVE FLOOD RISKS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM WASTEWATER COVER. IF DRAIN LINES WITHIN THE BUILDING ARE LOWER THAN THE SINKER MAIN, AN ELECTOR PUMP PUMP MAY BE REQUIRED.
- MINIMUM SIZE FOR SERVICE RISERS FOR STRUCTURES SHALL BE 1" DIA. MATERIALS SHALL BE SCHEDULE 80 PVC OR TYPE L COPPER, MIN.
- ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO THE CITY OF MORRO BAY FACILITIES (CURB/BERM, STREET/SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENT) SHALL BE REPAIRED AT NO COST TO THE CITY.
- NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY OF MORRO BAY PUBLIC SERVICES OFFICE LOCATED AT 455 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.
- A SINKER 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.
- 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.
- 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 455 SHASTA AVENUE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

PROJECT STATISTICS

SITE SUMMARY	
SITE AREA:	4,000 SQ. FT.
EXISTING RESIDENCE:	846 SQ. FT. x .25 = 224 SQ. FT. MAX. ALLOWABLE ADDITION
EXISTING GFA:	1,241 SQ. FT. PROPOSED: 1,940 SQ. FT.
EXISTING LOT COVERAGE:	31.2% (FOOTPRINT=1,241 SQ. FT.)
PROPOSED ADDITION:	(151 SQ. FT.)
MAXIMUM LOT COVERAGE:	45% MAXIMUM LOT COVERAGE BASED ON GROSS LOT AREA
ACTUAL BLDG COVERAGE:	35.0% FOOTPRINT COVERAGE
ACTUAL LANDSCAPE COVERAGE:	46.0% LANDSCAPE COVERAGE
ACTUAL HARDSCAPE COVERAGE:	19.0% HARDSCAPE COVERAGE
BUILDING SUMMARY	
USE:	SINGLE FAMILY RESIDENCE
OCCUPANCY:	R-3U
CONSTRUCTION:	TYPE VB, NON-SPRINKLERED
NUMBER OF STORIES:	ONE, BUILDING HEIGHT FROM AVERAGE NATURAL GRADE: 10'-6"
BUILDING AREA:	
(E) 9FD FLOOR AREA:	846 SQ. FT.
(N) 9FD ADDITION:	151 SQ. FT.
(E) DETACHED GARAGE:	276 SQ. FT.
(E) EXISTING LAUNDRY:	56 SQ. FT.
TOTAL BUILDING FOOTPRINT:	1,940 SQ. FT.

GRADING:

CUT: 15 CU YDS ±
 FILL: 15 CU YDS ±
 MAX DEPTH OF CUT = 6"
 MAX DEPTH OF FILL = 0"
 PERCENT OF NATURAL GRADE: 3%
 AREA OF DISTURBANCE: 200 SQ. FT.
 TOTAL IMPERVIOUS AREA: 200 SQ. FT.

IRRIGATION NOTES:

- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CALIFORNIA GREEN BUILDING STANDARDS.
- CONTROLLERS SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
- WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WET OR PRELIESS RAIN SENSOR WHICH CORRECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

DESIGNER NOTE

PLANS PREPARED BY:
 NRB DRAFTING, INC.
 2121 PINE STREET., SUITE A
 PASO ROBLES, CA 93446
 PH (805) 231-3146 FX (805) 231-1366

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SHEET INDEX

CS	COVER SHEET/ SITE PLAN
EG-1.1	EROSION CONTROL NOTES/DETAILS
T-24	ENERGY COMPLIANCE FORMS
LN6	LEGEND & ABBREVIATION SHEET
GC	GREEN CODE REQUIREMENTS
A-1	EXIST & PROPOSED FLOOR PLAN
A-2	BUILDING SECTION
A-3	EXTERIOR ELEVATIONS
A-4	ELECTRICAL PLAN
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
DA-1.1	FOUNDATION DETAILS
DA-3	ROOF FRAMING DETAILS
DA-4	ARCHITECTURAL DETAILS

AREA CALCS

BUILDING AREA:	
(E) LIVING	932 SQ. FT.
(E) GARAGE	400 SQ. FT.
(N) ADDITION	348 SQ. FT.

BLDG CODE DATA

OCCUPANCY: R-3U
 TYPE OF CONSTRUCTION: VB
 ALLOWABLE AREA: UNLIMITED
 HEIGHT (MAX): 11'-10"
 AUTOMATIC FIRE SPRINKLER: NO

CODE ANALYSIS

ALL CONSTRUCTION SHALL CONFORM TO THE:
 2016 California Energy Code
 2016 California Building Code, Vols 1 & 2
 2016 California Electrical Code
 2016 California Fire Code
 2016 California Green Building Code
 2016 California Mechanical Code
 2016 California Plumbing Code
 2016 California Residential Code
 2016 California Reference Standards Code

AS WELL AS ALL CITY OF MORRO BAY LAND AND BUILDING ORDINANCES: TITLE 16, 19, 22, AND 23.

PROJECT DATA

LOT 6, FR. 12, MORRO DEL MAR
 2445 IRONWOOD
 CITY OF MORRO BAY, CA 93442
 COUNTY OF SAN LUIS OBISPO
 APN #: 068-246-010

SCOPE OF WORK

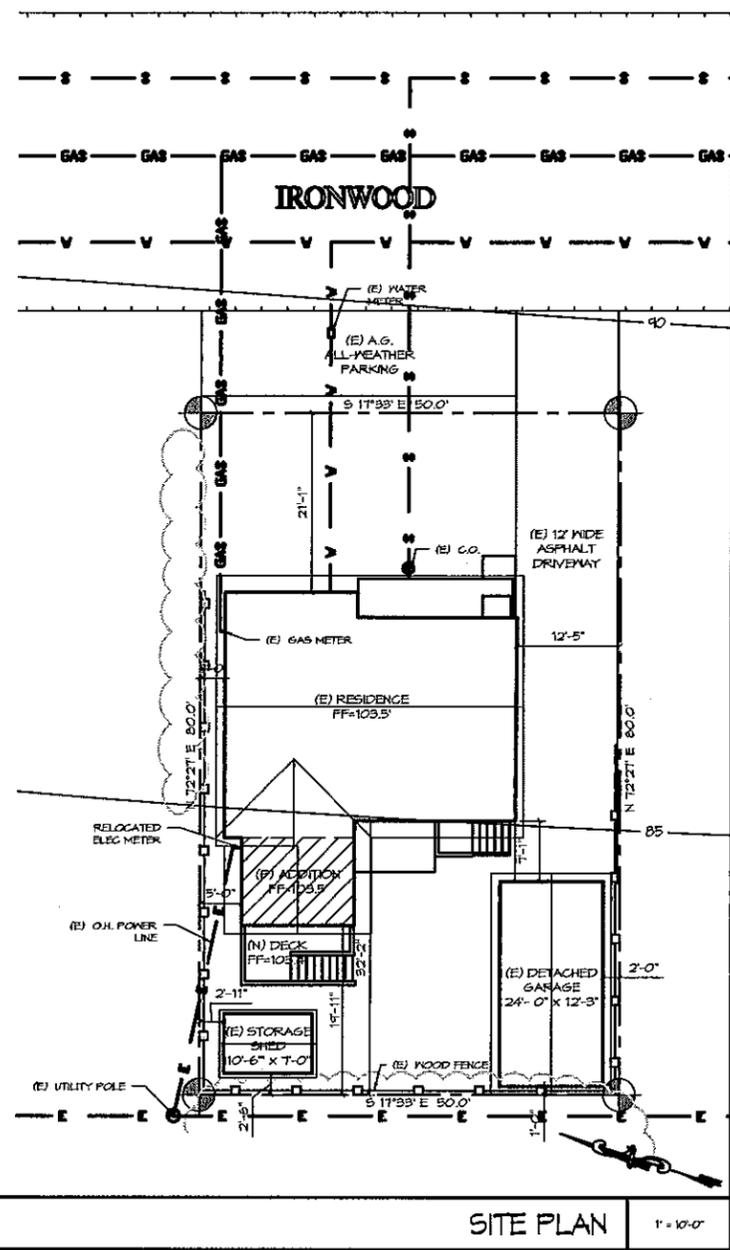
- CONSTRUCT A SINGLE STORY ADDITION ON RAISED MOOD FLOOR SYSTEM.
- ADD MOOD DECK.
- REMODEL INTERIOR BATHROOM.

VICINITY MAP



NUMBER OF ORIGINALS IN SETS: 15

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, NRB DRAFTING IS NOT RESPONSIBLE FOR THEIR ACCURACY, NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT.



SITE PLAN 1" = 10'-0"

PROJECT TEAM

CONTRACTOR	SOIL COMPANY	TRUSS COMPANY	ENERGY T-24	STRUCTURAL	DRAFTSMAN	OWNER
JAMES SEABY TERESA BUENA MORRO BAY, CA 93444 (805) 440-8250	HALLIN GEOTECHNICAL P.O. BOX 1841 ATASCADERO, CA 93423 (805) 475-1361	TRUSPRO, INC. P.O. BOX 650 GUADALUPE, CA 93434 (800) 930-8181	CARSTAR'S ENERGY CALCS P.O. BOX 4136 SAN LUIS OBISPO, CA 93403 (805) 434-4048 (805) 620-9114 FAX	GALVIN FERNANDES 5314 HONDA AVE, UNIT A ATASCADERO, CA 93422 (805) 461-1365	NRB DRAFTING, INC. 2121 PINE STREET., SUITE A PASO ROBLES, CA 93446 (805) 231-3146 (805) 231-1366 FAX	MR. JIM SPENCER 2445 IRONWOOD MORRO BAY, CA 93442 (805) 801-1341

2121 Pine St., SUITE A
 Paso Robles, California 93446
 Tel. (805) 231-3146
 Fax: (805) 231-1366
 Email: nelson.nrb@drafting.biz

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SPENCER
 ADDITION
 2445 IRONWOOD
 MORRO BAY, CA

CITY OF
 MORRO BAY
 CALIFORNIA

1702B
 COVER
 SHEET

FMT 2016-0000

REVISIONS	
DESCRIPTION	DATE
CORRECTIONS	

DRAWN	SCALE	DATE
GAB	1" = 30'-0"	03-20-11
JTB	DRW NAME	CHECKED

SHEET
CS

EXHIBIT B

WALL LEGEND

- (E) 2x4 STUD WALL TO REMAIN
- (N) 2x4 STUDS @ 16" O.C.
- (E) 2x4 STUDS @ 16" O.C.
- (E) WALL TO BE REMOVED

KEYNOTES

- 101 (E) WALL HEATER TO REMAIN
- 102 VENT DRYER TO EXTERIOR
- 103 (E) 22" x 30" ATTIC ACCESS
- 104 BUILT-IN CABINETS
- 105 RELOCATE (E) ELECTRICAL PANEL
- 106 (N) 42" HIGH WOOD RAILING IV 2 X 2 WOOD PICKETS @ 4" O.C.
- 107 (N) TANK-LESS WATER HEATER UNDER FLOOR

FLOOR PLAN NOTES

1. ALL EXTERIOR HEADERS ABOVE OPENINGS SHALL BE 4 X 10 KD DF UNLESS OTHERWISE NOTED. INTERIOR HEADER SHALL BE 4 X 8 KD DF UNLESS NOTED.
2. ALL INTERIOR PLUMBING WALLS RECOMMENDED TO BE 2 X 6 STUDS @ 16" O.C.
3. PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILINGS AND FLOORS AND IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
4. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT HARD SURFACE TO A HEIGHT OF 10" ABOVE DRAIN INLET.
5. ALL FIREPLACES SHALL HAVE APPROVED COLLAPSIBLE METAL OR GLASS DOORS AND OUTSIDE COMBUSTION AIR. OUTSIDE COMBUSTION AIR IS NOT REQUIRED ON INTERIOR FIREPLACES INSTALLED OVER CONCRETE SLAB ON GRADE. MANUFACTURER'S INSTALLATION GUIDE TO BE ON-SITE FOR INSPECTION.
6. ALL SOLID FUEL BURNING APPLIANCES (STOVES/FIREPLACES) FOR WHICH A CONSTRUCTION PERMIT APPLICATION IS SUBMITTED AFTER FEBRUARY 1, 1991 MAY BE INSTALLED ONLY IF "EPA" CERTIFIED AS RECOGNIZED BY THE AIR POLLUTION CONTROL BOARD (COUNTY BOARD OF SUPERVISORS) ACPD 504. FLUE DAMPER TO BE PERMANENTLY BLOCKED OPEN IF A GAS LOG LIGHTER IS PROPOSED. GMC
7. FLOOR LEVEL CHANGE AT DOORS NOT TO EXCEED 1/2".
8. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND ROOF WITH TWO 1/2" x 1/4" METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP AT EACH JOINT. GMC
9. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOMS. NET CLEAR WINDOW OPENING SHALL NOT BE LESS THAN 5.7 SQ. FT. MIN. NET OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR.
10. OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE SHALL BE OF ONE-HOUR FIRE RESTRICTIVE CONSTRUCTION ON THE GARAGE SIDE.
 - A. FIREWALL IS REQUIRED TO EXTEND FROM FLOOR TO ROOF SHEATHING PROVIDED A COMPLETE SEPARATION BETWEEN THE GARAGE AND SFD OR THE CEILING AND ALL BEARING WALLS OF CEILING ARE REQUIRED TO BE COVERED WITH FIRE RATED DRYWALL.
 - B. WHEN THE CEILING IN THE GARAGE IS REQUIRED TO BE ENTIRELY PROTECTED, THE WALLS, BEAMS OR POSTS SUPPORTING THE CEILING ARE TO BE PROTECTED WITH EQUIVALENT FIRE RESTRICTIVE CONSTRUCTION. GMC
 - C. IF THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE CEILING AND ALL SUPPORTING ELEMENTS AND POSTS MUST BE FIRE PROTECTED AND JACKETED FOR PROTECTION AGAINST MECHANICAL DAMAGE 104.2.5 AND 6.
11. SKYLIGHTS SHALL BE TEMPERED GLASS.



2121 Pine St., SUITE A
Paso Robles, California 93446
Tel: 805.231.3146
Fax: 805.231.1368
Email: nelsonnrbdrafting.biz

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SPENCER
ADDITION
2445 IRONWOOD
MORRO BAY, CA

CITY OF
MORRO BAY
CALIFORNIA

17028

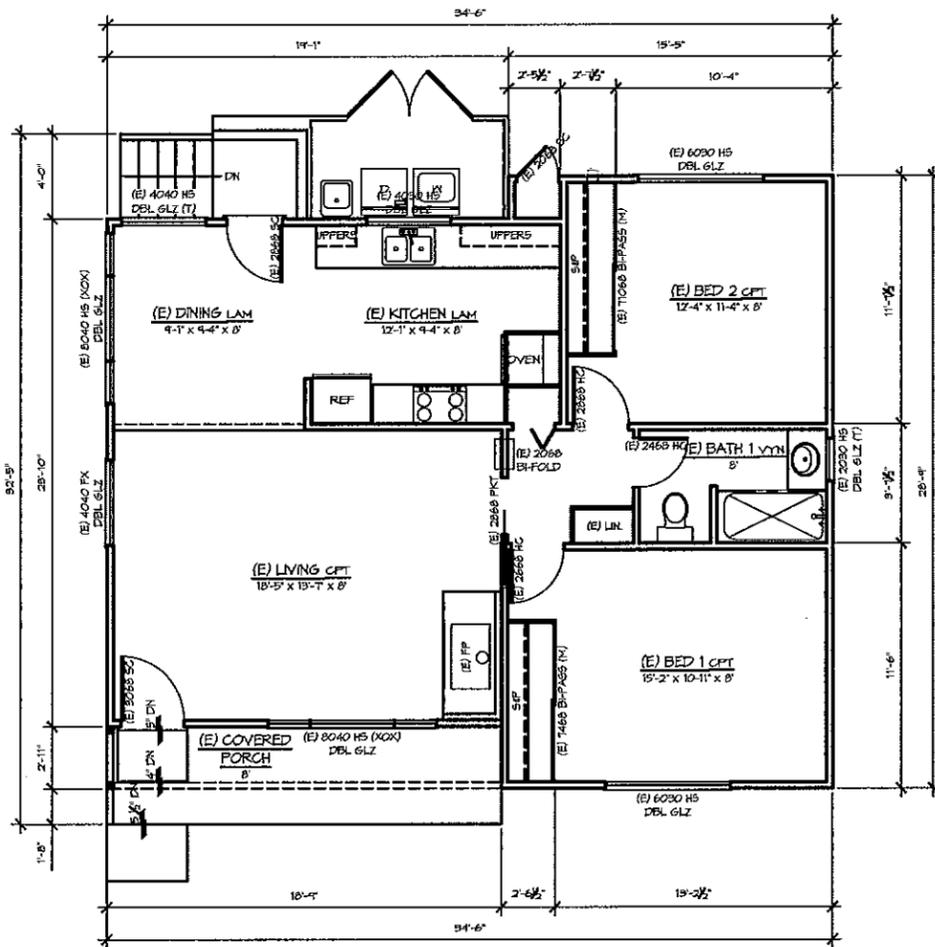
FLOOR
PLAN

PMT2016-0000

REVISIONS	
DESCRIPTION	DATE
CORRECTIONS	

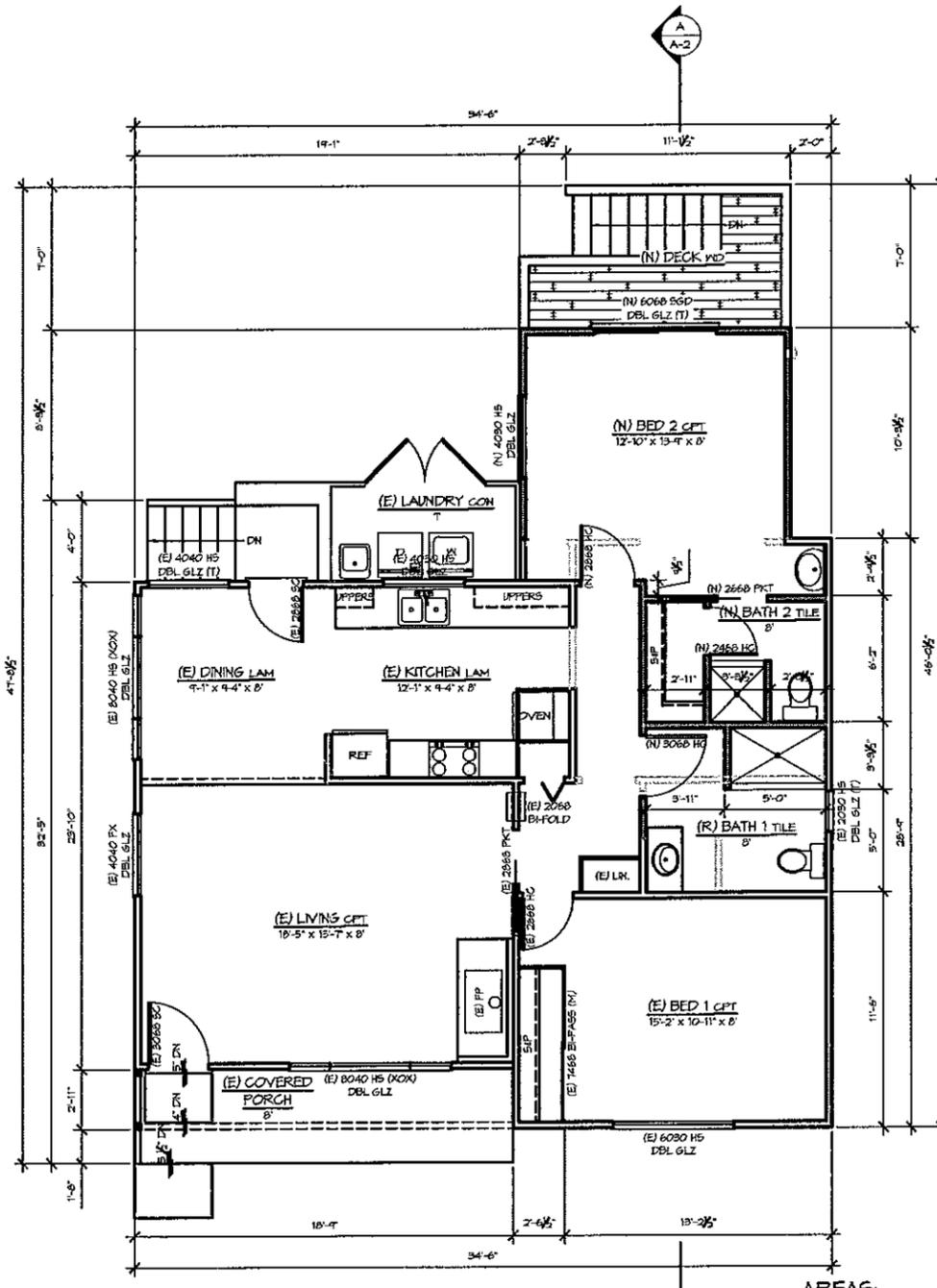
DRAWN	SCALE	DATE
648	1/4" = 1'-0"	03-20-11
JOB NO.	DWG NAME	CHECKED
17028		

SHEET
A-1



EXISTING FLOOR PLAN

1/4" = 1'-0"



AREAS:

(E) LIVING	896 SQ. FT.
(N) LIVING	151 SQ. FT.
TOTAL LIVING	1047 SQ. FT.
(N) DECK	70 SQ. FT.
(E) COVERED PORCH	80 SQ. FT.
(E) DETACHED GARAGE	245 SQ. FT.
(N) LAUNDRY ROOM	56 SQ. FT.

PROPOSED FLOOR PLAN

1/4" = 1'-0"

PLAN LEGEND

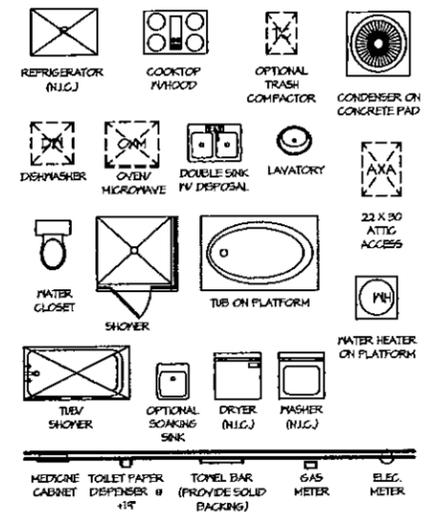


EXHIBIT B

LIVING ATTIC VENTILATION REQUIRED

ROOF SQ. FT. = 151 / 150 PER CRC R206.2
 1.0 SQUARE FT. X 144 SQ. IN.
 145.0 SQ. IN. FREE AREA REQ'D
 58.0 TO 12.5 SQ. IN. (40% TO 50% UPPER VENTILATION REQ'D)
 GABLE END VENT AT 141 SQ. IN.
 ROOF VENTS AT 50 SQ. IN.

UPPER VENTILATION

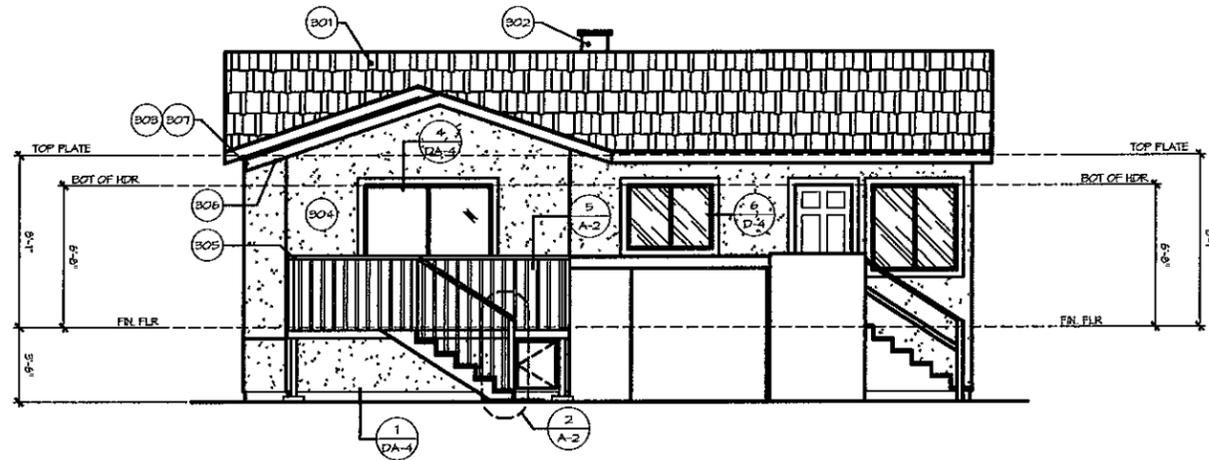
1 GABLE VENTS @ 141 SQ. INCHES = 141 SQ. INCHES
 0 ROOF VENTS @ 50 SQ. INCHES = 0 SQ. INCHES
 141 SQ. INCHES PROVIDED (101.4 % OF REQ'D)

LOWER VENTILATION

0 GABLE VENTS @ 141 SQ. INCHES = 0 SQ. INCHES
 2 ROOF VENTS @ 50 SQ. INCHES = 100 SQ. INCHES
 100 SQ. INCHES PROVIDED
 241 TOTAL SQ. INCHES PROVIDED

* GABLE VENTS TO BE APPROVED "LOMANCO VENTS" MODEL 150
 * ROOF VENTS TO BE APPROVED "LOMANCO SLANT BACK" MODEL 150

NOTE: SECTION R206.2 REQUIRES A MINIMUM OF 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IN THE UPPER PORTION OF THE ATTIC.



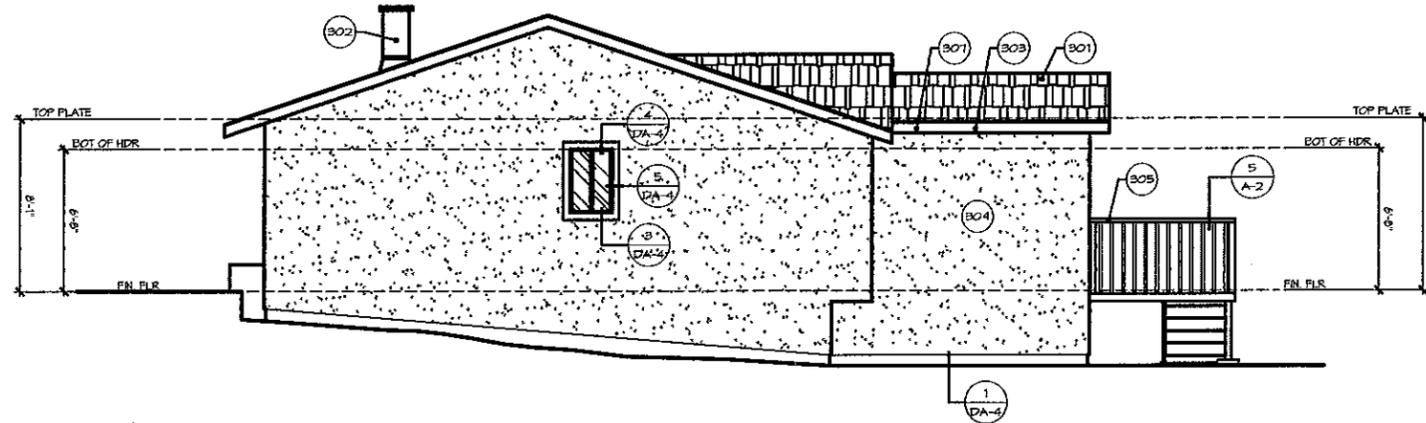
BACK ELEVATION

1/4" = 1'-0"

SUB-FLOOR VENTILATION REQUIRED

FLOOR SQ. FT. = 151 / 150 PER CRC R406
 1.0 SQUARE FT. X 144 SQ. IN.
 145.0 SQ. IN. FREE AREA REQ'D
 FLOOR VENTS AT 62 SQ. IN.

3 FLOOR VENTS @ 62 SQ. INCHES = 186 SQ. INCHES
 186 SQ. INCHES PROVIDED



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

ELEVATION KEYNOTES

- B01 (N) COMPOSITION ROOF TO MATCH EXISTING
- B02 (E) REPLACE EAVE TO REMAIN
- B03 (N) 2x HEM FIR FASCIA TO MATCH EXISTING
- B04 (N) STUCCO SIDING / APPROVED BUILDING PAPER & NYRE LATH (MATCH EXIST.)
- B05 (N) 42" HIGH MOOD RAILING IV 2" X 2" PICKETS @ 4.5" O.C.
- B06 PROVIDE FLASHING AT ROOF-TO-WALL CONNECTION
- B07 PROVIDE SEAMLESS ALUMINUM GUTTERS & DOWNSPOUTS

ELEVATION NOTES

1. STUCCO SHALL BE APPLIED WITH THREE-COAT APPLICATION PER CBC.
2. PROVIDE KEEL SCREED AT BASE OF STUCCO, A MINIMUM OF 0.11 INCHES (26 GA) CORROSION RESISTANT KEEL SCREED WITH A MIN. OF VERTICAL ATTACHMENT FLANGE OF 3/8" SHALL BE PROVIDED AT THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE PLACED A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. PER CBC.
3. 2 LAYERS OF GRADE 17' PAPER SHALL BE APPLIED UNDER PORTLAND CEMENT PLASTER COVERING WHEN APPLIED OVER MOOD SHEATHING PER CBC.
4. GLASS SKYLIGHTS SHALL BE TEMPERED AND COMPLY WITH CBC.
5. ALL ROOFING MATERIAL SHALL BE CLASS 'A', AND SHALL BE ICBO APPROVED.
6. EXPOSED VALLEY FLASHING SHALL BE AT LEAST NO. 26 GAUGE CORROSION-RESISTANCE METAL INSTALLED OVER A MIN. 3/8" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY ALTERNATIVELY, THE VALLEY SHALL CONSIST OF 7/16" ASPHALT SHINGLES APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.
7. ATTIC INSULATION SHALL BE CONFINED SO AS NOT TO BLOCK EAVE OR CORNICE (ONE INCH MIN. CLEARANCE REQUIRED). PAPER-FACED INSULATION IS PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
8. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS OR SHALL BE PROTECTED BY LOUVERS AND A NON-COMBUSTIBLE, CORROSION-RESISTANCE MESH. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ROTATION IN ONLY ONE DIRECTION.
9. THE CHIMNEY SHALL BE EQUIPPED WITH A SPARK ARRESTOR. THE NET FREE AREA OF THE SPARK ARRESTOR SHALL NOT BE LESS THAN 4 TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. SPARK ARRESTOR SCREEN SHALL BE CORROSION RESISTANT AND SHALL HAVE OPENINGS LESS THAN 1/2" AND GREATER THAN 3/8" IN SIZE.
10. FACTORY BUILT CHIMNEYS SHALL EXTEND AT LEAST 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET.

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 ADDITION
 2445 IRONWOOD
 MORRO BAY, CA

CITY OF
 MORRO BAY
 CALIFORNIA

1702B

ELEVATIONS

PMT2016-0000

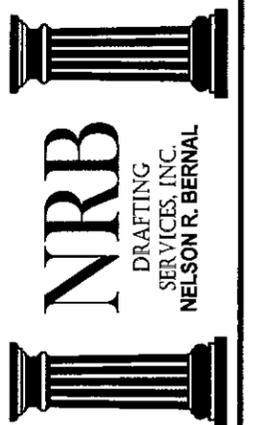
REVISIONS

DESCRIPTION	DATE
CORRECTIONS	

DRAWN	SCALE	DATE
FJ	1/4" = 1'-0"	09-20-11
JOB NO.	DWG NAME	CHECKED
1702B		

SHEET

A-3



2121 Pine St., SUITE A
 Paso Robles, California 93446
 Tel: 805.231.3146
 Fax: 805.231.1368
 Email: nelsonr@drafting.biz

EXHIBIT B

2019 CALIFORNIA BUILDING CODE PARAMETERS:

PARAMETER	
LIVE LOADS ■ 1609.1.2 CBC	
Roof Live Load	16 PSF
WIND DESIGN DATA ■ 1609.1.4 CBC	
Basic Wind Speed	85 MPH
Wind Importance Factor, I	1.0
Wind Exposure	B
Wind Design Method	Method 1
SEISMIC DESIGN DATA ■ 1609.1.5 CBC	
Seismic Importance Factor, I	1.0
Occupancy Category	F
Short Period Spectral Acceleration, S _s	1.156
1-Second Period Spectral Acceleration, S ₁	0.421
Site Class	D
Short Period Design Spectral Acceleration, S _{ds}	0.799
1-Second Period Design Spectral Acceleration, S _{d1}	0.446
Seismic Design Category, S _{dc}	D
Basic Seismic Force Resisting System Type	Bearing Wall System; Light-Framed walls sheathed with wood structural panels rated for shear resistance.
Short Period Site Coefficient, F _a	1.031
1-Second Period Site Coefficient, F _v	1.574
Adjusted Short Period Spectral Acceleration, S _{ms}	1.191
Adjusted 1-Second Period Spectral Acceleration, S _{m1}	0.612
Seismic Response Coefficient, C _s	0.123
Response Modification Factor, R	6.5
Analysis Procedure Used	ASCE 7-10 SEC 12.14.8.1 Simplified Procedure

CONCRETE NOTE:

NEW PERIMETER AND INTERIOR FOOTINGS ARE 12" WIDE BY 24" DEEP WITH CONTINUOUS #5 BAR SET AT TOP AND BOTTOM OF FOOTING. USE #4 REINFORCEMENT BAR SET 3" MINIMUM ABOVE BOTTOM OF FOOTING @ 10" O.C. IN EXTERIOR FOOTING AND BENT 3'-0" MINIMUM INTO SLAB (WHERE OCCURS). CONTINUOUS FOOTINGS SHALL BE 21" MIN. BELOW GRADE.

SOILS ENGINEER MAY NEED TO OBSERVE FOOTING EXCAVATIONS TO DETERMINE FOOTING BEAR INTO LIKE MATERIAL.

CONCRETE TO BE 2500 PSI WITHIN 28 DAYS. 4" THICK CONCRETE SLAB WITH #5 BARS @ 18" O.C. EACH WAY AND UNDERLAIN WITH 4" MIN OF CLEAN, GRANULAR MATERIAL (SAND, ROCK, ETC.) WITH 6 MIL MOISTURE BARRIER LOCATED MIDWAY. PROVIDE CAPILLARY BREAK 4 INCHES THICK OF #2 NCH CLEAN AGGREGATE.

REFER TO FOUNDATION PLAN FOR EXACT PLACEMENT OF ANCHOR BOLTS AND HOLDOWN ANCHORS.

IT SHOULD BE NOTED THAT THE ABOVE REFERENCED FOUNDATION RECOMMENDATIONS WILL PROVIDE THE MINIMUM REQUIRED PERFORMANCE FOR A CONCRETE SLAB-ON-GRADE CONSTRUCTED OVER "LOW EXPANSIVE SOIL." THIS FOUNDATION DESIGN ASSUMES THAT SOME CRACKING MAY OCCUR IN THE SLAB AREAS AND IS NOT RECOMMENDED FOR SURFACE SENSITIVE FLOORING APPLICATIONS. REFER TO EXPANSIVE INDEX TEST REPORT #4-1851 PROVIDED BY HALLIN GEOTECHNICAL DATED SEPTEMBER 04, 2016.

FOUNDATION NOTES:

- CONCRETE STRENGTH TO BE 2500 PSI WITHIN 28 DAYS WITH A WATER/CEMENT RATIO BETWEEN 0.45-0.5.
- REFER TO FRAMING PLAN FOR EXACT LOCATION OF ALL HOLDOWNS.
- ALL HOLDOWNS AND ANCHOR BOLTS SHALL BE SECURE IN PLACE PRIOR TO CONCRETE INSPECTION.
- GRADED SITES TO BE FILLED 12 INCHES OR MORE SHALL REQUIRE A COMPACTION TEST PROVIDED BY AN APPROVED AGENCY AND SUBMITTED FOR REVIEW AND APPROVAL TO THE BUILDING OFFICIAL PRIOR TO THE FOUNDATION INSPECTION.
- IN SEISMIC DESIGN CATEGORY D, ANCHOR BOLTS SHALL BE 5/8" DIA MINIMUM (5/8" X 12" A.B.) EMBEDDED 1" IN TO CONCRETE FIRST FOUR OR REINFORCED MASONRY, AND SHALL BE SPACED 4 FEET MAXIMUM ON CENTER. ANCHOR BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES.
- PROVIDE SIMPSON BPS/B-3 BEARING PLATE AT ALL 5/8" DIA. ANCHOR BOLTS, OR BPS/B-3 TO ALLOW FOR SLOTTED CONDITION.

- ALL STEEL REINFORCEMENT TO HAVE THE FOLLOWING STRENGTHS:
 - #3 BARS AND SMALLER = 40KSI
 - #4 BARS AND GREATER = 60KSI

SQUASH BLOCK NOTE:

PROVIDE VERTICAL SQUASH BLOCK, SITTER TO FLOOR FIN BOARD, BETWEEN UPPER AND LOWER POSTS AT ALL HOLDOWN CONNECTIONS BETWEEN UPPER AND LOWER LEVELS (INCLUDING CONNECTIONS TO SUB-FLOOR CONDITIONS).

SQUASH BLOCK TO BE FULL WIDTH (MIN) OF HOLDOWN POST DIMENSION.

PRESSURE TREATED CONNECTIONS NOTE:

ALL FASTENERS AT PRESSURE-TREATED WOOD CONNECTIONS SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

ANCHOR BOLT NOTE:

- 2 X SILL PLATE USE 5/8" DIAMETER X 10" MIN. ANCHOR BOLTS
- 3 X SILL PLATE USE 5/8" DIAMETER X 12" MIN. ANCHOR BOLTS

ANCHOR BOLTS SHALL BE EMBEDDED 1" MINIMUM INTO PERIMETER FOOTING AND SPACED AT 4 FEET MAX. ON CENTER UNLESS OTHERWISE NOTED ON SHEAR WALL SCHEDULE. BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF (2) BOLTS PER SPLICE. USE SIMPSON BPS/B-3 5"x3"x 0.234" THICK PLATE WASHERS AT EACH ANCHOR BOLT.

STRUCTURAL NOTES:

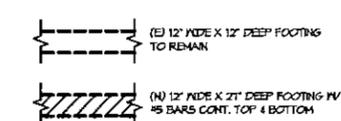
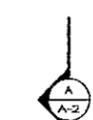
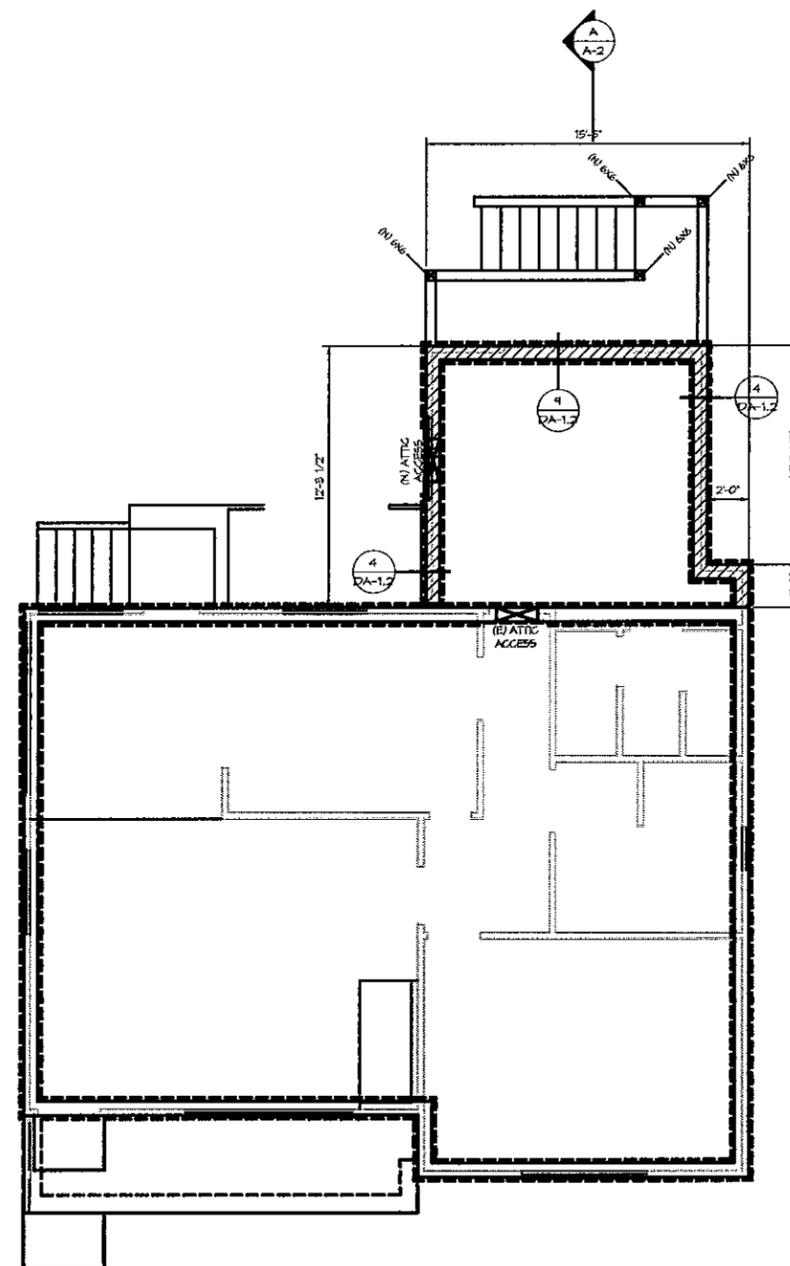
- All work shall comply with 2016 edition C.R.C.
- Concrete f'c = 2500 PSI.
- Framing lumber shall be NO. 2 coastal region D.F. (min. 11.0X).
- Reinforcing steel: Fy = 60,000 psi.
- Footings shall be poured against firm, undisturbed natural soil or engineered compacted fill.
- All nailing shall be common wire nails conforming to the latest edition of C.B.C. Where automatic nailing is used, nail heads shall not penetrate plywood sheathing. Connections listed are minimum permissible.
- Lap reinforcing steel min. 60 diameters.
- Framing anchors shall be Simpson Strong-Tie® or as approved by engineer. Fy = 60 ksi, install anchors per manufacturer's specifications.
- Contractor shall co-ordinate location of special anchor bolts and framing anchors to allow for proper installation.
- All plywood edges in shearnails shall be blocked and nailed with full perimeter nailing.
- The engineer shall not be responsible for errors and omissions in the project not in conformance with these calculations and the C.R.C., 2016 edition.

GENERAL CONSTRUCTION NOTE:

THE FOLLOWING STRUCTURAL PLANS ASSUME THAT THE CONSTRUCTION OF THE PROJECT WILL BE EXECUTED BY AN EXPERIENCED COMPETENT CONTRACTOR WITH ADEQUATE KNOWLEDGE OF THE TRADES ASSOCIATED WITH THESE DOCUMENTS.

THE CONTRACTOR IS ASSUMED TO BE FAMILIAR WITH ALL ASPECTS OF THE PROJECT CONSTRUCTION PROCESS AND NECESSARY PROJECT CONSTRUCTION METHODS. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR PROVIDING DETAILS AND DESCRIPTIONS OF TYPICAL CONSTRUCTION PRACTICES OR PROCEDURES.

FOUNDATION DETAIL 1



FOUNDATION PLAN 1/4\"/>

CALVIN FERNANDES ENGINEERING
 5319 Honda Ave. Unit A
 Atascadero, Ca. 93422
 (805) 461-1365 Ca. Lic. # C93999

These drawings are instruments of services and are the property of Calvin Fernandes, Engineer. All designs and other information on the drawings are for use on the specific project and shall not be used elsewhere without the expressed written permission of Calvin Fernandes, Engineer.
 All work described herein shall be verified for dimension, grade, extent, compatibility, and relationship to existing site, building and/or systems conditions. Discrepancies and unexpected conditions that affect or prevent the implementation of the work as defined in the contract documents shall be brought to the Engineer's attention immediately. Do not proceed with work in areas of discrepancies until all such discrepancies have been resolved.
 All Federal, State, and Local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take precedence over anything shown, described, or implied where same are at variance.

SPENCER ADDITION
 2445 IRONWOOD
 MORRO BAY, CA

CITY OF MORRO BAY CALIFORNIA

17028

FOUNDATION PLAN

FMT 2016-0000

REVISIONS	
DESCRIPTION	DATE
CORRECTIONS	

DATE	SCALE	DATE
01-11-16 <td>1/4\"/> </td>	1/4\"/>	

S-1

EXHIBIT B

FRAMING NOTES:

- UNLESS OTHERWISE NOTED, ALL HEADERS ABOVE OPENINGS SHALL BE A MINIMUM:
4 X 6 DF #2 AT 2 X 4 STUD WALLS
- ALL TOP PLATES TO HAVE 48" MIN. LAP AT SPLICES WITH (20) 16d NAILS STAGGERED PER CONNECTION. (N.L.C.)
- FRAME EXTERIOR, BEARING AND SHEAR WALLS WITH 2 X 4 DF#2 STUDS @ 16" O.C. (N.O.N.)
- ALL LUMBER SHALL BE IDENTIFIED WITH THE GRADE MARK AND STAMP OF THE GRADING ASSOCIATION GOVERNING THE SPECIES AND UNDER WHOSE GRADING RULES THE LUMBER WAS PRODUCED.
- THE MANUFACTURER'S A.I.T.C. CERTIFICATION OF COMPLIANCE FOR GLU-LAM BEAMS OR MICRO-LAM BEAMS IS TO BE PROVIDED AT THE TIME OF FRAMING INSPECTION AND PROPERLY INDICATE THE FIBER BONDING AND GRADE SPECIFICATION.
- PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS.
- PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILING AND FLOORS IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS, AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
- PROVIDE PLYWOOD BOUNDARY WALING (B.W.) TO ALL BEAMS, JOISTS, BLOCKING, ETC. TO WHICH SHEET METAL STRAPS ARE ATTACHED AND WHERE INDICATED ON THE PLANS.
- WHEN SHEET METAL STRAPS ARE INSTALLED ON THE NARROW EDGE OF L.V.L. MEMBERS 16d NAILS SHALL BE SPACED NO CLOSER THAN 4".

ROOF FRAMING NOTES:

- USE H-1 OR H2.5 AT EACH TRUSS OR RAFTER TO TOP PLATE CONNECTION
- SOLID BLOCK BETWEEN EACH RAFTER IV D4 AT 6" O.C. AND PROVIDE EAVE BLOCKS AT EVERY THIRD TRUSS IF APPLIES.
- ROOF SHEATHING TO BE 5/8" CDX PLY (RADIAN BARRIER TYPE) NDEX #32/16 IV D4 AT 6" O.C. EDGES AND 12" O.C. FIELD. CASE 1 LAYOUT. APPLY TO GABLE END WALLS AS WELL.
- USE 5/8" T-11 OR EQUIVALENT AT EAVES IV 6" O.C. CASE 1 LAYOUT. USE EXTERIOR GLUE AT ALL EXPOSED EAVES.
- FASCIA TO BE 2X 4EM FIR., OVERHANGS PER PLANS
- PROVIDE FLASHING AND COUNTER FLASHING @ ROOF TO WALL CONNECTIONS AND BASE OF CHIMNEY TO DIVERT RUNOFF.
- PROVIDE APPROVED WATERPROOFING OVER ALL FLAT ROOF AREAS.
- ALL TRUSS ENGINEERING, DRAWINGS, TRUSS TYPES, AND DETAILED END OF TRUSS BRACKET BEARING BRACKETS, THROUGH ROOF STRUCTURE FORWARD THE NETWORK THROUGH THE STRUCTURE WITHIN TWO FEET OF THE CENTER OF THE BOTTOM CHORD.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY AND WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- ROOF TRUSSES:
 - PLANS, DETAILS, AND CALCULATIONS SHALL BE REVIEWED BY THE JOB ARCHITECT/ENGINEER PRIOR TO SUBMITTAL TO THE CITY.
 - TRUSS FABRICATOR SHALL SUBMIT, NAME, AND PHONE NUMBER OF THE AGENCY INSPECTING THE SHOP OPERATIONS.
 - CALCULATIONS AND DETAILS ARE TO BE PREPARED AND SIGNED BY A REGISTERED ARCHITECT/ENGINEER.

PRESSURE TREATED CONNECTIONS NOTE:

ALL FASTENERS AT PRESSURE-TREATED WOOD CONNECTIONS SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

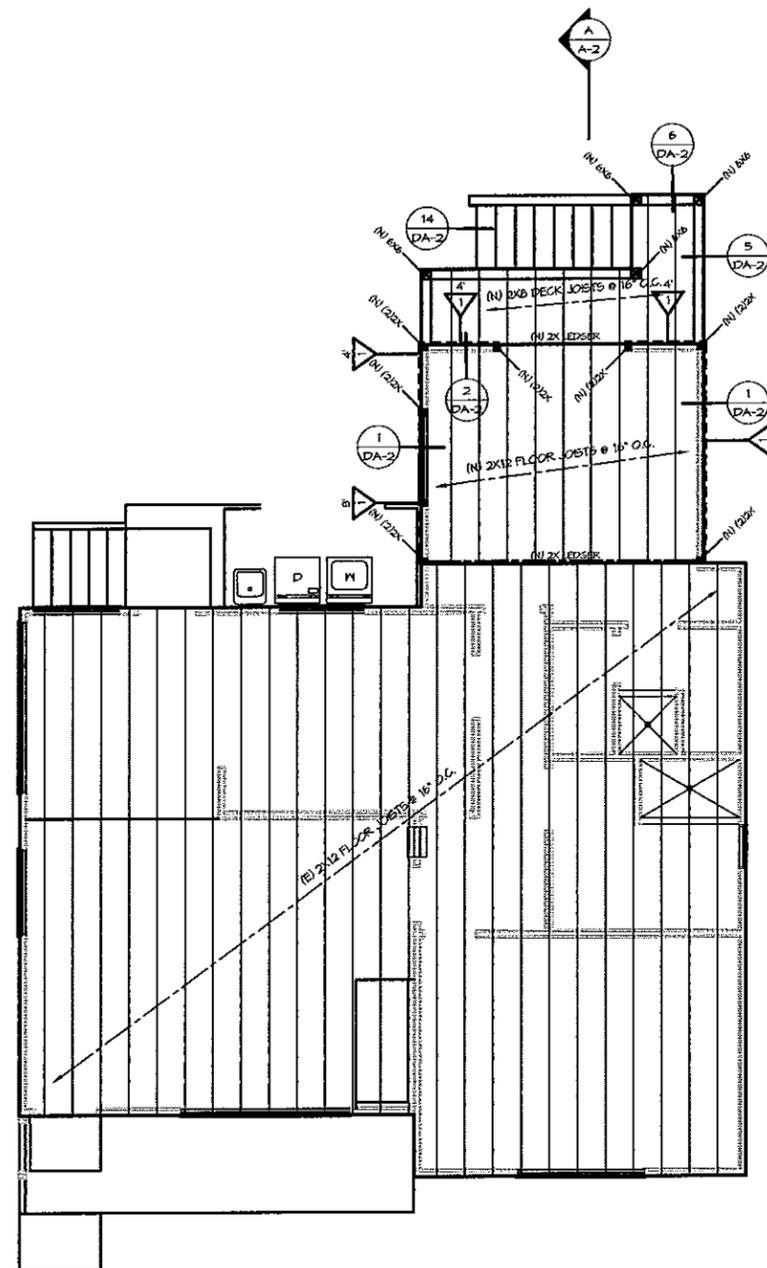
EDGE NAILING NOTE:

- PROVIDE D4 AT 6" O.C. ROOF FLY EDGE NAILING ALONG ALL RAFTERS OR TRUSSES IN LINE.

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THE FOLLOWING STRUCTURAL PLANS ASSUME THAT THE CONSTRUCTION OF THE PROJECT WILL BE EXECUTED BY AN EXPERIENCED COMPETENT CONTRACTOR WITH ADEQUATE KNOWLEDGE OF THE TRADES ASSOCIATED WITH THESE DOCUMENTS.

THE CONTRACTOR IS ASSUMED TO BE FAMILIAR WITH ALL ASPECTS OF THE PROJECT CONSTRUCTION PROCESS AND NECESSARY PROJECT CONSTRUCTION METHODS. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR PROVIDING DETAILS AND DESCRIPTIONS OF TYPICAL CONSTRUCTION PRACTICES OR PROCEDURES.



FLOOR FRAMING PLAN 1/4" = 1'-0"

**CALVIN FERNANDES
ENGINEERING**
5319 Honda Ave., Unit A
Atascadero, Ca. 93422
(805) 461-1365 Ca. Lic. # C32993

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All work described herein shall be verified for dimension, grade, extent, compatibility, and relationship to existing site, existing and/or existing conditions. Discrepancies and unexpected conditions that affect or prevent the implementation of the work as defined in the Contract Documents shall be brought to the Engineer's attention immediately. Do not proceed with work in areas of discrepancies until such discrepancies have been resolved.

All Federal, State, and Local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are at variance.

**SPENCER
ADDITION**
2445 IRONWOOD
MORRO BAY, CA

CITY OF
MORRO BAY
CALIFORNIA

1702B

**FRAMING
PLAN**

PMT 2016-0200

REVISIONS	
DESCRIPTION	DATE
CORRECTIONS	

DRAWN	SCALE	DATE
FJ	1/4" = 1'-0"	07/18/2
JOB NO.	DWG NAME	CHECKED
1702B	FRM PLAN	

SHEET
S-2

EXHIBIT B

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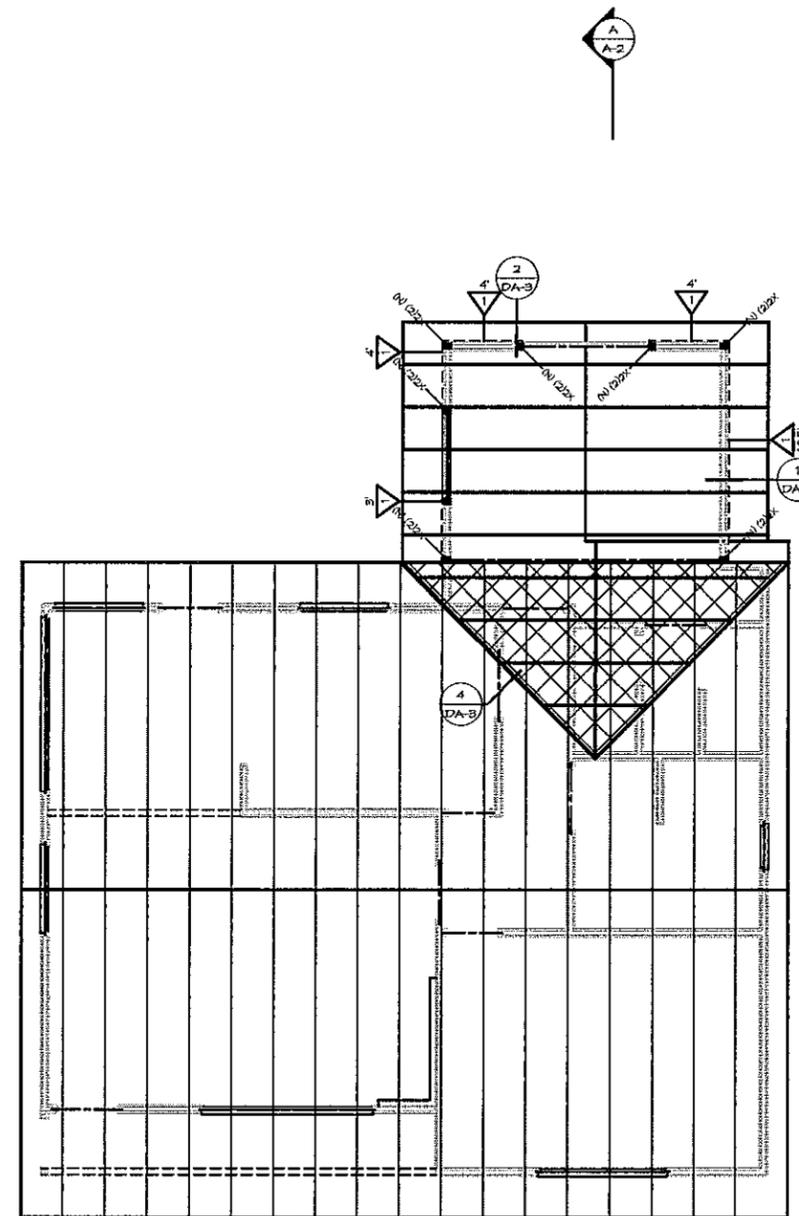
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ROOF FRAMING PLAN

1/4" = 1'-0"

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SPENCER ADDITION

2445 IRONWOOD
MORRO BAY, CA

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CALIFORNIA

1702B

ROOF FRAMING PLAN

PH1 2016-0000

REVISIONS	
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CORRECTIONS	

DRAWN	SCALE	DATE
FJ	1/4" = 1'-0"	07-11-16
JOB NO.	DWG NAME	CHECKED
1702B		

SHEET

S-3



AGENDA NO: D-1

MEETING DATE: July 18, 2017

Staff Report

TO: Planning Commissioners

DATE: July 10, 2017

FROM: Scot Graham, Community Development Director
Cindy Jacinth, Senior Planner

SUBJECT: Review of Revised Downtown Waterfront Specific Plan (DWSP)

RECOMMENDATION:

Staff recommends the Planning Commission review the revised Downtown Waterfront Specific Plan (DWSP) and forward to the City Council for adoption.

DISCUSSION:

On May 16, 2017, the Planning Commission reviewed the public draft of the draft Downtown Waterfront Strategic Plan and provided comments and input to staff. Since that meeting, those comments and edits have been incorporated into a final draft. This final draft is now presented to Planning Commission for its review and forward to City Council for its adoption.

The DWSP which serves to provide a strategic plan to connect and enhance Morro Bay's downtown and waterfront areas is the result of a community-based visioning process with public input, General Plan Advisory Committee (GPAC) input, and previous Planning Commission input. With Planning Commission's final review, the DWSP will then be presented to City Council which is tentatively scheduled for August 2017.

The attachments provided present the format in two ways. Attached as Exhibit A is the revised draft DWSP. Attached as Exhibit B presents in track change formatting the changes made to chapters 1, 2, 3, and 4. Links to the previous meeting materials are also below.

ATTACHMENTS:

- A. Revised Public Draft DWSP
- B. Chapters 1-4 of the DWSP in track change/summary formatting

Prepared By: ___CJ___

Department Review: ___SG___

ONLINE LINK:

May 16, 2017 Planning Commission agenda materials:

<http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/4216>

May 16, 2017 Planning Commission meeting minutes:

<http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/4278>

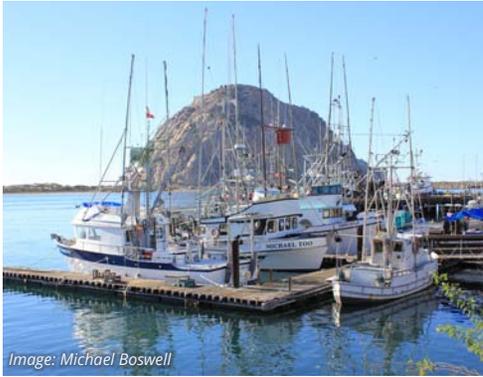
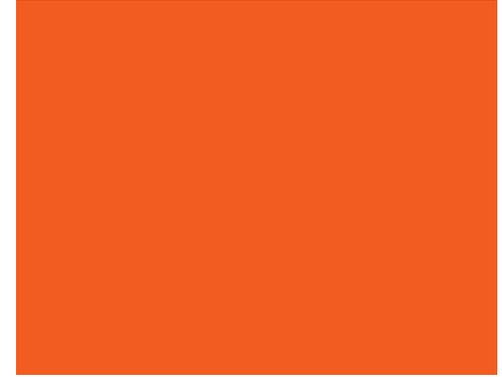


Image: Michael Boswell



DOWNTOWN WATERFRONT STRATEGIC PLAN

City of Morro Bay

June 2017

ACKNOWLEDGMENTS

PROJECT TEAM

City of Morro Bay

Scot Graham, Community Development Director
Cindy Jacinth, Senior Planner
Joan Gargiulo, Assistant Planner
Whitney McIlvaine, Contract Planner
Ryan Russell, Planning Intern

Michael Baker International

Loreli Cappel, Project Manager
Amy Sinsheimer, Assistant Project Manager
Jeff Henderson, Project Advisor
Jeanine Cavalli, Senior Planner/Urban Designer
Alessandra Lundin, Associate Planner/Urban Designer
Cristelle Blackford, Community Engagement Specialist
Lindsey Klein, Assistant Planner

PlaceWorks

Tammy L. Seale, Associate Principal

General Plan Advisory Committee

Robert Tefft, Chairperson
Rich Buquet
Jan Goldman
Susan Schneider
Glenn Silloway
Melani Smith
Susan Stewart
Jeffrey Heller
Robert "Red" Davis (former member)

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1 INTRODUCTION



- 1.1 Project Area and Purpose
- 1.2 Community Conversations
- 1.3 Document Organization

CHAPTER 1



1.1 Project Area and Purpose

Project Area

The downtown and waterfront areas comprise the social, economic, and cultural heart of Morro Bay. These areas are the center of commerce, arts, and entertainment for the city and home to a number of community amenities and destinations, including City Park, Bay Theater, the public library, City Hall, and the in-progress Maritime Museum.

The waterfront has a maritime feel, combining a working waterfront for commercial and recreational purposes with tourist-serving retail. It is adjacent to the bay and extends east to a bluff that serves as the dividing line between the waterfront and downtown. Downtown is located uphill from the waterfront and includes a variety of uses such as residential, retail, office, service commercial, and tourist-serving uses. The greatest number of hotels



and motels in Morro Bay are located in this area above the bluff. Restaurants and retail uses are concentrated along Morro Bay Boulevard, particularly near its intersection with Main Street.

The Downtown Waterfront Strategic Plan (Strategic Plan) area is generally defined by the waterfront to the west, Kern Avenue to the east, Beach Street to the north, and Pacific Street to the south. The plan area is illustrated in **Figure 1.1**.

Purpose

The purpose of this Strategic Plan is to connect and enhance Morro Bay's downtown and waterfront areas and provide a more uniform feel to each district. The Strategic Plan summarizes the outcomes of a community-based visioning process and will serve as a guide for private development and public investment and decision-making over the next 5 to 10 years. This plan, in conjunction with the Morro Bay General Plan, Local Coastal

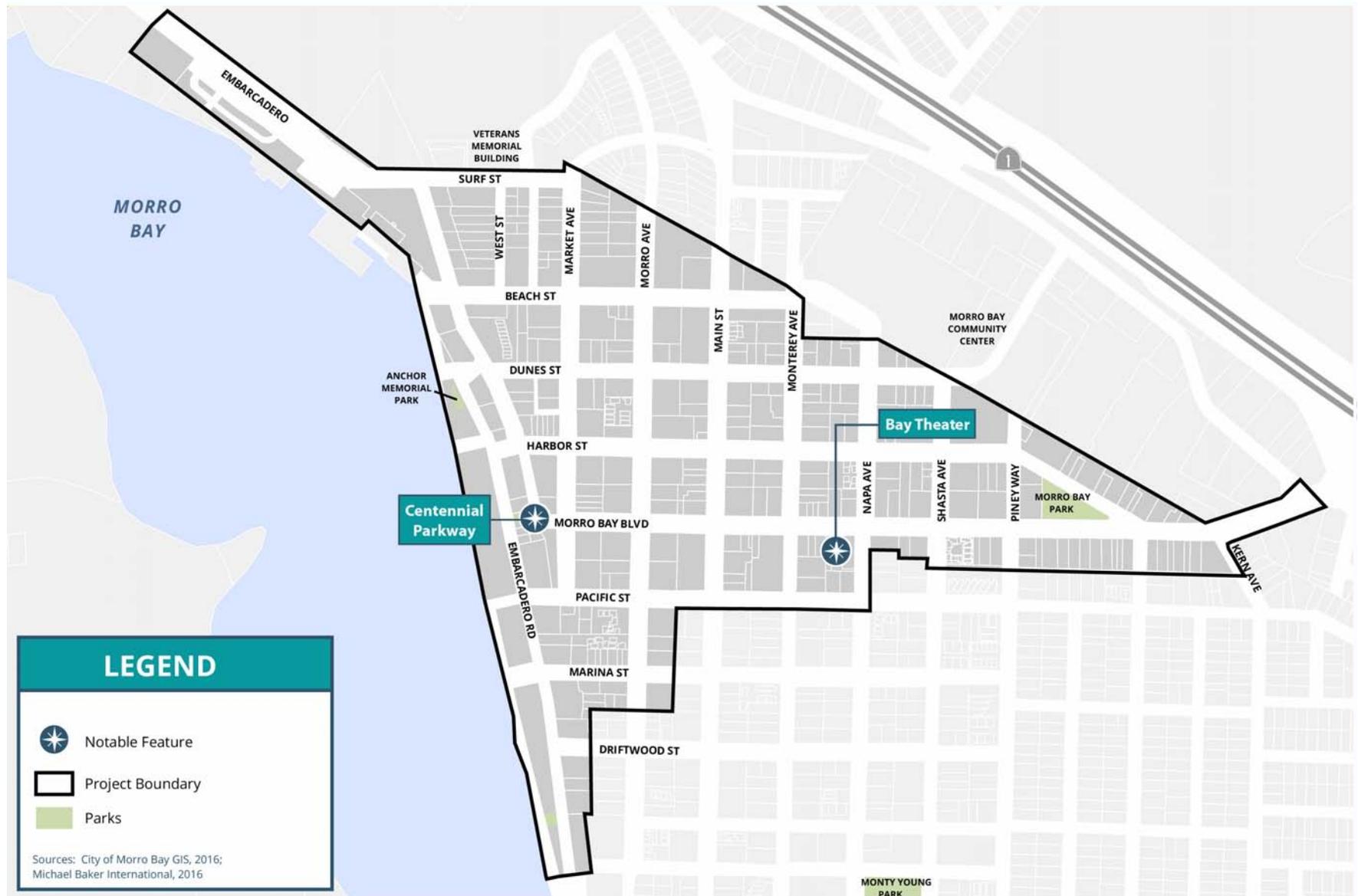
CHAPTER 1



Program, and Zoning Code, provides a framework for property owners, the development community, and City staff to implement projects and develop properties consistent with the vision, goals, and strategies outlined in the document. In addition, portions of this plan that apply to the waterfront area will serve as a guide for the next update of the Waterfront Master Plan.

The Strategic Plan serves as a catalyst for change in downtown and along the waterfront, identifying priorities for public spending and projects needed to improve the community. Community revitalization often begins with public investment in the planning and design process. Changes to both the public realm (e.g., streets and parks) and the private realm (e.g., buildings) are brought about by a commitment to public, private, and public/private partnership projects that lead to area-wide improvements.

Figure 1.1 Project Area



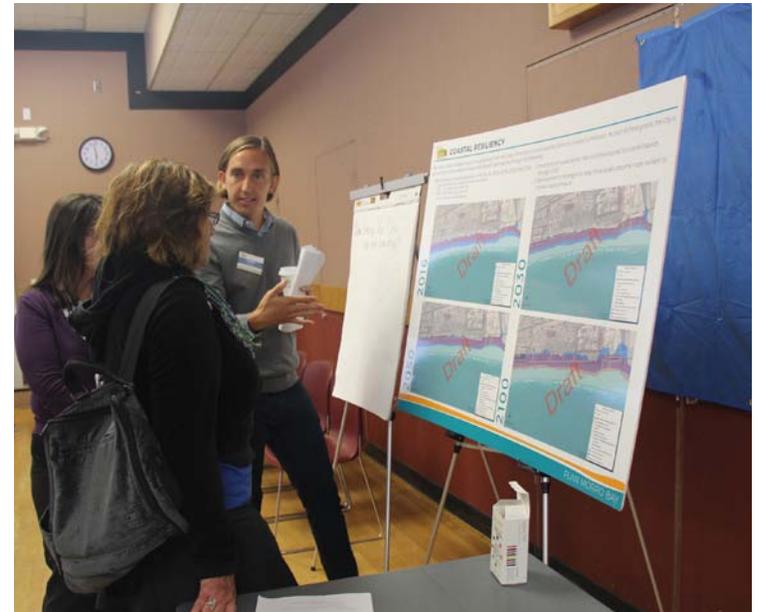
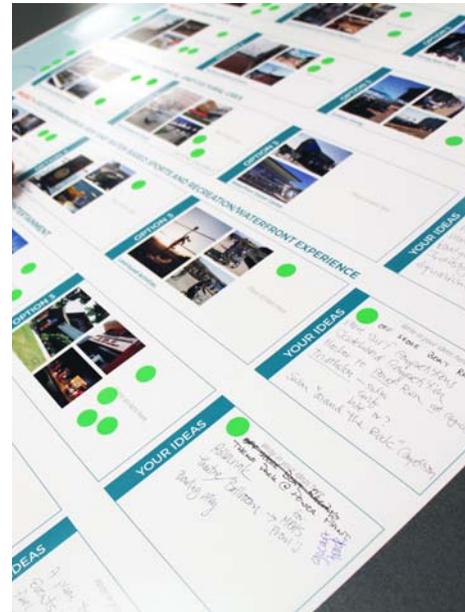
CHAPTER 1



Plan Goals

To guide the development of the Strategic Plan, a set of plan goals were developed at the outset of the project to establish the planning framework and project understanding. These goals created a starting point for development of more detailed strategies found in this Strategic Plan. The plan goals are:

- Provide a vision for the downtown and waterfront areas
- Connect the two areas
- Develop design guidelines to enhance the character and signage of the districts
- Identify policies and projects to achieve the vision
- Create a tool for a clear path to implementation



1.2 Community Conversations

The Downtown Waterfront Strategic Plan project began in April 2016. The project team met with the Morro Bay Community Development Department to create a shared understanding of the project purpose and establish a clear set of objectives. A comprehensive community engagement strategy was carried out to ensure that the Strategic Plan reflects the values and desires of the community, which included:

- Stakeholder interviews
- General Plan Advisory Committee (GPAC) meetings
- Media outreach
- Community workshops

The following summarizes the outreach and engagement efforts, tools, and key themes resulting from outreach activities.

CHAPTER 1

Stakeholder Interviews

In July 2016, the project team met with a number of community members, including residents, business owners, developers, and representatives from community organizations. The purpose of these interviews was to listen to the community members express their views, concerns, and aspirations for downtown and the waterfront. The questions were intended to solicit an understanding of issues and opportunities in each district, and what types of improvements community members would like to see in the area. The primary themes that emerged from the stakeholder interviews included:

- Improve connections, wayfinding, and signage between downtown and the waterfront.
- Improve maintenance in both the public and private realms to show a sense of pride.
- Improve circulation along the waterfront, including wider sidewalks, contiguous lateral access, and multimodal balance.
- Develop vacant parcels between the waterfront and downtown, or convert them into community spaces.
- Add activities and events for a broader range of age groups.
- Support/promote the working waterfront/fishing industry.
- Create a key destination(s) to attract people to Morro Bay. Ideas include the Maritime Museum (currently in progress), an aquarium/research center, and/or an event/meeting facility.
- Install gateway features/signage to draw people in and announce arrival into Morro Bay.
- Introduce mixed-use development in downtown.
- Create additional public spaces, plazas, and outdoor performance venues.
- Add/improve parking and public transit to the waterfront.
- Attract a more varied demographic of visitors with higher-end facilities and retail.

- Install streetscape improvements, including a cohesive look/theme and additional lighting, signage, bulbouts, trash cans, and outdoor seating.

General Plan Advisory Committee Meeting

On July 21, 2016, the project team solicited more detailed direction on priority projects and design guideline topics from the GPAC. The key themes that emerged included the following:

Top private improvements:

- Empty lot across from the Blue Sail Inn
- Empty lots along Morro Bay Boulevard between Morro and Market Avenues
- Empty lot at Beach and Main Streets

Top public improvements:

- Centennial Staircase (including an outdoor performance area)
- Walkability along the water
- Morro Bay Boulevard from Main Street to Centennial Staircase
- Wayfinding signage to and between downtown and the waterfront
- Circulation improvements for all modes along the Embarcadero

Waterfront and Downtown Design Preferences:

	Waterfront	Downtown
Like	<ul style="list-style-type: none"> • Transparency of windows and doors • Increased use of 2nd floor areas as short-term rentals (motel, B&B) • Appropriate and inviting signage • Eclectic architectural styles (including modern elements) • Human scale elements • Bay-oriented landscaping • Nautical/seaside theme 	<ul style="list-style-type: none"> • Human scale elements • Transparency of windows and doors • Mix of uses (including residential) • Absence of chain stores • Outdoor amenities (dining, seating) • Small town “feel” • Older, eclectic buildings • Benches, trees, planters • Generally 2 stories or less
Dislike	<ul style="list-style-type: none"> • Awful signage • Discontinuity of lateral access • Overly modern buildings • Unattractive/poorly maintained parking areas • Narrow walkways 	<ul style="list-style-type: none"> • Two-story limit on buildings • Uneven walkways • Unkempt/poorly maintained look • New buildings out of character with old ones • Lack of landscaping and trees • Too many thrift stores on Morro Bay Boulevard

Workshop 1

The first community-wide visioning workshop for the Downtown Waterfront Strategic Plan was held on June 16, 2016. Approximately 40 participants attended the workshop. The team started the meeting by introducing the community to the project and presenting



key findings from the preliminary analysis. The workshop was highly interactive and included presentations, a visioning activity, a mapping exercise, and facilitated small group discussions.

As a welcome activity, participants were invited to imagine their ideal future, and write a postcard to a friend that described what downtown Morro Bay and the waterfront would look and feel like from this future perspective. There was general agreement among participants that the downtown and waterfront areas should remain affordable, welcoming, and eclectic into the future. In addition, many participants imagined a future that includes improved connectivity between downtown and the waterfront, especially for bicycles and pedestrians, along with additional green space, clean energy, and a vibrant economy.

Next, participants were asked to take part in a small group mapping activity to identify up to three assets and three opportunity sites in the waterfront and downtown areas.

CHAPTER 1

Many common themes emerged regarding aspects of downtown and the waterfront that participants perceived as community assets. Among the most cited assets were existing community character (including the look and feel of the buildings, streets, and businesses), natural beauty (including views of the water and the rock, parks, animals, and recreational activities), and ease of mobility and circulation for pedestrians and transit-users. For opportunity areas, many participants discussed ways that the buildings, streetscapes, and circulation within and between downtown and the waterfront could be improved. Ideas and suggestions included:

- Façade improvements
- Development of vacant lots
- Construction of mixed-use and multistory buildings downtown
- Transforming the power plant into an aquarium or other cultural use
- Pedestrian and bicycle connectivity and safety improvements
- More frequent trolley service
- Improved handicap accessibility
- Reduced traffic/congestion along the Embarcadero
- Better maintenance of public spaces and facilities
- Installation of gateway signage in downtown and at Centennial Staircase
- Construction of a visitors center
- Increased facilities for boating

Workshop 2

A second community-wide workshop for the Downtown Waterfront Strategic Plan was held on October 12, 2016. Approximately 38 participants were present, along with City staff, the project team, GPAC members, and an elected official. The main purpose of this workshop was to gather community input on design preferences for streets and buildings and confirm the list of potential projects to catalyze future improvements and investment in the downtown and waterfront areas.



After a brief presentation summarizing the project and outreach to date, participants were organized into small groups for a design character activity. The lead facilitator presented a series of slides illustrating the design features of buildings, streetscapes, public spaces, and signage. The slideshow then called out potential design themes for design elements such as building characteristics, streetscape furnishings, gateway features, and signage. Participants were provided with a matching large-format activity sheet that asked them to identify which design themes they preferred for various design elements for downtown and the waterfront. The preferred design themes were as follows:

Design Element	Preferred Design Theme	
	<i>Downtown</i>	<i>Waterfront</i>
Character-Defining Building Elements	Eclectic/Quirky	Nautical/Seaside
Streetscape Furnishings	Eclectic/Artsy	Nautical/Seaside
Gateway Features	Archways	Sculptural/Art
Signage	Figurative/Whimsical	Nautical/Rustic

CHAPTER 1

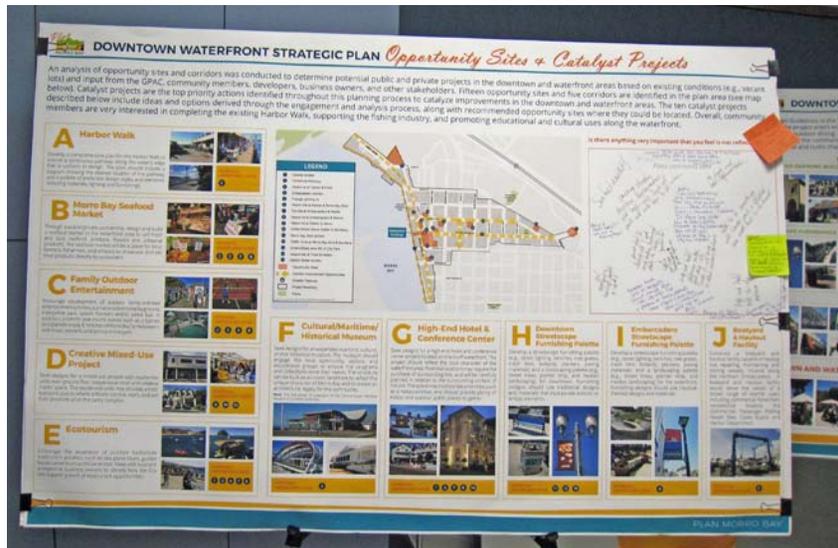
Next, each small group facilitator led an activity to confirm the preliminary list of opportunity sites for potential new development, and participants were asked to provide input on seven potential catalyst projects for the downtown and waterfront areas. Similar to the previous activity, participants were asked to select and discuss preferred option(s) for each project. The preferred options for each catalyst project were as follows:

Catalyst Project	Preferred Option
Project 1: Fishing industry supportive uses and activities	Fresh seafood and local farmers market
Project 2: Harbor Walk	Boardwalk
Project 3: Educational, historical, and cultural uses	Maritime/cultural/historical museum
Project 4: Ecotourism/harbor-side and water-based sports and recreation/waterfront experience	Water-based sports and land-based activities (tie)
Project 5: Family-oriented activities and entertainment	Outdoor activities
Project 6: Full service hotel and meeting facilities	Water/bluff location
Project 7: Mixed use	Residential over retail

In addition, participants were asked to identify priority catalyst projects. Overall, participants were very interested in completing the existing Harbor Walk, supporting the fishing industry, promoting educational and cultural uses along the waterfront, and adding mixed-use residential over retail or community spaces in downtown.

Workshop 3

The third community-wide workshop for the Downtown Waterfront Strategic Plan was held on February 2, 2017. Along with City staff and the project team, approximately 30 participants were present, including GPAC members and two elected officials. The main purpose of this workshop was to gather community input on key components of the draft plan.



The workshop was set up in an open house format in which participants were invited to circulate among four exhibits that presented the key sections of the plan: vision, opportunity sites and catalyst projects, design guidelines, and implementation. Participants were asked to identify any important items or issues that they felt were not reflected in the plan. In general, comments were minimal and suggested support for the catalyst projects and implementation actions identified in the plan. Additional suggestions included:

- Expand the bike path all the way to Tidelands Park.
- Close the Embarcadero to vehicle traffic.
- Focus on maintenance of public spaces/restrooms and the provision of basic infrastructure such as trash cans and bike racks.
- Build a parking structure downtown.
- Ensure that there is consistent wayfinding signage to direct users to coastal access points, public restrooms, and other amenities.
- Place the full service hotel/meeting facilities next to the Maritime Museum.

1.3 Document Organization

This Strategic Plan is an action-oriented document that provides a framework to support the community's vision for downtown and the waterfront. It includes the following chapters:

1. Introduction. This chapter explains the purpose of the Strategic Plan, describes the project outreach process, and includes the project goals.
2. Vision Plan. This chapter establishes the overall vision for design and character within downtown and the waterfront. Included in this chapter are the key vision themes, opportunity sites, and catalyst projects that were identified through the public outreach and engagement process. The vision outlines the community's desired future for these districts; the opportunity sites identify underutilized sites where new development that would further the vision could occur; and the catalyst projects identify activities that would spur positive change and enhance the physical environment.
3. Design Guidelines. This chapter provides guidance for the design of buildings, streets, and public spaces in the plan area.
4. Implementation. The Strategic Plan has many components, and its vision cannot be achieved overnight. This chapter establishes implementation actions, phasing, financing, and other information related to how the Strategic Plan can implement the vision established in Chapter 2. The implementation actions represent the physical improvements, programs, and projects that need to be carried out for the Strategic Plan to be realized.

VISION PLAN

2



- 2.1 Vision Key Themes
- 2.2 Opportunity Sites
- 2.3 Catalyst Projects

CHAPTER 2



2.1 Vision Key Themes

The seven key themes listed below set the foundation and clear direction for the Strategic Plan's vision for the future of Morro Bay's downtown and waterfront.

The future downtown and waterfront of Morro Bay will...

1. Celebrate the town's rich fishing industry history and working waterfront

- Enhance the small beach town character of Morro Bay
- Preserve Morro Bay as a quaint fishing village
- Promote Morro Bay's unique history and cultural heritage
- Support the city's working waterfront and commercial fishing industry



2. Be unique, eclectic, charming, and artistic places that stand apart from other seaside communities

- Support local, independent businesses that preserve the area's identity as an important and unique shopping destination
- Create a welcoming atmosphere for both residents and visitors
- Promote Morro Bay as a family-friendly destination
- Integrate public art into the physical fabric of the community (e.g., Centennial Staircase)

CHAPTER 2



3. Be vibrant and economically diverse places to live, visit, and work

- Preserve and enhance affordable housing options
- Create a vibrant environment, with activities and uses that will attract residents and visitors during the day and evening hours
- Offer visitor-serving uses that enhance public access to the coastline
- Promote a diverse mix of commercial uses, providing a broad range of goods and services
- Offer numerous creative and unique small-shop choices and dining options at every price point
- Provide a range of employment opportunities



4. Celebrate memorable views and connections from downtown to the beach, waterfront, and Morro Rock

- Provide safe and convenient public access to the beach and waterfront
- Extend the Morro Bay Harbor Walk
- Preserve view corridors to the bay
- Install gateways with signature elements, materials, and plantings to announce arrival and welcome visitors into the downtown and waterfront areas

CHAPTER 2



5. Provide convenient opportunities to walk, trolley, and bike safely

- Create safe, clean, and convenient streets and pathways for both pedestrians and bicyclists
- Encourage pedestrian-only or shared streets
- Promote accessibility for all transportation modes and users, especially pedestrians and bicyclists
- Provide a high-quality, aesthetically pleasing pedestrian environment that encourages walking, featuring trees, benches, lighting, and other amenities, outdoor dining areas, and other open spaces



6. Showcase opportunities to discover and highlight Morro Bay's natural beauty

- Create a network of outdoor spaces to socialize, enjoy quiet and natural serenity, and appreciate views of the bay
- Promote water sport and waterfront activities such as paddle boarding, fishing and kayaking
- Protect natural wildlife, such as sea otters and seals
- Provide activities for people of all ages, from youth to seniors
- Promote exciting cultural venues and family-oriented activities
- Offer community outdoor events that reinforce a shared sense of community and place

CHAPTER 2



7. Support a thriving and robust local economy and tourist industry

- Promote renewable energy sources
- Support a robust fishing industry
- Provide a variety of good paying jobs in clean energy
- Promote ecotourism
- Expand office and technology business opportunities
- Create a business-friendly environment
- Encourage installation of water bottle filling stations
- Install urban greenery and stormwater mitigation in the public realm

2.2 Opportunity Sites

An analysis of opportunity sites was conducted to determine potential public and private projects in the downtown and waterfront areas. These sites synthesize feedback received from the public during community workshops, stakeholder interviews, direct input from the GPAC on private and public opportunity sites, parcels identified by Chabin Concepts in the *Morro Bay Economic Development Roadmap Working Paper*, and information received from City staff. City-owned, underutilized, and vacant parcels were also analyzed to determine sites where new development or public improvements could occur. Vacant parcels may also be appropriate for interim uses such as parking, passive recreation, outdoor family recreation, and community events. Other opportunity sites, including the street ends on the bayside of the Embarcadero, are discussed in the Economic Development Strategic Plan prepared by Chabin Concepts for the City.

Fifteen opportunity sites and five opportunity corridors are identified in the plan area (see **Figure 2-1**). Parcel-specific sites with the potential for public or private development are shown in red. Yellow dashed lines identify corridors where the community indicated a desire for streetscape improvements, such as lighting, bike lanes, or enhanced sidewalks. Most of the opportunity areas are clustered around Centennial Parkway and surrounding City-owned and vacant parcels in order to enhance connections between downtown and the waterfront.

CHAPTER 2

Figure 2-1 Map of Opportunity Sites





1 Coastal access



2 Centennial Parkway



3 Vacant lot at Harbor & Front



4 Embarcadero corridor

CHAPTER 2



5 Triangle parking lot



6 Vacant lots at Market & Morro Bay Blvd



7 City lots at Embarcadero & Pacific



8 Vacant lot at Embarcadero & Marina



9 Vacant lot at Harbor & Morro



10 Underutilized lots at Harbor & Monterey



11 Morro Bay Blvd corridor



12 Traffic circle at Morro Bay Blvd & Quintana

CHAPTER 2



13 Underutilized area NE of City Park



14 Vacant lots at Front & Harbor



15 Harbor Street corridor



2.3 Catalyst Projects

The catalyst projects are the top priority actions identified throughout this planning process to catalyze improvements in the downtown and waterfront areas. These projects are described below in greater detail, including suggested timing of implementation. Many of these projects should be initiated in the near term (within 1 to 3 years) after the adoption of this plan to promote revitalization in downtown and along the waterfront. Opportunity sites are identified for each catalyst project, to indicate potential locations where the project could be successfully implemented. Some sites may not be large enough to accommodate an entire catalyst project and will thus require assembly of surrounding parcels, while other sites may be able to accommodate more than one project. Many of these projects will require public and private collaboration to successfully execute. They are not listed in any particular order, and do not reflect priority of implementation.

PROJECT

POTENTIAL OPPORTUNITY SITES FOR THIS PROJECT

1

Lead Responsibility: Morro Bay
Community Development

Support Role: Morro Bay
Harbor Department; Morro Bay
Public Works Department

Timing: Initiate the planning
process by summer 2017.

Catalyst Project A: Harbor Walk

Description:

Develop a comprehensive plan for the Harbor Walk to ensure a continuous pathway along the water's edge that is uniform in design. The plan should include a diagram showing the desired location of the pathway and a palette of preferred design styles and elements including materials, lighting and furnishings. The process to develop the plan should involve the community and reflect community preferences for materials and styles.

Why Is This a Priority?

Morro Bay's waterfront currently lacks a clear and continuous designated pathway along the harbor's edge. There are a few sections of pathway and a number of viewing points and public plazas for visitors and residents to meet, socialize and enjoy the views. Gaps in the pathway should be completed to form a seamless pathway that improves access to the waterfront. The proposed Harbor Walk should be designed to attract visitors and residents to the waterfront to support local businesses. The Harbor Walk should be a signature amenity for the community.

Potential Funding Source: Grant funded

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VISION PLAN



PROJECT

POTENTIAL OPPORTUNITY SITES FOR THIS PROJECT

3

5

7

8

Potential Funding Source:

Public/private partnership

Lead Responsibility:

Morro Bay Community Development

Support Role:

Developer

Timing: Initiate an RFP process seeking designs and a developer to partner with on this project by 2019.

Catalyst Project B: Morro Bay Seafood and Local Goods Market

Description:

Through a public/private partnership, design and build a seafood and local goods market in the waterfront area to sell fresh and local seafood, produce, flowers, and artisanal products. The seafood and local goods market will be a place for local farmers, fishermen, and artisans to showcase and sell their products directly to consumers. The seafood and local goods market can feature indoor and outdoor vendor stalls, ready-to-eat items, and outdoor dining. It will be a bustling and vibrant venue that attracts both locals and visitors to the area.

Why Is This a Priority?

Currently, there are a couple of places on the waterfront to purchase both fresh and ready-to-eat items directly from local fishermen. However, these places are tucked away and not directly visible from the street. This concept could be expanded to create a larger and more visible operation that features a greater variety of regional products to support local businesses and provides an exciting place to shop and eat.





PROJECT

POTENTIAL OPPORTUNITY SITES FOR THIS PROJECT

2

3

4

8

Lead Responsibility: Morro Bay Chamber of Commerce and Developers

Support Role: Morro Bay Community Development, Morro Bay Recreation Services

Timing: Seek and secure funding for a family-oriented activity or event by the middle of 2018.

Catalyst Project C: Family Outdoor Entertainment

Description:

Encourage development of outdoor family-oriented entertainment activities, such as an adventure playground, trampoline park, splash fountain and/or pickle ball. In addition, promote year-round events such as a lighted boat parade on July 4, “Witches of Morro Bay” at Halloween, and music concerts and picnics in the park.

Why Is This a Priority?

The downtown and waterfront area currently lacks sufficient entertainment for people of all ages. Additional outdoor events and activities for families will provide more entertainment opportunities and bring more life to these areas. In addition, these activities will promote healthy living by encouraging play and physical activity.

Potential Funding Sources: Grants; User Fees; Developer Impact Fees; Benefit Assessment Districts; Mello-Roos Community Facilities District; General Fund



PROJECT

POTENTIAL OPPORTUNITY SITES FOR THIS PROJECT

9

10

13

Lead Responsibility: Morro Bay Community Development

Support Role: Developer

Timing: Initiate an RFP process seeking designs and a developer to partner with on this project by 2024.

Catalyst Project D: Creative Mixed-Use Project

Description:

Utilize an RFP process to seek designs for a mixed-use project with residential units over ground floor cooperative retail and creative maker space. The residential units may provide artists-in-residence live/work spaces where artisans can live, work and sell their products all in the same complex. The makerspace can also offer specialized classes to children and adults to grow appreciation for arts and crafts in Morro Bay.

Why Is This a Priority?

The creative mixed-use project will support art and culture in Morro Bay. Smaller unit, multi-family residential units provide more affordable options for artists to live in the area. Makerspace provides opportunities for new and established artists to collaborate and learn from one another, and provides access to specialized tools and resources that are otherwise unattainable.

Potential Funding Source: Public/private partnership, Community Development Block Grants, Low Income Housing Tax Credit, General Fund



PROJECT

POTENTIAL OPPORTUNITY SITES FOR THIS PROJECT

1 3 4 7 8

Lead Responsibility: Morro Bay Community Development, Chamber of Commerce, and local businesses

Support Role: Morro Bay Harbor District, Public Works Department, and Recreation Services

Timing: Meet with existing and potential business owners interested in ecotourism by the middle of 2018.

Catalyst Project E: Ecotourism

Description:

Ecotourism involves visiting pristine, fragile, relatively undisturbed areas. It is a low-impact and small-scale alternative to conventional tourism. Some proceeds may go towards conservation/environmental protection. The City will encourage the expansion of outdoor harborside ecotourism activities, such as surfing, camping, hiking, birdwatching, kayaking, dragon boat races, stand-up paddle boarding, wooden boat shows, tall sailing ships, tours of fishing boats, guided kayak/canoe tours, and bike rentals. Meet with local and prospective business owners to identify how the City can support growth of ecotourism opportunities. Providing infrastructure to facilitate various types of ecotourism is the goal of this catalyst project.

Why Is This a Priority?

The waterfront is and will continue to be a draw for locals and visitors to enjoy the natural beauty around the bay. The harborside walk identified in Project A will create a new opportunity for a continuous path along the waterfront and improved access to the waterfront. These activities will provide more entertainment opportunities for people of all ages, and promote a healthy lifestyle.

Potential Funding Sources: Staff time



PROJECT

POTENTIAL OPPORTUNITY SITES FOR THIS PROJECT

3 5 6 7 8
9 14

Lead Responsibility: Morro Bay Community Development, Central Coast Maritime Museum

Support Role: Developer/Builder

Timing: The first phase of expansion of the Central Coast Maritime Museum is currently under way. Seek designs for a larger museum facility by the end of 2027.

Catalyst Project F: Cultural/Maritime/Historical Museum

Description:

Work with the Central Coast Maritime Museum to expand upon and build a permanent cultural, maritime and/or historical museum. The museum should engage the local community, visitors, and educational groups to ensure the programs and collections serve their needs. The structure can be built as an iconic landmark to reflect the unique character of Morro Bay and to create an architectural legacy for the community. The development should provide inviting outdoor public spaces where the community can come together.

Why Is This a Priority?

The project will provide opportunities to appreciate, understand, and promote the natural and cultural heritage of Morro Bay. Cultural facilities can be a focal point and center of activity for visitors and residents. They provide opportunities for entertainment, learning, and support new jobs.

Potential Funding Source: Public/private partnership, staff time, General Fund



PROJECT

POTENTIAL OPPORTUNITY SITES FOR THIS PROJECT

1 3 7 8 14

Lead Responsibility: Morro Bay Community Development

Support Role: Developer

Timing: Initiate an RFQ process seeking designs and a developer to partner with on this project by the end of 2018. Implementation ongoing.

Catalyst Project G: Full Service Hotel & Meeting Facilities

Description:

Utilize an RFQ process to seek designs for a full service hotel and meeting facilities project located on the bluff/waterfront. The project should reflect the local character of the waterfront area, as identified in Chapter 3 Design Guidelines. Potential locations, which may require the purchase of surrounding lots, will be assessed and carefully planned in relation to the surrounding context of the site. The complex should respect local topography and provide expansive views of the bay. The space may incorporate other desirable community amenities, such as a restaurant/bar, and should provide plenty of indoor and outdoor public places to gather.

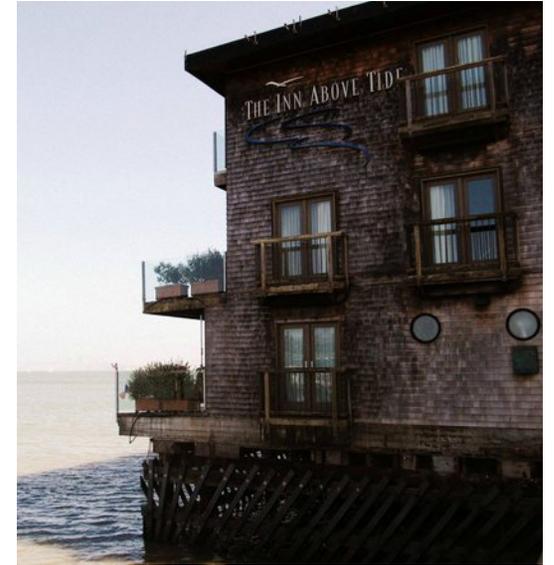
Why Is This a Priority?

Morro Bay provides a number of affordable hotel options, but there is a gap in the market for a full service hotel. The hotel and meeting facilities will provide much needed meeting space within the community, and an increase in hotel visitors will support local businesses.

Potential Funding Source: Public/private partnership, General Fund

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PROJECT

POTENTIAL OPPORTUNITY SITES FOR THIS PROJECT

11

12

15

Potential Funding Source: Benefit Assessment District, Capital Improvement Funds, General Fund

Lead Responsibility: Morro Bay Community Development

Support Role: Morro Bay Public Works, community members, and local artists

Timing: Complete draft of the Streetscape Furnishing Palette by the end of 2018.

Catalyst Project H: Downtown Streetscape Furnishing Palette

Description:

Develop a streetscape furnishing palette (e.g., street lighting, benches, tree grates, trash bins, bollards, planters, paving materials) and a landscaping palette (e.g., street trees, planter strip, and median landscaping) for downtown. Consider removing some of the unneeded stop signs on Morro Bay Boulevard as they currently act as a deterrent to cars on that street. Integrate landscaping standards appropriate for the local climate, to include consideration of hardy and drought-tolerant species, as well as community design preferences for custom-style furnishings and material. Review the City's street tree list and amend as needed, ensuring that selected trees are complementary. Furnishing designs should reflect the existing character of the downtown by using traditional designs and materials that incorporate eclectic or artistic elements. Traditional streetscape furnishings include wood or metal-slatted benches, gas-lamp or luminaire-shaped streetlamps, streetlight poles with banners and hanging baskets, metal trash receptacles, colorful planters, and simple pole or u-shaped bike racks. However, such furnishings can be custom-made to fit the eclectic identity of Morro Bay, by incorporating bright colors and integrating public art such as tiles/mosaics, sculptural forms, and/or figurative elements that will add a distinctive twist. The following images provide a selection of materials, styles, and other design ideas that can be used to create a custom streetscape furnishing and materials palette for downtown.

Why Is This a Priority?

The downtown area currently lacks amenities needed to create a comfortable and safe environment for pedestrians and cyclists. Attractive and coordinated streetscape furnishings create a uniform street design and contribute to a clear identity. Before streetscape amenities can be installed, the City should work with the community and local artists to identify preferred furnishings and develop a uniform palette for downtown.

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PROJECT

POTENTIAL OPPORTUNITY SITES FOR THIS PROJECT

4

Lead Responsibility: Morro Bay Community Development

Support Role: Morro Bay Public Works, community members, and local artists

Timing: Complete draft of the Streetscape Furnishing Palette by the end of 2018.

Catalyst Project I: Embarcadero Streetscape Furnishing Palette

Description:

Develop a streetscape furnishing palette (e.g., street lighting, benches, tree grates, trash bins, bollards, planters, paving materials) and a landscaping palette (e.g., street trees, planter strip, and median landscaping) for the Embarcadero. Integrate landscaping standards appropriate for the local climate, to include consideration for protection from wind, as well as community design preferences for custom-style furnishings and materials. Furnishing designs should reflect the existing character of the waterfront area by using nautical-themed designs and materials. Nautical elements include boat shapes, portholes, references to marine wildlife, ropes, anchors, lighthouses, and muted seaside colors. Materials that fit with the bayside character and location of the Embarcadero include rustic and natural wood, glass, and metal. The following images provide a selection of materials, styles, and other design ideas that can be used to create a standard streetscape furnishing and materials palette for the Embarcadero.

Why Is This a Priority?

The waterfront area currently has a number of amenities that create a comfortable and safe environment for pedestrians and cyclists; however, these amenities lack a cohesive design style. Unified streetscape furnishings will beautify the project area and establish a clear and unique sense of place. Before streetscape amenities are installed, the City should work with the community and local artists to identify preferred furnishings and develop a uniform palette for the Embarcadero.

Potential Funding Source: Benefit Assessment District, Capital Improvement Funds, General Fund

ATTACHMENT 1

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PROJECT

POTENTIAL OPPORTUNITY SITES FOR THIS PROJECT

5

Lead Responsibility: Morro Bay Community Development

Support Role: Morro Bay Harbor Department, Public Works, developers, business owners, Boatyard/Haulout Ad Hoc Committee

Timing: Initiate the planning and RFP/RFQ process by summer 2017.

Catalyst Project J: Boatyard & Haulout Facility

Description:

Assess acquisition and management strategies, identify a site, and utilize an RFP/RFQ process for construction of a boatyard and haulout facility capable of hauling out, repairing, maintaining, and storing vessels, located along the northern Embarcadero. A boatyard and haulout facility would serve the needs of a broad range of marine users including commercial fishermen, recreational boaters, the Commercial Passenger Fishing Vessel (CPFV) fleet, Coast Guard, and Harbor Department.

Why Is This a Priority?

The working waterfront and a working commercial fishing port are valuable and unique resources and are an important part of the City and County's tourism industry. The existing boatyard in Morro Bay at 261 Main Street (Morro Bay Boatyard) is limited by its capacity to accommodate approximately one 30-foot boat at a time. A larger boatyard and haulout facility is needed to allow users to haul their vessels out of the water for regular maintenance and major repairs. Such a facility could also attract visiting vessels, adding a diversity of potential patrons and setting the stage for growth and success of the commercial and recreational fishing industries. In addition, an enhanced boatyard and haulout facility is needed so that City can react appropriately to protect the sensitive estuary in the event of an oil (or other hazardous liquid) leak from a compromised or derelict vessel.

Potential Funding Source: Public/private partnership, General Fund, grant funding



Photo Credit: Flickr user Venture Minimalists

DESIGN GUIDELINES

3



- 3.1 Introduction
- 3.2 General Design Guidelines
- 3.3 Downtown Specific Design Guidelines
- 3.4 Waterfront Specific Design Guidelines

CHAPTER 3



Image: Michael Boswell

3.1 Introduction

The following design guidelines will help achieve the overarching vision for Morro Bay's downtown and waterfront by perpetuating quality development that will complement and enhance the project area's eclectic style and small, seaside character. The guidelines apply to public improvements as well as all private development that occurs in the project area, addressing the design of both new buildings and renovations to existing structures. Development along the waterfront is required to comply with the Waterfront Master Plan (WMP).

The intent of the design guidelines is to:

- Preserve the eclectic charm and small-town seaside character of Morro Bay.
- Improve connectivity between downtown and the waterfront.
- Encourage high-quality materials and architectural elements that enhance the character and identity of the downtown and waterfront areas.
- Create a coordinated and consistent design theme for public facilities including sidewalks, public restrooms, planters, street furniture, benches, signs, and light poles along the Embarcadero and Morro Bay Boulevard.
- Facilitate continuous lateral access along the waterfront.
- Preserve public view corridors to the harbor, bay sandspit, and Morro Rock.
- Foster a strong sense of community, through functional, safe, and well-designed private and public spaces.

The design guidelines will be a component for development approvals of all public improvement and private development projects in the downtown and waterfront. Plans will be reviewed against these design guidelines to ensure that they meet the intent of the guidelines. Conformance with the guidelines below is encouraged, but not necessarily required. Alternative design solutions are permitted provided that they meet the overall objectives of this document.

CHAPTER 3

These guidelines are organized into: 1) guidelines applicable to both the downtown and waterfront, 2) supplemental guidelines applicable specifically to the downtown, and 3) supplemental guidelines applicable specifically to the waterfront. Projects will be subject to both the general design guidelines and their area-specific guidelines. The boundary between the downtown and waterfront follows the bluff line, as illustrated in **Figure 3-1 Downtown and Waterfront Area Boundaries**. If a parcel is split by the boundary, City staff will exercise discretion to apply either the downtown guidelines or the waterfront guidelines. While the design themes for the downtown and waterfront should complement each other, each area has a distinctive identity and character. The design character of downtown is predominantly traditional, with eclectic and artistic enhancements, whereas the waterfront is celebrated for its nautical and rustic character.

Figure 3-1 Downtown and Waterfront Area Boundaries



CHAPTER 3

3.2 General Design Guidelines

I. Site Design

1. A consistent street frontage should be maintained along the waterfront. Buildings and site design shall provide a continuity of interest and facilitate pedestrian movement along the street frontage.
2. Building frontages facing a street or public space should be located at the corresponding property line and/or sidewalk edge (zero setback), unless space between the building and sidewalk is to be used for outdoor pedestrian spaces such as plazas and forecourts.
3. Buildings should be oriented so that the primary façades and key pedestrian entries face major streets and plazas.
4. Commercial and mixed-use development should occur at the front edge of the property line unless outdoor dining or a recessed entry is proposed.
5. Service facilities such as trash enclosures and mechanical equipment should be located away from public pathways and gathering spaces, and screened from view.

II. Buildings

A. Height, massing, and scale

1. Height
 - a. Downtown: Up to 37 feet. Architectural projections such as towers and turrets may extend an additional 7 feet above the maximum building height.
 - b. Waterfront: Allowed heights in the waterfront are detailed in the Beach Street Specific Plan and in the Morro Bay Municipal Code, Title 17 - Zoning.
2. The scale of new infill developments should complement existing structures while providing a sense of human scale and proportion.
3. Transitions in scale and character at the interface between residential and nonresidential land uses that maintain consistency and compatibility in terms of the physical characteristics of the site and structures are encouraged to break up the mass of large-scale (frontage width greater than 50 feet) buildings. This can be accomplished by integrating one or more of the following approaches into a building's design:



I.2



I.3



II.A.2

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- a. Use articulation that replicates the area's urban design and traditional narrow storefronts. Articulation includes changes in wall planes, upper-story building stepbacks, and/or projecting or recessed elements.
 - b. Incorporate architectural elements and details such as adding notches, grouping windows, adding loggias, dormers, and balconies, and varying cornices and rooflines.
 - c. Vary materials and colors to break up large wall planes and enhance key components of a building's façade (e.g., window trims, entries, projecting elements).
 - d. Design large buildings to appear as an aggregation of smaller "building blocks" rather than a single large block or box.
 - e. Vary sizes of elements to transition to smaller-scale buildings.
4. The use of upper-story stepbacks is strongly encouraged to reduce the appearance of taller buildings, and increase amount of sunlight access. Consider opportunities to provide balconies and terraces on upper-story stepbacks.
 5. Long horizontal rooflines on buildings with flat or low-pitched roofs should be broken up at intervals of no more than 50 feet. This can be accomplished through the use of architectural elements such as parapets, varying cornices, and roof height and/or form.
 6. Building heights should relate to adjacent sites to allow maximum sun and ventilation as well as provide protection from prevailing winds.
 7. Corners should be accentuated with height, articulation, and unique roof silhouettes to emphasize their presence.

B. Façades

1. Along key commercial corridors (Embarcadero, Morro Bay Boulevard, Main Street), the majority of the street-oriented frontage should be occupied by active uses that are visually and physically accessible from the street.
2. Building walls facing public streets and walkways should provide visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, and/or color are encouraged.
3. Façades should be broken down into a series of appropriately proportioned structural bays or components.
4. Where the façade is divided into distinct structural bays (sections defined by vertical architectural elements such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion, and rhythm created by these structural bay elements, and nestle into the space created by the structural bay.
5. Large, blank façades should be avoided. The use of opaque and highly reflective glass is also discouraged.
6. Designs should use architectural elements to enhance the character of building façades. It is important to note that the architectural elements described should be appropriate to and integrated into the overall design of the building and should not appear to have

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DESIGN GUIDELINES



II.A.7



II.A.4



II.B.4



II.B.3



II.B.7

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been merely added on to the outside. These can include cornices, lintels, sills, balconies, awnings, porches, and stoops.

7. Enliven facades using architectural details such as ornamentation, inset doorways and windows (e.g., transom windows), and projecting elements such as entrance porches, stoops, balconies, porticoes, canopies, awnings, and trellises.
8. Upper stories should include expressive design features such as balconies and bay windows.
9. For infill structures, storefront windows, doors, entries, transoms, awnings, cornice treatments, and other architectural features should complement surrounding existing structures.
10. Commercial entrances should be recessed from the façade, creating a small alcove area.
11. Entries should be clearly visible from the street, accentuated from the overall building façade, and provide visual interest. This can be accomplished through the use of a differentiated roof, awning or portico, trim details, recessed entries, doors and doorways with design details, decorative lighting, or other techniques.
12. Vary materials and colors to enhance key components of a building's façade (e.g., window trims, entries, projecting elements). Material changes should occur preferably at the inside corners of changing wall planes.
13. Glossy finish vinyl or similar awning material is discouraged.
14. Overhead cover should be provided along the sidewalk for pedestrian comfort, especially where there are few mature street trees. Canopies and awnings are encouraged.
15. When the side or rear façades of a building will be visible from any street, walkway, or other public use area, the design, materials, articulation, and detailing of such façades should be equivalent to and consistent with the front façade.

C. Windows/transparency

1. For ground-floor building façades, especially those associated with a storefront, glass should be clear or lightly tinted. Opaque, reflective, and dark-tinted glass is discouraged. Window signs and window displays of merchandise should not be so large or dense as to significantly obstruct views into the interior of the business.
2. For upper-floor uses, balconies should include transparent or semitransparent railings to enhance natural lighting and maximize "eyes on the street."
3. Designs should maximize transparent windows on all sides of buildings, particularly for ground-floor retail uses and at building corners. Views into these spaces should not be obstructed.
4. If protection from glare is necessary at certain times of day, this should be accomplished by means of movable shades, blinds, or shutters, which should remain open at such times that glare is not an issue.

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DESIGN GUIDELINES



II.B.10, II.B.11



II.B.12



II.B.14



II.C.1, II.C.3



II.D.1

CHAPTER 3

D. Character-defining elements and architectural quality

1. Wall surfaces should be articulated using treatments such as board and batt, engage pilasters, multilevel trim, cornices, and built-up fascia.
2. Building architectural character shall show consideration and recognition of neighboring buildings in the selection of roof forms, wall colors and materials, doors and windows, and basic design character scale and proportion.
3. Adaptive reuse of potentially historic structures is encouraged, in accordance with the Secretary of the Interior's Standards for Rehabilitation.
4. All building materials should be selected with the objectives of quality and durability as well as to produce a positive effect on the pedestrian environment through scale, color, and texture.
5. Design visually attractive buildings that add architectural richness and variety to the downtown and waterfront environments, including creative contemporary architectural solutions.
6. New construction should not mimic previous architectural styles in such a way that creates a false historical appearance.

III. Outdoor Dining

1. Appropriate outdoor dining configurations include ground-floor outdoor spaces along and/or within sidewalks and pedestrian spaces, upper floor balcony areas, and ground-floor indoor spaces located along a building frontage that features a retractable façade.
2. Outdoor dining areas located in side or rear yards may be fenced for security and screened for privacy.
3. Outdoor dining furniture, fencing, and appliances may not be stored within the public right-of-way.
4. Outdoor dining areas should leave at least 4 feet of unobstructed pedestrian circulation space along the sidewalk, walk streets, or pedestrian space. The circulation space must be clear of obstructions caused by trees, tree wells, posts, hydrants, or any other infrastructure.
5. Furniture and fixtures should not be secured to trees, lampposts, street signs, hydrants, or any other street infrastructure by means of ropes, chains, or any other such devices.
6. Umbrellas and sun shades are encouraged to provide shade. Wherever utilized, these devices should incorporate durable, high-quality materials such as cloth, aluminum, wrought iron, fabricated steel, or wood. Vinyl or plastic materials should be avoided. Umbrella stands should be cast aluminum, wrought iron, fabricated steel, wood, or similar materials. Shade devices are to maintain a minimum height clearance of 8 feet.



III.1, III.6



III.2



III.1, III.3



III.9

CHAPTER 3

7. Sheltering for wind protection is encouraged on the waterfront.
8. Outdoor dining areas should incorporate sufficient lighting for safety while maintaining ambiance.
9. Outdoor dining areas should include at least one enclosed trash receptacle.
10. Fencing may be used to demarcate outdoor dining areas. Fencing should comply with the following guidelines:
 - a. Fencing should be decorative.
 - b. Fencing should be constructed from durable, high-quality materials, such as wrought iron and other metals, masonry, or wood. Plastic and resin fencing is discouraged.
 - c. With the exception of masonry construction, solid and/or opaque walls are discouraged.
 - d. Fencing may incorporate planting boxes and pots.

IV. Commercial Signage

1. Small-scale signs and projecting signs oriented toward pedestrians and bicyclists are encouraged.
2. Sign shape, type styles, and color combinations should complement the architectural style of the buildings which they designate.
3. Signs should reflect a crafted, high-quality, detailed design approach and be maintained in good condition.
4. Where permitted, neon/electric signs should be designed to reflect a “retro” or historic style and should be limited to one per building.
5. Signs should be scaled to fit and complement the area’s pedestrian-oriented environment.
6. Large-scale corporate signage should be modified to fit the scale and character of the downtown and waterfront areas.
7. Signs should not obstruct or obscure building architecture, lighting, or view corridors.
8. Signs should reflect the uses that they represent in creative and fun, as well as functional, ways.
9. Pole-mounted signs and can signs are prohibited.

V. Lighting

1. Lighting should be designed to satisfy both functional and decorative needs.
2. All project exterior lighting, with the exception of lighting for public streets, should be consistent with the architectural style of the building. On each site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light.

ATTACHMENT 1

DESIGN GUIDELINES



IV.1, IV.3, IV.4



IV.7



IV.1, IV.2, IV.4, V.2, V.8



IV.1, IV.3, IV.4



V.1, V.2, V.6, V.7



V.1, V.2

CHAPTER 3

3. Incorporate human-scaled fixtures that emit a warm light along pedestrian sidewalks and paths to increase safety and comfort.
4. Lighting fixtures should be dark sky-compliant.
5. The use of energy-efficient light fixtures is strongly encouraged.
6. Lighting sources should be downcast, shielded, diffused, or indirect to avoid glare to pedestrians and motorists.
7. To minimize the total number of freestanding pedestrian-scale lighting fixtures, decorative wall-mounted lights are encouraged.
8. Building entrances should be well lit with appropriately scaled light fixtures that complement the building's architectural style.

VI. Plazas and Outdoor Spaces

1. Larger mixed-use developments should incorporate defined open spaces that are accessible to the public. Appropriate spaces include forecourts, paseos, and plazas.
2. The design of small seating areas, plazas, and outdoor dining is encouraged as an integral component of all new development to enhance the downtown and waterfront environments.
3. Plazas should be provided along streetscapes, on the waterfront, between buildings, and adjacent to active retail and restaurant uses.
4. Solar access should be considered in the design and orientation of plazas and outdoor spaces, so as to avoid creating spaces that are in shadow most of the day.
5. Greening should be considered in plazas and outdoor spaces, including the public right of way and public parking areas. This would include permeable paving as well as capture and infiltration and/or cleaning of stormwater and runoff, thus reducing the heat island effect.
6. Plazas and outdoor spaces should be designed and oriented such that adjacent active ground-floor uses look onto them to activate the space and provide "eyes on the street."
7. Outdoor gathering spaces should offer a number of amenities including seating, landscaping, and features that draw people into the space, such as water features, public art, gathering areas, shade, and drinking fountains.
8. Outdoor gathering spaces should provide a range of seating area options, allowing for both large group socializing and more quiet contemplation.
9. Plaza designs that incorporate special paving materials such as pavers, scored concrete, stone, or other accent materials are encouraged.
10. To ensure safety, all new and existing public spaces should be designed and maintained to be highly visible from the surrounding streets and private properties.



VI.1



VI.10



VI.2, VI.3, VI.5, VI.6, VI.9



VI.2, VI.3, VI.5, VI.6, VI.8



Image: Michael Boswell

VI.2, VI.3, VI.6, VI.7

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11. Plazas and outdoor spaces should be designed to be safe, well-lit, and easily accessible by all modes of transportation.
12. Outdoor spaces should be designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles: natural surveillance, natural access control, territorial reinforcement, and maintenance and management. This includes making outdoor spaces visible from the street, providing pedestrian-scale lighting to enhance nighttime security, and encouraging sightlines, ease of wayfinding, and protection from entrapment.

VII. Connectivity

A. Private realm connections

1. Pedestrian passages that enable through-block pedestrian circulation, such as paseos, are encouraged.
2. Paseos should be designed such that:
 - a. They have visibility from one end to the other and are wide enough to be feel comfortable for pedestrian users.
 - b. Buildings facing the paseo have windows and/or side entrances to provide a higher level of visibility on to the paseo.
 - c. Commercial activities, such as outdoor dining and seating, are incorporated but do not disrupt visibility.
 - d. They include site furnishings, landscaping, and lighting as well as banners, fountains, flags, sculptures, or other elements that provide visual interest.
3. The use of plazas, walkways, and sidewalks is encouraged to create a network of spaces that connects downtown to the waterfront and integrates the two districts.
4. Infill development of vacant or underdeveloped land, especially projects that will fill gaps between downtown and the waterfront, should be supported.

B. Visual connectivity

1. View corridors (open linear spaces located between or adjacent to buildings affording views from the street of the harbor, bay sandspit, or Morro Rock) should not have visual obstructions except for low shrubs, seating, benches and other street furniture of 30 inches in height or less. Taller lighting poles or similar fixtures may be allowed.
2. Overhead structures such as canopies, balconies, and pedestrian bridges (other than normal eaves) are discouraged within view corridors unless said structure is offset by additional width of the view corridor equal to the vertical dimension of the overhead structure.
3. Public (non-customer) viewing areas of the bay and waterfront in the form of outdoor decks and upper-story balconies should be

ATTACHMENT 1

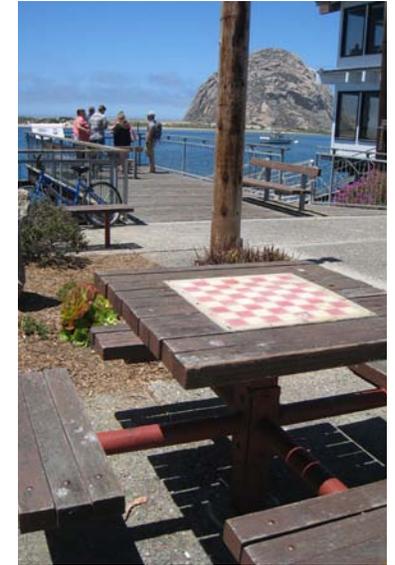
DESIGN GUIDELINES



VII.A.1, VII.A.2



VII.A.1, VII.A.2



VII.B.1, VII.B.3



VII.B.1, VII.B.2, VII.B.3

CHAPTER 3

provided and public access should be demarcated from the public right of way or sidewalk.

4. The location and orientation of buildings, especially those in clusters, should be carefully designed to preserve and/or create view corridors to the bay.

VIII. Parking and Loading

1. Create direct, well-lit walkways and visual connections to parking lots and structures.
2. Parking should be as unobtrusive as possible and not detract from the pedestrian experience.
3. Reduce the bulk of large parking structures by breaking up façades with articulated fronts, architectural details, and upper-story stepbacks.
4. Parking garages should be accessed from side streets or alleys, where possible, rather than from pedestrian-oriented streets.
5. Surface parking lots should be constructed and/or upgraded to meet the design, screening, and landscaping standards specified in the Morro Bay Zoning Ordinance.
6. Adequate loading zones should be provided to ensure that commercial vehicles can be loaded and unloaded without obstructing the flow of vehicular or pedestrian traffic or parking illegally.
7. Enforcement of parking time limits and/or institution of paid parking should be employed to ensure efficient turnover of public parking spaces in high-demand areas.

IX. Public Street Furnishings

1. The type, design, and materials of street furnishings should reflect the local character and context of the area, and contribute to a sense of community identity.
2. Street furnishings (e.g., furniture, light fixtures and poles, tree grates) should fit into a desired theme or unified style for a given thoroughfare or district.
3. Ample shading elements and outdoor furniture such as benches and trash receptacles should occur at regular intervals to improve pedestrian access and comfort.
4. Adequate bicycle parking facilities should be provided along planned bicycle lanes and within major activity centers; new developments should be encouraged to incorporate bicycle amenities such as bicycle racks.
5. Bicycle racks should be placed near activity centers, transit, adjacent to public buildings, adjacent to parks, and in other visible locations as appropriate.
6. Pedestrian comfort should be enhanced with amenities such as drinking fountains, public restrooms, public telephones,

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VIII.1



IX.10



IX.2, IX.3



IX.9



IX.4, IX.5

CHAPTER 3

newsstands, planters, and kiosks, especially along wide sidewalks with heavy foot traffic.

7. Long-term maintenance and appearance costs should be factored in when choosing design patterns, streetscape furnishings, and fixtures.
8. On-street parking, raised planters, bulbouts, and landscaped sidewalk planting strips should be used to provide buffers between pedestrians and moving vehicles.
9. Consider installing specially designed light standard banners to highlight and differentiate the downtown and waterfront areas.
10. Incorporate public art into the design of street furnishings, paving, public spaces, and gateways to reflect the local character of Morro Bay.
11. Install electric vehicle charging stations along the waterfront.

X. Landscaping

1. Landscape treatment should reflect a village character with the strategic use of planting areas, street trees, planter boxes and pots, hanging baskets, and appropriate foundation plantings where practicable. Hardscaped areas should be softened with the use of plants, shrubs, and trees.
2. Utilize a landscape palette that reflects the history, culture, and climate of the area.
3. The planting of street trees is encouraged to provide overhead cover. Species choices should consider access to both shade and sun along sidewalks. Where appropriate, tree grates should be used in order to facilitate pedestrian movement.
4. Select street trees that hold up to urban and coastal conditions, such as drought-tolerant, hardy, and deep-rooted tree species.
5. For each block on a street, no more than three species are recommended. Mixed species result in better long-term management because they are less prone to diseases and insects than use of a single species. Alternatively, too many species create a lack of visual unity along the street.
6. Where needed and feasible, plant trees or shrubs as windbreaks.
7. Landscaping should be designed to effectively enhance existing views or provide new view corridor opportunities.
8. Landscaping should be used to provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, or service corridors to reduce negative visual impacts.
9. Landscaping should be provided along fences and walls to soften their appearance.
10. The use of landscaping is encouraged to create a buffer between adjacent land uses, provide shade and interest near seating areas, and define outdoor dining zones.

ATTACHMENT 1

DESIGN GUIDELINES



X.2, X.11



X.1, X.2, X.8



X.1, X.3, X.5



X.14, X.15



X.10

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11. Provide opportunities for installation of public art in the landscape; landscape designer/artist collaborations are encouraged.
12. Landscaping should incorporate native and drought-tolerant species to the greatest extent possible.
13. The use of recycled water for landscaping is encouraged.
14. Turf areas should be minimized except where recreation areas are required.
15. Stormwater runoff should be detained and retained by maximizing the use of pervious surfaces, vegetated bioswales, and vegetative groundcover to the greatest extent practicable.
16. Landscaping and pervious surfaces should be incorporated into the design of surface parking lots whenever possible to interrupt the pavement expanse, reduce stormwater runoff, reduce the heat island effect, improve the visual appearance, and shade parked cars and pedestrians.
17. The landscaping character of the site should be extended to adjacent parking lots to ensure cohesion between the landscape design of buildings and associated parking areas.
18. Both public and private landscape areas should be maintained by appropriate trimming of plant materials, prompt removal of dead plants, provision (during drought periods and the non-rainy season) of sufficient water to maintain the health of plants, removal of weeds, and such other measures as are needed to ensure the attractiveness and usefulness of the landscaped sites.

XI. Public Sidewalks and Pedestrian Pathways

1. Public walkways should be of sufficient width to accommodate street trees and pedestrian/bike amenities, as well as a zone devoted to clear pedestrian passage.
2. Consider the use of special paving materials, colors, and/or patterns to accentuate walkways, intersections, and crossings.
3. Corner curb extensions, midblock crossings, and/or sidewalk bulbouts should be used where feasible and needed to reduce crossing distances and to calm traffic.
4. Bulbouts that function as small plazas with amenities such as landscaping, seating, trash receptacles, and bicycle racks are encouraged.

XII. Public Signage and Wayfinding

1. Public art should be used to identify areas with a unique identity or celebrate the entrance to a public place; for example, mark gateways and other important public places and buildings with public art.
2. Utilize directional and wayfinding signs to aid pedestrian and vehicular orientation and wayfinding as well as to identify special

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XI.2



XI.2, XII.1



XII.2, XII.4, XII.5



XII.1



XII.8



XII.1

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districts, historical and cultural landmarks, and local attractions.

3. Pedestrian-oriented signs and maps should be located at key pedestrian activity nodes, such as transit stops, plazas, and shopping areas.
4. A coordinated system of signs and maps should be provided to direct visitors to important public services and facilities.
5. Directional and wayfinding signage should be coordinated with other street amenities to unify areas with a distinct identity.
6. Graphic communication on signage should be unambiguous and lettering should be legible.
7. Provide visually attractive, easy-to-read, and well-located signage to direct vehicles to available parking areas.
8. Explore opportunities for educational and interpretive signage to highlight important historic or natural features of the area (e.g., the bay and sandspit).

3.3 Downtown Specific Design Guidelines

I. Buildings

1. In general, the height of new buildings in the downtown area should be consistent with the pattern that currently predominates of one and two-story retail structures. Increased height sufficient to accommodate additional stories should, however, be allowed to facilitate designated types of development which will contribute positively to the vitality and street life of the area, such as residential-above-retail and visitor serving-above-retail uses.
2. Corner towers, turrets, and roof forms above fascia may project up to 7 feet above maximum height.

II. Character-Defining Elements and Architectural Quality

1. The design of buildings in the downtown area should maintain and enhance the eclectic character and architectural diversity of existing structures. Features of the eclectic style in downtown Morro Bay that should be perpetuated include:
 - a. A mix of traditional, retro, and modern building styles and treatments such as art deco, Spanish, Victorian, craftsman, folk, mid-century modern, and contemporary.
 - b. Varied roof forms.
 - c. Bright colors.
 - d. Unusual materials and forms.
 - e. Whimsical and figurative elements (e.g., buildings are shaped to mimic their function or to suggest objects associated with

ATTACHMENT 1

DESIGN GUIDELINES



I.1, II.1.a, II.1.b, II.1.d



II.1.c



II.1.e



II.1.a, II.1.b, II.1.d



II.1.a, II.1.b, II.1.f



III.1

CHAPTER 3

their function).

- f. Detailing such as columns, ironwork, arches, transom windows, varied roof parapet shapes, projections, rafter tails, shingles, and wood scrollwork. Such elements should be authentic to and incorporated into the architectural style of the building. A 'stuck-on' appearance is to be avoided.
- g. Insets and projections such as balconies, porches, porticoes, arcades, overhangs, railings, and awnings.

III. Parking and Loading

1. Where feasible, to support active pedestrian streetscapes, private parking lots, driveways, and loading areas should be located behind buildings and only be accessed from side or rear streets.
2. Wherever possible, loading facilities should not be located at the front of buildings where it is difficult to adequately screen them from view. Such facilities are generally more appropriately located at the rear of the site.
3. Where commercial buildings back up to residential properties, loading and delivery should be planned so that they will occur at the side of the building away from residences.
4. On-site parking should, to the extent feasible, be discouraged in the central core of the downtown area. Parking needs in this area should be addressed throughout downtown through the establishment of parking districts and shared parking. Special attention should be given to finding creative solutions to the need for proximate and accessible overnight parking for guests staying at lodging facilities.
5. Enforcement of parking time limits and/or institution of paid parking should be employed to ensure efficient turnover of public parking spaces in high-demand areas.

IV. Commercial Signage

1. A figurative or whimsical design theme is encouraged for commercial signage in the downtown area. Figurative signs generally use shapes, graphics (e.g., shoes, keys, books), type styles, colors, and materials that reflect the business they identify. Signature elements may include:
 - a. Three-dimensional or projecting shapes.
 - b. An eclectic mix of materials.
 - c. Distinctive font/type styles or hand-lettering.
 - d. Signs painted onto walls.



IV.1.a, IV.1.c



IV.1.a, IV.1.b



IV.1.a, IV.1.e



IV.1.d



V.1, V.2

CHAPTER 3

- e. Raised lettering.
2. New and replacement signage should be consistent with the specific requirements and overall vision established by the City's Sign Ordinance.

V. Public Signage and Wayfinding

1. Create a sense of entry into the city (e.g., the roundabout at Morro Bay Boulevard and Quintana Road) by using structural elements, public art, signage, and/or special landscaping.
2. Arched gateway elements are encouraged at key entries to downtown. Sculptural archways offer an opportunity to incorporate public art into wayfinding and highlight Morro Bay's unique character. The design of such elements should be original and reflect and highlight Morro Bay's unique character.

VI. Maintenance

1. Maintain properties in an inviting manner for visitors and local customers and pedestrians including upkeep of buildings, landscape, and setbacks.

3.4 Waterfront Specific Design Guidelines

I. Buildings

1. Building massing and design should be guided by the objective of avoiding walling-off public visual access to the water from the Embarcadero and adjacent bluffs.
2. Rooftops should be varied to avoid monotonous views from the bluff-top areas.
3. Flat roofs and roof-top decks should be avoided.

II. Character-Defining Elements and Architectural Quality

1. The design of buildings in the waterfront area should maintain and enhance the nautical/fishing village character of existing structures. Features of the nautical/fishing village style of the Morro Bay waterfront that should be perpetuated include:
 - a. Horizontal and boat-shaped forms and elements.
 - b. Preferred siding types include ship lap, board and batten, shingles, and corrugated metal. Architectural elements should be



II.1.a, II.1.f



II.1.c



II.1.b, II.1.d, II.1.e



II.1.b, II.1.d, II.1.e



III.1, III.7

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constructed of natural materials, such as steel, wood, stone, tile, or brick. Stucco siding should be avoided.

- c. Circular/porthole windows, or long horizontal bands of windows.
 - d. Walkways and other pedestrian areas should be surfaced with pressure-treated wood, brick, pavers, or stamped concrete. Significant areas of asphalt or plain-surfaced concrete are discouraged.
 - e. Simple or rustic detailing.
 - f. Low-pitched and slanted roof forms.
 - g. Muted, seaside colors.
2. The design of buildings should maintain an architectural style in keeping with a working fishing community with the form and scale typical of the pedestrian-oriented community which has evolved over time.

III. Bluff Development

1. Structures located on steep slopes should incorporate a tiered design approach in order to minimize grading and reduce building massing and visual bulk. Design methods include steps in the building foundations and varied roof heights and planes.
2. Roof ridges should be oriented perpendicular to the direction of the slope (or parallel to the ridgeline).
3. New development should not contribute to bluff erosion.
4. Significant natural features such as drainage courses, rock outcroppings, sensitive biological resources, natural vegetation, and mature trees should be preserved and incorporated into the development design.
5. Retaining walls should be incorporated into the design of the structure so that they become part of the structure.
6. Structures should be nestled in the bluff buffer area, below ridgelines and within the folds of the bluff to help blend the structure into the site.
7. Structures built at the top of the bluff should be low in profile and sufficiently stepped back from the bluff face.
8. Underground, tuck-under, rooftop, and/or integrated structured parking should be used in the design of the structures.
9. The use of overhanging decks, large staircases, balustrades and solid wall railings, and patios formed by retaining walls that make buildings appear more massive should be avoided.
10. Development of properties that are bisected by the bluff should incorporate public pedestrian access from the waterfront elevation to the top of the bluff. Development should be designed and sited in such a manner as to preserve view corridors to the bay/harbor.
11. Public access easements should be incorporated into bluff development to provide direct connections across the bluff and shorten

ATTACHMENT 1

DESIGN GUIDELINES



III.10, III.11, III.12



IV.1, IV.2, IV.3



IV.2, IV.3



VI.1



V.1



V.1

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walking distances. Vertical access can be accomplished through the creation of public access stairways between developments, scenic overlooks, and trails. Semi-transparent fencing/walls and landscaping are encouraged along public access stairways.

12. Public connector pathways and stairs traversing the bluff should be well-lit.
13. Comprehensive wayfinding signage should be installed to identify public access points along the bluff.
14. No structures or other obstructions that will impede access should be installed within the boundaries of any required easement.
15. Buildings constructed at or near the base of the bluff should be restricted in height and designed to preserve public views from the bluff top to the waterfront, Morro Rock, and pedestrian areas of the Embarcadero.

IV. Connectivity

1. Open view corridors should be incorporated into the design of new or remodeled structures on the west side of the Embarcadero to enhance overall visual access to the water. View corridors can be along property or lease lines, side yard setbacks, or incorporated within the building as open areas or walkways.
2. Encourage every building and/or shop to provide direct pedestrian access to the bay/harbor.
3. Each development located on the west side of the Embarcadero should provide lateral bay access extending the full width of the site. Such lateral access should connect seamlessly and directly to lateral waterfront access and/or public viewing platforms on adjacent sites.

V. Commercial Signage

1. A nautical design theme is encouraged for commercial signage in the waterfront area. Nautical design features may include:
 - a. Shapes reminiscent of nautical elements such as boats, lighthouses, marine wildlife, ropes, anchors, waves, etc.
 - b. Rustic and wood materials.
 - c. Nautical font/type styles or hand-lettering. Examples of nautical font include Tognazzini's Dockside 3 sign. Boat name lettering on the back of vessels is often nautical in character.

VI. Public Signage and Wayfinding

1. Sculptural and artistic gateway elements are encouraged at key entries into the waterfront area.

VII. Public Street Furnishings

1. Street furnishings in the Embarcadero should be consistent with themes identified in the Embarcadero & Centennial Parkway project.
2. The type, design, and materials of street furnishings in the Embarcadero should reference Morro Bay's heritage as a fishing community through the use of natural materials typical of maritime construction and through the artistic incorporation of shapes, images, and themes derived from the waterfront and the commercial fishing industry. Such marine materials, shapes, and images should be employed with creativity and originality so that the Embarcadero streetscape projects the unique identity of Morro Bay. An excessive or overly literal use of maritime elements which creates a streetscape undistinguished from other seaside communities should be avoided.

CHAPTER 3

IMPLEMENTATION 4

4.1 Implementation Plan



CHAPTER 4



4.1 Implementation Plan

This chapter provides clear guidance for policymakers to address the programmatic and physical improvements critical to achieve the vision for Morro Bay's downtown and waterfront areas. The implementation plan provides a list of the major actions needed for implementation, as well as the catalyst projects outlined in Chapter 2. Actions are additional implementation steps, programs, or projects identified through the community engagement and visioning process. Actions are not tied to a particular opportunity site, unlike the catalyst projects, which are associated with one or more potential opportunity sites. Actions and catalyst projects should be implemented at the discretion of the City over the 10-year time frame of this plan, as feasible. Table 4-1, Implementation Plan, identifies the responsible party and suggested timing for each action and catalyst project. Priority, or timing, is categorized using the following time frames: short term (0–3 years), mid term (4–6 years), and long term (7–10 years).

The actions and catalyst projects in Table 4-1 are organized into the following categories:

- Funding – actions to identify revenue sources and secure funding for implementation
- Land Use and Design – actions and projects related to private development of land and the physical appearance of downtown and the waterfront
- Circulation – actions and projects to improve vehicle, transit, pedestrian, and bicycle circulation
- Public Realm Improvements and Civic Programs – actions and projects to improve public spaces and provide cultural resources
- Community Events and Activities – actions and projects to increase and promote community events and activities in downtown and the waterfront
- Business Retention and Recruitment – actions to support existing businesses and attract new ones

CHAPTER 4

Table 4-1 Implementation Plan

ID	Chapter 2 Cross Reference	Action or Catalyst Project	Priority:	Responsibility	
			Short Term Mid Term Long Term Ongoing	Lead	Support
Funding					
F-1	NA	Use the City's existing Capital Improvement Plan process to prioritize, identify costs, and secure funding for the public facilities, programs, and infrastructure improvements identified in this chapter.	Short Term, Ongoing	CD	PW, RS
F-2	NA	Seek funding to offer matching grants or revolving loans to commercial buildings for façade improvements. Funding could be used for projects such as painting façades, replacing windows, doors, awnings, and signs, and exterior lighting.	Short Term	CD	beautification committee
F-3	NA	Research and apply for grants to fund streetscape improvements identified in this Strategic Plan.	Short Term, Ongoing	CD	beautification committee
F-4	NA	Seek funding for undergrounding utility lines.	Short Term	PW	CD
Land Use and Design					
Catalyst Project B	pg 2.18	Through a public/private partnership, design and build a seafood and local goods market in the waterfront area to sell fresh and local seafood, produce, flowers, and artisanal products.	Short Term	CD	Developers
Catalyst Project D	pg 2.22	Utilize an RFP process to seek designs for a mixed-use project with residential units over ground floor cooperative retail and creative maker space.	Long Term	CD	Developers
Catalyst Project G	pg 2.28	Utilize an RFQ process to seek designs for a full service hotel and meeting facilities project located on the bluff/waterfront.	Long Term	CD	Developers

ID	Chapter 2 Cross Reference	Action or Catalyst Project	Priority:	Responsibility	
			Short Term Mid Term Long Term Ongoing	Lead	Support
Land Use and Design - continued					
Catalyst Project J	pg 2.34	Assess acquisition and management strategies, identify a site, and utilize an RFP process for construction of a boatyard and haulout facility along the waterfront.	Short Term	H	CD, PW, developers, BHC
LU-1	NA	Establish a local historic preservation program to support preservation of historic structures in the project area. Consider installation of information plaques at historically designated sites.	Long Term	MBHS, CD	Community members, community organizations
LU-2	NA	Establish a beautification committee of volunteers to organize and promote activities to improve the appearance of downtown businesses as public spaces, such as: <ul style="list-style-type: none"> • Park enhancements • Adopt a “___” Program (e.g., bench, planter, gateway) • Regular maintenance of public spaces • Monthly/yearly cleanup events • Paint buildings • Building restoration 	Mid Term, Ongoing	CD, PW, RS	Community members, interested business and property owners, community organizations, youth leaders
LU-3	NA	Promote the use of vacant buildings in downtown for temporary commercial or public uses, such as pop-up retail shops or art exhibits. The City should consider issuing building occupancy permits at a reduced fee or waiving code requirements that are not public safety issues to allow temporary use of the buildings. Temporary signs, such as a banner sign, would be allowed for a temporary period.	Short Term	CD	Chamber

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ID	Chapter 2 Cross Reference	Action or Catalyst Project	Priority:	Responsibility	
			Short Term Mid Term Long Term Ongoing	Lead	Support
LU-4	NA	Develop citywide comprehensive commercial design guidelines.	Mid Term	CD	Community members
Circulation					
Catalyst Project A	pg 2.16	Develop a comprehensive plan for the Harbor Walk to ensure a continuous pathway along the water’s edge that is uniform in design.	Short Term	CD	H, PW
C-1	NA	Complete construction of the Harbor Walk according to the Harbor Walk comprehensive plan (see Catalyst Project A).	Long Term	PW, CD, H	NA
C-2	NA	Install improvements identified in the Centennial Parkway Redesign. The plan includes a redesign of the staircase and the plazas at either end of the stairway to enhance the public spaces and improve connectivity between downtown and the waterfront (see Opportunity Site 2 and Catalyst Project C).	Mid Term	CD, PW	H, RS
C-3	NA	Install the circulation improvements identified by the Embarcadero Widening Plan, which includes a redesign of the roadway, sidewalk, streetscape furnishings, and parking areas to enhance the aesthetics and the experience for pedestrians, cyclists, and motorists (see Opportunity Site 4 and Catalyst Project I).	Mid Term	CD, PW	H
C-4	NA	Extend the “Molly” trolley route to include a frequent loop through the waterfront and downtown areas during peak times.	Short Term	PW	CD

ID	Chapter 2 Cross Reference	Action or Catalyst Project	Priority:	Responsibility	
			Short Term Mid Term Long Term Ongoing	Lead	Support
Circulation - continued					
C-5	NA	<p>Conduct a parking assessment for downtown and the waterfront and develop a long-term parking strategy. This strategy should address:</p> <ul style="list-style-type: none"> • On-street parking spaces (availability, time limits, etc.) • Opportunities for shared parking and access • Potential for construction of additional public parking lots or structures 	Long Term	CD, PW	H
Public Realm Improvements and Civic Programs					
Catalyst Project F	pg 2.26	Work with the Central Coast Maritime Museum to expand upon and build a permanent cultural, maritime, and/or historical museum.	In progress/ Long Term	CD, Central Coast Maritime Museum	Developer/ Builder
Catalyst Project H	pg 2.30	Develop a streetscape furnishing palette (e.g., street lighting, benches, tree grates, trash bins, bollards, planters, paving materials) and a landscaping palette (e.g., street trees, planter strip, and median landscaping) for downtown.	Short Term	CD	PW, community members, PAC/ local artists
PR-1	NA	Install new/improved streetscape furnishings (e.g., street lighting, banners, benches, tree grates, trash bins, bollards, water filling stations, bike racks, planters, and paving materials) in downtown, according to the Downtown Streetscape Furnishing Palette (see Opportunity Sites 11 and 15 and Catalyst Project H).	Mid Term, Ongoing	CD, PW	Community members, PAC/local artists

CHAPTER 4

ID	Chapter 2 Cross Reference	Action or Catalyst Project	Priority:	Responsibility	
			Short Term Mid Term Long Term Ongoing	Lead	Support
Public Realm Improvements and Civic Programs - continued					
Catalyst Project I	pg 2.32	Develop a streetscape furnishing palette (e.g., street lighting, benches, tree grates, trash bins, bollards, planters, paving materials) and a landscaping palette (e.g., street trees, planter strip, and median landscaping) for the Embarcadero.	Short Term	CD, PW	Community members, PAC/ local artists
PR-2	NA	Install new/improved streetscape furnishings (e.g., street lighting, banners, benches, tree grates, trash bins, bollards, water filling stations, bike racks, planters, and paving materials) in the waterfront area, according to the Downtown Streetscape Furnishing Palette (see Opportunity Site 4 and Catalyst Project I).	Mid Term, Ongoing	CD, PW	Community members, PAC/local artists
PR-3	NA	Establish a public arts committee of local volunteers and create an “Art in Public Places” program. The committee could be tasked with: <ul style="list-style-type: none"> Organizing public art events and outreach Drafting guidelines for the Art in Public Places program Exploring establishment of a percent for the arts ordinance to fund public art Working with the City to incorporate public art into gateway features, public spaces, and streetscape furnishings 	Mid Term	CD	Local artists, community members, community organizations
PR-4	NA	Increase regular maintenance of public facilities such as restrooms, trash receptacles, parks, plazas, and streets.	Short Term, Ongoing	PW, RS	CD
PR-5	NA	Plant additional street trees and landscaping along key corridors in downtown and along the waterfront.	Ongoing	PW, RS	beautification committee

ID	Chapter 2 Cross Reference	Action or Catalyst Project	Priority:	Responsibility	
			Short Term Mid Term Long Term Ongoing	Lead	Support
Public Realm Improvements and Civic Programs - continued					
PR-6	NA	Develop and implement a wayfinding program that includes both auto-oriented directional signage and pedestrian-oriented maps and signs. Wayfinding signs should be coordinated with other streetscape furnishings and reflect the design theme of the district (downtown or waterfront).	Short Term	CD, PW	Community members, PAC, beautification committee
PR-7	NA	Seek designs for welcome gateway features (e.g., welcome sign, public art monument, pillars, landscaping) through any of the following approaches: <ul style="list-style-type: none"> • RFP process • Local design competition • Student course project • Internship Designs should reflect community design preferences for gateway features identified in Chapter 3.	Mid Term	CD, PW	PAC/local artists, local students
PR-8	NA	Install special gateway features (e.g., welcome sign, public art monument, pillars, landscaping, special paving) at the two major entrances into the project area: <ul style="list-style-type: none"> • Roundabout at the intersection of Morro Bay Boulevard and Quintana Road • Intersection of Beach Street and Main Street Consider special painted crosswalk and intersection markings at key intersections in the waterfront and the downtown including Main and Morro and Embarcadero and Front.	Mid Term	CD, PW	PAC
PR-9	NA	Develop a historic/heritage self-guided walking tour of the downtown/waterfront area.	Mid Term	MBHS	CD

CHAPTER 4

ID	Chapter 2 Cross Reference	Action or Catalyst Project	Priority:	Responsibility	
			Short Term Mid Term Long Term Ongoing	Lead	Support
PR-10	NA	Install play structures and/or other kids' activity zones/ facilities along the waterfront (see Catalyst Project C).	Long Term	CD, PW, RS	NA
PR-11	NA	Install fiber optic infrastructure in the project area.	In progress/ Mid Term	PW	CD
Community Events and Activities					
Catalyst Project C	pg 2.20	Seek and secure funding for outdoor family-oriented entertainment activities, such as an adventure playground, trampoline park, splash fountain, and/or pickle ball.	Short Term	CD, Chamber, developers	RS
Catalyst Project E	pg 2.24	Encourage and promote events, and recruit additional outdoor harborside ecotourism activities and businesses such as: <ul style="list-style-type: none"> • Sea plane tours • Bike tours • Boat/kayak racing offshore • Guided kayak/canoe tours • Surf competitions • Skateboard competitions • Harbor to Point run and/or triathlon • Eco tours 	Short Term, Ongoing	CD, Chamber, local businesses	PW, H, RS
CE-1	NA	Organize and encourage additional events on the water, such as: <ul style="list-style-type: none"> • Boat lighting parade for July 4th • Blessing of the fleet "parade" • "Witches of Morro Bay" on the water at Halloween • Outdoor concerts 	Ongoing	CD, Chamber, local businesses, community organizations	PW, H

ID	Chapter 2 Cross Reference	Action or Catalyst Project	Priority:	Responsibility	
			Short Term Mid Term Long Term Ongoing	Lead	Support
Community Events and Activities - continued					
CE-2	NA	Organize and encourage additional promotions and events downtown that cater to locals and create a sense of community, such as: <ul style="list-style-type: none"> • “First Fridays”/art walk • “Wine and Cheese Night” at local businesses • Tree lighting ceremony during the holidays • Food trucks and pop-up restaurants • Pop-up stages and music in the park • Craft fairs • Flea markets 	Ongoing	CD, Chamber, local businesses, community organizations	PW
Business Retention and Recruitment					
BR-1	NA	Work with businesses to improve their overall physical presentations. <ul style="list-style-type: none"> • Hold a window display contest • Offer visual merchandising assistance • Provide advertising training workshops 	Short Term	Chamber	Local businesses, community organizations
BR-3	NA	Promote the commercial fishing industry by: <ul style="list-style-type: none"> • Advertising/announcing the arrival of commercial fishing vessels • Offering tours of fishing facilities • Providing informational plaques to educate visitors about the industry 	Ongoing	Chamber, local businesses, CD	NA

CHAPTER 4

Key to Table 4-1

Priority Key:

Short Term = 1–3 years
Mid Term = 4–6 years
Long Term = 7–10 years

Responsible Party Key:

Community Development Department – CD
Local Coastal Commission – LCC
Public Works Department – PW
Recreation Services Department – RS
Harbor Department – H
Chamber of Commerce – Chamber
Morro Bay Historical Society – MBHS
Public Arts Committee – PAC



Michael Baker
INTERNATIONAL

1.1 Project Area and Purpose

Project Area

The downtown and waterfront areas comprise the social, economic, and cultural heart of Morro Bay. These areas are the center of commerce, arts, and entertainment for the city and home to a number of community amenities and destinations, including City Park, Bay Theater, the public library, City Hall, and the in-progress Maritime Museum.

The waterfront has a maritime feel, combining a working waterfront for commercial and recreational purposes with tourist-serving retail. It is adjacent to the bay and extends east to a bluff that serves as the dividing line between the waterfront and downtown. Downtown is located uphill from the waterfront and includes a variety of uses such as residential, retail, office, service commercial, and tourist-serving uses. The greatest number of hotels and motels in Morro Bay are located in this area above the bluff. Restaurants and retail uses are concentrated along Morro Bay Boulevard, particularly near its intersection with Main Street.

The Downtown Waterfront Strategic Plan (Strategic Plan) area is generally defined by the waterfront to the west, Kern Avenue to the east, Beach Street to the north, and Pacific Street to the south. The plan area is illustrated in **Figure 1.1**.

Purpose

The purpose of this Strategic Plan is to connect and enhance Morro Bay's downtown and waterfront areas and provide a more uniform feel to each district. The Strategic Plan summarizes the outcomes of a community-based visioning process and will serve as a guide for private development and public investment and decision-making over the next 5 to 10 years. This plan, in conjunction with the Morro Bay General Plan, Local Coastal Program, and Zoning Code, provides a framework for property owners, the development community, and City staff to implement projects and develop properties consistent with the vision, goals, and strategies outlined in the document. In addition, portions of this plan that apply to the waterfront area will serve as a guide for the next update of the Waterfront Master Plan.

The Strategic Plan serves as a catalyst for change in downtown and along the waterfront, identifying priorities for public spending and projects needed to improve the community. Community revitalization often begins with public investment in the planning and design process. Changes to both the public realm (e.g., streets and parks) and the private realm (e.g., buildings) are brought about by a commitment to public, private, and public/private partnership projects that lead to area-wide improvements.

Plan Goals

To guide the development of the Strategic Plan, a set of plan goals were developed at the outset of the project to establish the planning framework and project understanding. These goals created a starting point for development of more detailed strategies found in this Strategic Plan. The plan goals are:

- Provide a vision for the downtown and waterfront areas
- Connect the two areas
- ~~Identify an approach for completing contiguous lateral waterfront access*~~
- Develop design guidelines to enhance the character and signage of the districts
- Identify policies and projects to achieve the vision
- Create a tool for a clear path to implementation

~~*The lateral access chapter of the Strategic Plan will be developed at a later date.~~

1.2 Community Conversations

The Downtown Waterfront Strategic Plan project began in April 2016. The project team met with the Morro Bay Community Development Department to create a shared understanding of the project purpose and establish a clear set of objectives. A comprehensive community engagement strategy was carried out to ensure that the Strategic Plan reflects the values and desires of the community, which included:

- Stakeholder interviews
- General Plan Advisory Committee (GPAC) meetings
- Media outreach
- Community workshops

The following summarizes the outreach and engagement efforts, tools, and key themes resulting from outreach activities.

Stakeholder Interviews

In July 2016, the project team met with a number of community members, including residents, business owners, developers, and representatives from community organizations. The purpose of these interviews was to listen to the community members express their views, concerns, and aspirations for downtown and the waterfront. The questions were intended to solicit an understanding of issues and opportunities in each district, and what types of improvements community members would like to see in the area. The primary themes that emerged from the stakeholder interviews included:

- Improve connections, wayfinding, and signage between downtown and the waterfront.
- Improve maintenance in both the public and private realms to show a sense of pride.

- Improve circulation along the waterfront, including wider sidewalks, contiguous lateral access, and multimodal balance.
- Develop vacant parcels between the waterfront and downtown, or convert them into community spaces.
- Add activities and events for a broader range of age groups.
- Support/promote the working waterfront/fishing industry.
- Create a key destination(s) to attract people to Morro Bay. Ideas include the Maritime Museum (currently in progress), an aquarium/research center, and/or an event/[meeting facility](#)~~conference center~~.
- Install gateway features/signage to draw people in and announce arrival into Morro Bay.
- Introduce mixed-use development in downtown.
- Create additional public spaces, plazas, and outdoor performance venues.
- Add/improve parking and public transit to the waterfront.
- Attract a more varied demographic of visitors with higher-end facilities and retail.
- Install streetscape improvements, including a cohesive look/theme and additional lighting, signage, bulbouts, trash cans, and outdoor seating.

[General Plan Advisory Committee Meeting](#)

On July 21, 2016, the project team solicited more detailed direction on priority projects and design guideline topics from the GPAC. The key themes that emerged included the following:

Top private improvements:

- Empty lot across from the Blue Sail Inn
- Empty lots along Morro Bay Boulevard between Morro and Market Avenues
- Empty lot at Beach and Main Streets

Top public improvements:

- Centennial Staircase (including an outdoor performance area)
- Walkability along the water
- Morro Bay Boulevard from Main Street to Centennial Staircase
- Wayfinding signage to and between downtown and the waterfront
- Circulation improvements for all modes along the Embarcadero

Waterfront and Downtown Design Preferences:

	Waterfront	Downtown
Like	<ul style="list-style-type: none"> • Transparency of windows and doors • Increased use of 2nd floor areas as short-term rentals (motel, B&B) • Appropriate and inviting signage • Eclectic architectural styles (including modern elements) • Human scale elements • Bay-oriented landscaping • Nautical/seaside theme 	<ul style="list-style-type: none"> • Human scale elements • Transparency of windows and doors • Mix of uses (including residential) • Absence of chain stores • Outdoor amenities (dining, seating) • Small town “feel” • Older, eclectic buildings • Benches, trees, planters • Generally 2 stories or less
Dislike	<ul style="list-style-type: none"> • Awful signage • Discontinuity of lateral access • Overly modern buildings • Unattractive/poorly maintained parking areas • Narrow walkways 	<ul style="list-style-type: none"> • Two-story limit on buildings • Uneven walkways • Unkempt/poorly maintained look • New buildings out of character with old ones • Lack of landscaping and trees • Too many thrift stores on Morro Bay Boulevard

Workshop 1

The first community-wide visioning workshop for the Downtown Waterfront Strategic Plan was held on June 16, 2016. Approximately 40 participants attended the workshop. The team started the meeting by introducing the community to the project and presenting key findings from the preliminary analysis. The workshop was highly interactive and included presentations, a visioning activity, a mapping exercise, and facilitated small group discussions.

As a welcome activity, participants were invited to imagine their ideal future, and write a postcard to a friend that described what downtown Morro Bay and the waterfront would look and feel like from this future perspective. There was general agreement among participants that the downtown and waterfront areas should remain affordable, welcoming, and eclectic into the future. In addition, many participants imagined a future that includes improved connectivity between downtown and the waterfront, especially for bicycles and pedestrians, along with additional green space, clean energy, and a vibrant economy.

Next, participants were asked to take part in a small group mapping activity to identify up to three assets and three opportunity sites in the waterfront and downtown areas. Many common

themes emerged regarding aspects of downtown and the waterfront that participants perceived as community assets. Among the most cited assets were existing community character (including the look and feel of the buildings, streets, and businesses), natural beauty (including views of the water and the rock, parks, animals, and recreational activities), and ease of mobility and circulation for pedestrians and transit-users. For opportunity areas, many participants discussed ways that the buildings, streetscapes, and circulation within and between downtown and the waterfront could be improved. Ideas and suggestions included:

- Façade improvements
- Development of vacant lots
- Construction of mixed-use and multistory buildings downtown
- Transforming the power plant into an aquarium or other cultural use
- Pedestrian and bicycle connectivity and safety improvements
- More frequent trolley service
- Improved handicap accessibility
- Reduced traffic/congestion along the Embarcadero
- Better maintenance of public spaces and facilities
- Installation of gateway signage in downtown and at Centennial Staircase
- Construction of a visitors center
- Increased facilities for boating

Workshop 2

A second community-wide workshop for the Downtown Waterfront Strategic Plan was held on October 12, 2016. Approximately 38 participants were present, along with City staff, the project team, GPAC members, and an elected official. The main purpose of this workshop was to gather community input on design preferences for streets and buildings and confirm the list of potential projects to catalyze future improvements and investment in the downtown and waterfront areas.

After a brief presentation summarizing the project and outreach to date, participants were organized into small groups for a design character activity. The lead facilitator presented a series of slides illustrating the design features of buildings, streetscapes, public spaces, and signage. The slideshow then called out potential design themes for design elements such as building characteristics, streetscape furnishings, gateway features, and signage. Participants were provided with a matching large-format activity sheet that asked them to identify which design

themes they preferred for various design elements for downtown and the waterfront. The preferred design themes were as follows:

<i>Design Element</i>	<i>Preferred Design Theme</i>	
	<i>Downtown</i>	<i>Waterfront</i>
Character-Defining Building Elements	Eclectic/Quirky	Nautical/Seaside
Streetscape Furnishings	Eclectic/Artsy	Nautical/Seaside
Gateway Features	Archways	Sculptural/Art
Signage	Figurative/Whimsical	Nautical/Rustic

Next, each small group facilitator led an activity to confirm the preliminary list of opportunity sites for potential new development, and participants were asked to provide input on seven potential catalyst projects for the downtown and waterfront areas. Similar to the previous activity, participants were asked to select and discuss preferred option(s) for each project. The preferred options for each catalyst project were as follows:

<i>Catalyst Project</i>	<i>Preferred Option</i>
Project 1: Fishing industry supportive uses and activities	Fresh seafood and local farmers market
Project 2: Harbor Walk	Boardwalk
Project 3: Educational, historical, and cultural uses	Maritime/cultural/historical museum
Project 4: Ecotourism/harbor-side and water-based sports and recreation/waterfront experience	Water-based sports and land-based activities (tie)
Project 5: Family-oriented activities and entertainment	Outdoor activities
Project 6: High-end Full service hotel and conference center meeting facilities	Water/bluff location
Project 7: Mixed use	Residential over retail

In addition, participants were asked to identify priority catalyst projects. Overall, participants were very interested in completing the existing Harbor Walk, supporting the fishing industry, promoting educational and cultural uses along the waterfront, and adding mixed-use residential over retail or community spaces in downtown.

Workshop 3

The third community-wide workshop for the Downtown Waterfront Strategic Plan was held on February 2, 2017. Along with City staff and the project team, approximately 30 participants were present, including GPAC members and two elected officials. The main purpose of this workshop was to gather community input on key components of the draft plan.

The workshop was set up in an open house format in which participants were invited to circulate among four exhibits that presented the key sections of the plan: vision, opportunity sites and catalyst projects, design guidelines, and implementation. Participants were asked to identify any important items or issues that they felt were not reflected in the plan. In general, comments were minimal and suggested support for the catalyst projects and implementation actions identified in the plan. Additional suggestions included:

- Expand the bike path all the way to Tidelands Park.
- Close the Embarcadero to vehicle traffic.
- Focus on maintenance of public spaces/restrooms and the provision of basic infrastructure such as trash cans and bike racks.
- Build a parking structure downtown.
- Ensure that there is consistent wayfinding signage to direct users to coastal access points, public restrooms, and other amenities.
- Place the ~~high-end~~ ~~full-service~~ ~~hotel/conference-center~~ ~~meeting facilities~~ ~~hotel~~ next to the Maritime Museum.

1.3 Document Organization

This Strategic Plan is an action-oriented document that provides a framework to support the community's vision for downtown and the waterfront. It includes the following chapters:

1. Introduction. This chapter explains the purpose of the Strategic Plan, describes the project outreach process, and includes the project goals.
2. Vision Plan. This chapter establishes the overall vision for design and character within downtown and the waterfront. Included in this chapter are the key vision themes, opportunity sites, and catalyst projects that were identified through the public outreach and engagement process. The vision outlines the community's desired future for these districts; the opportunity sites identify underutilized sites where new development that would further the vision could occur; and the catalyst projects identify activities that would spur positive change and enhance the physical environment.
3. Design Guidelines. This chapter provides guidance for the design of buildings, streets, and public spaces in the plan area.

4. Implementation. The Strategic Plan has many components, and its vision cannot be achieved overnight. This chapter establishes implementation actions, phasing, financing, and other information related to how the Strategic Plan can implement the vision established in Chapter 2. The implementation actions represent the physical improvements, programs, and projects that need to be carried out for the Strategic Plan to be realized.
- ~~5. Lateral Access Plan. This chapter establishes a plan for public access along the waterfront, including the access alignment, recommended design solutions, sea level rise adaptation strategies, and implementation. (The Lateral Access Plan will be completed at a future date. It will be incorporated within the Downtown Waterfront Strategic Plan upon completion.)~~

2.1 Vision Key Themes

The seven key themes listed below set the foundation and clear direction for the Strategic Plan's vision for the future of Morro Bay's downtown and waterfront.

The future downtown and waterfront of Morro Bay will...

1. Celebrate the town's rich fishing industry history and working waterfront

- Enhance the small beach town character of Morro Bay
- Preserve Morro Bay as a quaint fishing village
- Promote Morro Bay's unique history and cultural heritage
- Support the city's working waterfront and commercial fishing industry

2. Be unique, eclectic, charming, and artistic places that stand apart from other seaside communities

- Support local, independent businesses that preserve the area's identity as an important and unique shopping destination
- Create a welcoming atmosphere for both residents and visitors
- Promote Morro Bay as a family-friendly destination
- Integrate public art into the physical fabric of the community (e.g., Centennial Staircase)

3. Be vibrant and economically diverse places to live, visit, and work

- Preserve and enhance affordable housing options
- Create a vibrant environment, with activities and uses that will attract residents and visitors during the day and evening hours
- Offer visitor-serving uses that enhance public access to the coastline
- Promote a diverse mix of commercial uses, providing a broad range of goods and services
- Offer numerous creative and unique small-shop choices and dining options at every price point
- Provide a range of employment opportunities

4. Celebrate memorable views and connections from downtown to the beach, waterfront, and Morro Rock

- Provide safe and convenient public access to the beach and waterfront
- Extend the Morro Bay Harbor Walk
- Preserve view corridors to the bay
- Install gateways with signature elements, materials, and plantings to announce arrival and welcome visitors into the downtown and waterfront areas

5. Provide convenient opportunities to walk, trolley, and bike safely

- Create safe, clean, and convenient streets and pathways for both pedestrians and bicyclists
- Encourage pedestrian-only or shared streets
- Promote accessibility for all transportation modes and users, especially pedestrians and bicyclists
- Provide a high-quality, aesthetically pleasing pedestrian environment that encourages walking, featuring trees, benches, lighting, and other amenities, outdoor dining areas, and other open spaces

6. Showcase opportunities to discover and highlight Morro Bay's natural beauty

- Create a network of outdoor spaces to socialize, enjoy quiet and natural serenity, and appreciate views of the bay
- Promote water sport and waterfront activities such as paddle boarding, fishing and kayaking
- Protect natural wildlife, such as sea otters and seals
- Provide activities for people of all ages, from youth to seniors
- Promote exciting cultural venues and family-oriented activities
- Offer community outdoor events that reinforce a shared sense of community and place

7. Support a thriving and robust local economy and tourist industry

- Promote renewable energy sources
- Support a robust fishing industry
- Provide a variety of good paying jobs in clean energy
- Promote ecotourism
- Expand office and technology business opportunities
- Create a business-friendly environment
- Encourage installation of water bottle filling stations
- Install urban greening and stormwater mitigation in the public realm

2.2 Opportunity Sites

An analysis of opportunity sites was conducted to determine potential public and private projects in the downtown and waterfront areas. These sites synthesize feedback received from the public during community workshops, stakeholder interviews, direct input from the GPAC on private and public opportunity sites, parcels identified by Chabin Concepts in the *Morro Bay Economic Development Roadmap Working Paper*, and information received from City staff. City-owned, underutilized, and vacant parcels were also analyzed to determine sites where new development or public improvements could occur. Vacant parcels may also be appropriate for interim uses such as parking, passive recreation, outdoor family recreation, and community events. Other opportunity sites, including the street ends on the bayside of the Embarcadero, are discussed in the [Chabin Concepts' Economic Development Strategic Plan prepared by Chabin Concepts for the City](#).

Fifteen opportunity sites and five opportunity corridors are identified in the plan area (see **Figure 2.1**). Parcel-specific sites with the potential for public or private development are shown in red. Yellow dashed lines identify corridors where the community indicated a desire for streetscape improvements, such as lighting, bike lanes, or enhanced sidewalks. Most of the opportunity areas are clustered around Centennial Parkway and surrounding City-owned and vacant parcels in order to enhance connections between downtown and the waterfront.

2.3 Catalyst Projects

The catalyst projects are the top priority actions identified throughout this planning process to catalyze improvements in the downtown and waterfront areas. These projects are described below in greater detail, including suggested timing of implementation. Many of these projects should be initiated in the near term (within 1 to 3 years) after the adoption of this plan to promote revitalization in downtown and along the waterfront. Opportunity sites are identified for each catalyst project, to indicate potential locations where the project could be successfully implemented. Some sites may not be large enough to accommodate an entire catalyst project and will thus require assembly of surrounding parcels, while other sites may be able to accommodate more than one project. Many of these projects will require public and private collaboration to successfully execute. They are not listed in any particular order, and do not reflect priority of implementation.

Catalyst Project A: Harbor Walk

Description:

Develop a comprehensive plan for the Harbor Walk to ensure a continuous pathway along the water's edge that is uniform in design. The plan should include a diagram showing the desired location of the pathway and a palette of preferred design styles and elements including materials, lighting and furnishings. The process to develop the plan should involve the community and reflect community preferences for materials and styles.

Why Is This a Priority?

Morro Bay's waterfront currently lacks a clear and continuous designated pathway along the harbor's edge. There are a few sections of pathway and a number of viewing points and public plazas for visitors and residents to meet, socialize and enjoy the views. Gaps in the pathway should be completed to form a seamless pathway that improves access to the waterfront. The proposed Harbor Walk should be designed to attract visitors and residents to the waterfront to support local businesses. The Harbor Walk should be a signature amenity for the community.

Potential Funding Source: Grant funded

Lead Responsibility: Morro Bay Community Development

Support Role: Morro Bay Harbor Department; Morro Bay Public Works Department

Timing: Initiate the planning process by summer 2017.

Catalyst Project B: Morro Bay Seafood and Local Goods Market

Description:

Through a public/private partnership, design and build a seafood and local goods market in the waterfront area to sell fresh and local seafood, produce, flowers, and artisanal products. The seafood and local goods market will be a place for local farmers, fishermen, and artisans to showcase and sell their products directly to consumers. The seafood and local goods market can feature indoor and outdoor vendor stalls, ready-to-eat items, and outdoor dining. It will be a bustling and vibrant venue that attracts both locals and visitors to the area.

Why Is This a Priority?

Currently, there are a couple of places on the waterfront to purchase both fresh and ready-to-eat items directly from local fishermen. However, these places are tucked away and not directly visible from the street. This concept could be expanded to create a larger and more visible operation that features a greater variety of regional products to support local businesses and provides an exciting place to shop and eat.

Potential Funding Source: Public/private partnership

Lead Responsibility: Morro Bay Community Development

Support Role: Developer

Timing: Initiate an RFP process seeking designs and a developer to partner with on this project by 2019.

Catalyst Project C: Family Outdoor Entertainment

Description:

Encourage development of outdoor family-oriented entertainment activities, such as an adventure playground, trampoline park, splash fountain and/or pickle ball. In addition, promote year-round events such as a lighted boat parade on July 4, “Witches of Morro Bay” at Halloween, and music concerts and picnics in the park.

Why Is This a Priority?

The downtown and waterfront area currently lacks sufficient entertainment for people of all ages. Additional outdoor events and activities for families will provide more entertainment opportunities and bring more life to these areas. In addition, these activities will promote healthy living by encouraging play and physical activity.

Potential Funding Sources: Grants; User Fees; Developer Impact Fees; Benefit Assessment Districts; Mello-Roos Community Facilities District; General Fund

Lead Responsibility: Morro Bay Chamber of Commerce and Developers

Support Role: Morro Bay Community Development, Morro Bay Recreation Services

Timing: Seek and secure funding for a family-oriented activity or event by the ~~end of 2017~~middle of 2018.

Catalyst Project D: Creative Mixed-Use Project

Description:

Utilize an RFP process to seek designs for a mixed-use project with residential units over ground floor cooperative retail and creative maker space. The residential units may provide artists-in-residence live/work spaces where artisans can live, work and sell their products all in the same complex. The makerspace can also offer specialized classes to children and adults to grow appreciation for arts and crafts in Morro Bay.

Why Is This a Priority?

The creative mixed-use project will support art and culture in Morro Bay. Smaller unit, multi-family residential units provide more affordable options for artists to live in the area. Makerspace provides opportunities for new and established artists to collaborate and learn from one another, and provides access to specialized tools and resources that are otherwise unattainable.

Potential Funding Source: Public/private partnership, Community Development Block Grants, Low Income Housing Tax Credit, General Fund

Lead Responsibility: Morro Bay Community Development

Support Role: Developer

Timing: Initiate an RFP process seeking designs and a developer to partner with on this project by 2024.

Catalyst Project E: Ecotourism

Description:

~~Ecotourism involves visiting pristine, fragile, relatively undisturbed areas. It is a low-impact and small-scale alternative to conventional tourism. Some proceeds may go towards conservation/environmental protection. The City will encourage the expansion of outdoor harborside ecotourism activities, such as sea-plane tours, surfing, camping, hiking, birdwatching, kayaking, dragon boat races, stand-up paddle boarding, wooden boat shows, tall sailing ships, tours of fishing boats, guided kayak/canoe tours, and bike rentals. Meet with local and prospective business owners to identify how the City can support growth of ecotourism opportunities. Providing infrastructure to facilitate various types of ecotourism is the goal of this catalyst project. Ecotourism is generally defined as visiting pristine, fragile, relatively undisturbed areas, and can be a low-impact and small-scale alternative to conventional tourism. Providing infrastructure to facilitate various types of ecotourism is the goal of this catalyst project.~~

Why Is This a Priority?

The waterfront is and will continue to be a draw for locals and visitors to enjoy the natural beauty around the bay. The harborside walk identified in Project A will create a new opportunity for a continuous path along the waterfront and improved access to the waterfront. These activities will provide more entertainment opportunities for people of all ages, and promote a healthy lifestyle. ~~Furthermore, some activity proceeds may go toward conservation/environmental protection.~~

Potential Funding Sources: Staff time

Lead Responsibility: Morro Bay Community Development, Chamber of Commerce, and local businesses

Support Role: Morro Bay Harbor District, Public Works Department, and Recreation Services

Timing: Meet with existing and potential business owners interested in ecotourism by the ~~end of 2017~~ middle of 2018.

Catalyst Project F: Cultural/Maritime/Historical Museum

Description:

Work with the Central Coast Maritime Museum to expand upon and build a permanent cultural, maritime and/or historical museum. The museum should engage the local community, visitors, and educational groups to ensure the programs and collections serve their needs. The structure can be built as an iconic landmark to reflect the unique character of Morro Bay and to create an architectural legacy for the community. The development should provide inviting outdoor public spaces where the community can come together.

Why Is This a Priority?

The project will provide opportunities to appreciate, understand, and promote the natural and cultural heritage of Morro Bay. Cultural facilities can be a focal point and center of activity for visitors and residents. They provide opportunities for entertainment, learning, and support new jobs.

Potential Funding Source: Public/private partnership, staff time, General Fund

Lead Responsibility: Morro Bay Community Development, Central Coast Maritime Museum

Support Role: Developer/Builder

Timing: The first phase of expansion of the Central Coast Maritime Museum is currently under way. Seek designs for a larger museum facility by the end of 2027.

Catalyst Project G: High-End Full Service Hotel & Conference Center Meeting Facilities

Description:

Utilize an RFQ process to seek designs for a high-end full service hotel and conference center meeting facilities project located on the bluff/waterfront. The project should reflect the local character of the waterfront area, as identified in Chapter 3 Design Guidelines. Potential locations, which may require the purchase of surrounding lots, will be assessed and carefully planned in relation to the surrounding context of the site. The complex should respect local topography and provide expansive views of the bay. The space may incorporate other desirable community amenities, such as a restaurant/bar, and should provide plenty of indoor and outdoor public places to gather.

Why Is This a Priority?

Morro Bay provides a number of affordable hotel options, but there is a gap in the market for a high-end full service hotel. The hotel and conference center meeting facilities will provide much needed meeting space within the community, and an increase in hotel visitors will support local businesses.

Potential Funding Source: Public/private partnership, General Fund

Lead Responsibility: Morro Bay Community Development

Support Role: Developer

Timing: Initiate an RFQ process seeking designs and a developer to partner with on this project by the end of 2018⁷. Implementation ongoing.

Catalyst Project H: Downtown Streetscape Furnishing Palette

Description:

Develop a streetscape furnishing palette (e.g., street lighting, benches, tree grates, trash bins, bollards, planters, paving materials) and a landscaping palette (e.g., street trees, planter strip, and median landscaping) for downtown. Consider the removal of some of the unwarranted stop signs on Morro Bay Boulevard as they currently act as a deterrent to cars on that street currently. Integrate landscaping standards appropriate for the local climate, to include consideration of hardy and drought-tolerant species, as well as community design preferences for custom-style furnishings and material. Review the City's street tree list and amend as needed, ensuring selected trees are complementary. Furnishing designs should reflect the existing character of the downtown by using traditional designs and materials that incorporate eclectic or artistic elements. Traditional streetscape furnishings include wood or metal-slatted benches, gas-lamp or luminaire-shaped streetlamps, streetlight poles with banners and hanging baskets, metal trash receptacles, colorful planters, and simple pole or u-shaped bike racks. However, such furnishings can be custom-made to fit the eclectic identity of Morro Bay, by incorporating bright colors and integrating public art such as tiles/mosaics, sculptural forms, and/or figurative elements that will add a distinctive twist. The following images provide a selection of materials, styles, and other design ideas that can be used to create a custom streetscape furnishing and materials palette for downtown.

Why Is This a Priority?

The downtown area currently lacks amenities needed to create a comfortable and safe environment for pedestrians and cyclists. Attractive and coordinated streetscape furnishings create a uniform street design and contribute to a clear identity. Before streetscape amenities can be installed, the City should work with the community and local artists to identify preferred furnishings and develop a uniform palette for downtown.

Potential Funding Source: Benefit Assessment District, Capital Improvement Funds, General Fund

Lead Responsibility: Morro Bay Community Development

Support Role: Morro Bay Public Works, community members, and local artists

Timing: Complete draft of the Streetscape Furnishing Palette by ~~summer~~ the end of 2018.

Catalyst Project I: Embarcadero Streetscape Furnishing Palette

Description:

Develop a streetscape furnishing palette (e.g., street lighting, benches, tree grates, trash bins, bollards, planters, paving materials) and a landscaping palette (e.g., street trees, planter strip, and median landscaping) for the Embarcadero. Integrate landscaping standards appropriate for the local climate, to include consideration for protection from wind, as well as community design preferences for custom-style furnishings and materials. Furnishing designs should reflect the existing character of the waterfront area by using nautical-themed designs and materials. Nautical elements include boat shapes, portholes, references to marine wildlife, ropes, anchors, lighthouses, and muted seaside colors. Materials that fit with the bayside character and location of the Embarcadero include rustic and natural wood, glass, and metal. The following images provide a selection of materials, styles, and other design ideas that can be used to create a standard streetscape furnishing and materials palette for the Embarcadero.

Why Is This a Priority?

The waterfront area currently has a number of amenities that create a comfortable and safe environment for pedestrians and cyclists; however, these amenities lack a cohesive design style. Unified streetscape furnishings will beautify the project area and establish a clear and unique sense of place. Before streetscape amenities are installed, the City should work with the community and local artists to identify preferred furnishings and develop a uniform palette for the Embarcadero.

Potential Funding Source: Benefit Assessment District, Capital Improvement Funds, General Fund

Lead Responsibility: Morro Bay Community Development

Support Role: Morro Bay Public Works, community members, and local artists

Timing: Complete draft of the Streetscape Furnishing Palette by ~~summer~~ the end of 2018.

Catalyst Project J: Boatyard & Haulout Facility

Description:

Assess acquisition and management strategies, identify a site, and utilize an RFP/RFQ process for construction of a boatyard and haulout facility capable of hauling out, repairing, maintaining, and storing vessels, located along the northern Embarcadero. A boatyard and haulout facility would serve the needs of a broad range of marine users including commercial fishermen, recreational boaters, the Commercial Passenger Fishing Vessel (CPFV) fleet, Coast Guard, and Harbor Department.

Why Is This a Priority?

The working waterfront and a working commercial fishing port are valuable and unique resources and are an important part of the City and County's tourism industry. The existing boatyard in Morro Bay at 261 Main Street (Morro Bay Boatyard) is limited by its capacity to accommodate approximately one 30-foot boat at a time. A larger boatyard and haulout facility is needed to allow users to haul their vessels out of the water for regular maintenance and major repairs. Such a facility could also attract visiting vessels, adding a diversity of potential patrons and setting the stage for growth and success of the commercial and recreational fishing industries. In addition, an enhanced boatyard and haulout facility is needed so that City can react appropriately to protect the sensitive estuary in the event of an oil (or other hazardous liquid) leak from a compromised or derelict vessel.

Potential Funding Source: Public/private partnership, General Fund, grant funding

Lead Responsibility: Morro Bay Community Development

Support Role: Morro Bay Harbor Department, Public Works, developers, business owners, Boatyard/Haulout Ad Hoc Committee

Timing: Initiate the planning and RFP/RFQ process by summer 2017.

Chapter 3 DWSP Design Guidelines:

The following design guidelines will help achieve the overarching vision for Morro Bay's downtown and waterfront by perpetuating quality development that will complement and enhance the project area's eclectic style and small, seaside character. The guidelines apply to public improvements as well as all private development that occurs in the project area, addressing the design of both new buildings and renovations to existing structures. [Development along the waterfront is required to comply with the Waterfront Master Plan \(WMP\).](#)

The intent of the design guidelines is to:

- Preserve the eclectic charm and small-town seaside character of Morro Bay.
- Improve connectivity between downtown and the waterfront.
- Encourage high-quality materials and architectural elements that enhance the character and identity of the downtown and waterfront areas.
- Create a coordinated and consistent design theme for public facilities including sidewalks, public restrooms, planters, street furniture, benches, signs, and light poles along the Embarcadero and Morro Bay Boulevard.
- Facilitate continuous lateral access along the waterfront.
- Preserve public view corridors to the harbor, bay sand~~s~~-pit, and Morro Rock.
- Foster a strong sense of community, through functional, safe, and well-designed private and public spaces.

The design guidelines will be a component for development approvals of all public improvement and private development projects in the downtown and waterfront. Plans will be reviewed against these design guidelines to ensure that they meet the intent of the guidelines. Conformance with the guidelines below is encouraged, but not necessarily required. Alternative design solutions are permitted provided that they meet the overall objectives of this document.

These guidelines are organized into: 1) guidelines applicable to both the downtown and waterfront, 2) supplemental guidelines applicable specifically to the downtown, and 3) supplemental guidelines applicable specifically to the waterfront. Projects will be subject to both the general design guidelines and their area-specific guidelines. The boundary between the downtown and waterfront follows the bluff line, as illustrated in **Figure 1 Downtown and Waterfront Area Boundaries**. If a parcel is split by the boundary, City staff will exercise discretion to apply either the downtown guidelines or the waterfront guidelines. While the design themes for the downtown and waterfront should complement each other, each area has a distinctive identity and character. The design character of downtown is predominantly traditional, with eclectic and artistic enhancements, whereas the waterfront is celebrated for its nautical and rustic character.

GENERAL DESIGN GUIDELINES

1. Site Design

- a. A consistent street frontage should be maintained along the waterfront. Buildings and site design shall provide a continuity of interest and facilitate pedestrian movement along the street frontage.
- b. Building frontages facing a street or public space should be located ~~at (zero setback)~~ ~~on or near~~ the corresponding property line and/or sidewalk edge (zero setback), unless space between the building and sidewalk is to be used for outdoor pedestrian spaces such as plazas and forecourts.
- c. Buildings should be oriented so that the primary façades and key pedestrian entries face major streets and plazas.
- d. Commercial and mixed-use development should occur at the front edge of the property line unless outdoor dining or a recessed entry is proposed.
- e. Service facilities such as trash enclosures and mechanical equipment should be located away from public pathways and gathering spaces, and ~~for~~ screened from view.

2. Buildings

a. Height, massing, and scale

1. Height

- a) Downtown: Up to 37 feet. Architectural projections such as towers and turrets may extend an additional 7 feet above the maximum building height.
- b) Waterfront: ~~Maximum building height should not exceed 25–30 feet for commercial fishing structures north of Beach Street, except for flag poles, projections not exceeding 18 inches in width, or other exceptions included~~ Allowed heights in the wWaterfront are detailed in the Beach Street Specific Plan and in the Morro Bay Municipal Code, Title 17 - Zoning.

2. The scale of new infill developments should complement existing structures while providing a sense of human scale and proportion.

3. ~~Positive-T~~ Transitions in scale and character at the interface between residential and nonresidential land uses that maintain consistency and compatibility in terms of the physical characteristics of the site and structures are encouraged to break up the mass of large-scale (frontage width greater than 50 feet) buildings. This can be accomplished by integrating one or more of the following approaches into a building's design:

- a) Use articulation that replicates the area's urban design and traditional narrow storefronts. Articulation includes changes in wall planes, upper-story building stepbacks, and/or projecting or recessed elements.
- b) Incorporate architectural elements and details such as adding notches, grouping windows, adding loggias, dormers, and balconies, and varying cornices and rooflines.
- c) Vary materials and colors to break up large wall planes and enhance key components of a building's façade (e.g., window trims, entries, projecting elements).

- d) Design large buildings to appear as an aggregation of smaller “building blocks” rather than a single large block or box.
 - e) Vary sizes of elements to transition to smaller-scale buildings.
4. The use of upper-story setbacks is strongly encouraged to reduce the appearance of taller buildings, and increase amount of sunlight access. Consider opportunities to provide balconies and terraces on upper-story setbacks.
 5. Long horizontal rooflines on buildings with flat or low-pitched roofs should be broken up at intervals of no more than 50 feet. This can be accomplished through the use of architectural elements such as parapets, varying cornices, and roof height and/or form.
 6. Building heights should relate to adjacent sites to allow maximum sun and ventilation as well as provide protection from prevailing winds.
 7. Corners should be accentuated with height, articulation, and unique roof silhouettes to emphasize their presence.

b. Façades

1. Along key commercial corridors (Embarcadero, Morro Bay Boulevard, Main Street), the majority of the street-oriented frontage should be occupied by active uses that are visually and physically accessible from the street.
2. Building walls facing public streets and walkways should provide visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, and/or color are encouraged.
3. Façades should be broken down into a series of appropriately proportioned structural bays or components.
4. Where the façade is divided into distinct structural bays (sections defined by vertical architectural elements such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion, and rhythm created by these structural bay elements, and nestle into the space created by the structural bay.
5. Large, blank façades should be avoided. The use of opaque and highly reflective glass is also discouraged.
6. Designs should use architectural elements to enhance the character of building façades. It is important to note that the architectural elements described should be appropriate to and integrated into the overall design of the building and should not appear to have been merely added on to the outside. These can include cornices, lintels, sills, balconies, awnings, porches, and stoops.
7. Enliven facades using architectural details such as ornamentation, inset doorways and windows (e.g., transom windows), and projecting elements such as entrance porches, stoops, balconies, porticoes, canopies, awnings, and trellises.
8. Upper stories should include expressive design features such as balconies and bay windows.

9. For infill structures, storefront windows, doors, entries, transoms, awnings, cornice treatments, and other architectural features should complement surrounding existing structures.
10. Commercial entrances should be recessed from the façade, creating a small alcove area.
11. Entries should be clearly visible from the street, accentuated from the overall building façade, and provide visual interest. This can be accomplished through the use of a differentiated roof, awning or portico, trim details, recessed entries, doors and doorways with design details, decorative lighting, or other techniques.
12. Vary materials and colors to enhance key components of a building's façade (e.g., window trims, entries, projecting elements). Material changes should occur preferably at the inside corners of changing wall planes.
13. Glossy finish vinyl or similar awning material is discouraged.
14. Overhead cover should be provided along the sidewalk for pedestrian comfort, especially where there are few mature street trees. Canopies and awnings are encouraged.
- ~~14-15.~~ When the side or rear façades of a building will be visible from any street, walkway, or other public use area, the design, materials, articulation, and detailing of such façades should be equivalent to and consistent with the front façade.

c. Windows/transparency

1. For ground-floor building façades, especially those associated with a storefront, glass should be clear or lightly tinted. Opaque, reflective, and dark-tinted glass is discouraged. Window signs and window displays of merchandise should not be so large or dense as to significantly obstruct views into the interior of the business.
2. For upper-floor uses, balconies should include transparent or semitransparent railings to enhance natural lighting and maximize "eyes on the street."
3. Designs should maximize transparent windows on all sides of buildings, particularly for ground-floor retail uses and at building corners. Views into these spaces should not be obstructed.
- ~~3-4.~~ If protection from glare is necessary at certain times of day, this should be accomplished by means of movable shades, blinds, or shutters, which should remain open at such times that glare is not an issue.

d. Character-defining elements and architectural quality

1. Wall surfaces should be articulated using treatments such as board and batt, engage pilasters, multilevel trim, cornices, and built-up fascias.
2. Building architectural character shall show consideration and recognition of neighboring buildings in the selection of roof forms, wall colors and materials, doors and windows, and basic design character scale and proportion.

3. Adaptive reuse of potentially historic structures is encouraged, in accordance with the Secretary of the Interior's Standards for Rehabilitation.
4. All building materials should be selected with the objectives of quality and durability as well as to produce a positive effect on the pedestrian environment through scale, color, and texture.
5. Design visually attractive buildings that add architectural richness and variety to the downtown and waterfront environments, including creative contemporary architectural solutions.
6. New construction should not mimic previous architectural styles in such a way that creates a false historical appearance.

3. Outdoor Dining

- a. Appropriate outdoor dining configurations include ground-floor outdoor spaces along and/or within sidewalks and pedestrian spaces, upper floor balcony areas, and ground-floor indoor spaces located along a building frontage that features a retractable façade.
- b. Outdoor dining areas located in side or rear yards may be fenced for security and screened for privacy.
- c. Outdoor dining furniture, fencing, and appliances may not be stored within the public right-of-way.
- d. Outdoor dining areas should leave at least 4 feet of unobstructed pedestrian circulation space along the sidewalk, walk streets, or pedestrian space. The circulation space must be clear of obstructions caused by trees, tree wells, posts, hydrants, or any other infrastructure.
- e. Furniture and fixtures should not be secured to trees, lampposts, street signs, hydrants, or any other street infrastructure by means of ropes, chains, or any other such devices.
- f. Umbrellas and sun shades are encouraged to provide shade. Wherever utilized, these devices should incorporate durable, high-quality materials such as cloth, aluminum, wrought iron, fabricated steel, or wood. Vinyl or plastic materials should be avoided. Umbrella stands should be cast aluminum, wrought iron, fabricated steel, wood, or similar materials. Shade devices are to maintain a minimum height clearance of 8 feet.
- f.g. Sheltering for wind protection is encouraged on the waterfront.
- g-h. Outdoor dining areas should incorporate sufficient lighting for safety while maintaining ambiance.
- h-i. Outdoor dining areas should include at least one enclosed trash receptacle.
- i-j. Fencing may be used to demarcate outdoor dining areas. Fencing should comply with the following guidelines:
 - a) Fencing should be decorative.
 - b) Fencing should be constructed from durable, high-quality materials, such as wrought iron and other metals, masonry, or wood. Plastic and resin fencing is discouraged.
 - c) With the exception of masonry construction, solid and/or opaque walls are discouraged.
 - d) Fencing may incorporate planting boxes and pots.

4. Commercial Signage

- a. Small-scale signs and projecting signs oriented toward pedestrians and bicyclists are encouraged.
- b. Sign shape, type styles, and color combinations should complement the architectural style of the buildings which they designate.
- c. Signs should reflect a crafted, high-quality, detailed design approach and be maintained in good condition.
- d. Where permitted, neon/electric signs should be designed to reflect a “retro” or historic style and should be limited to one per building.
- e. Signs should be scaled to fit and complement the area’s pedestrian-oriented environment.
- f. Large-scale corporate signage should be modified to fit the scale and character of the downtown and waterfront areas.
- g. Signs should not obstruct or obscure building architecture, lighting, or view corridors.
- h. Signs should reflect the uses that they represent in creative and fun, as well as functional, ways.
- i. Pole-mounted signs and can signs are prohibited.

5. Lighting

- a. Lighting should be designed to satisfy both functional and decorative needs.
- b. All project exterior lighting, with the exception of lighting for public streets, should be consistent with the architectural style of the building. On each site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light.
- c. Incorporate human-scaled fixtures that emit a warm light along pedestrian sidewalks and paths to increase safety and comfort.
- d. Lighting fixtures should be dark sky-compliant.
- e. The use of energy-efficient light fixtures is strongly encouraged.
- f. Lighting sources should be downcast, shielded, diffused, or indirect to avoid glare to pedestrians and motorists.
- g. To minimize the total number of freestanding pedestrian-scale lighting fixtures, decorative wall-mounted lights are encouraged.
- h. Building entrances should be well lit with appropriately scaled light fixtures that complement the building’s architectural style.

6. Plazas and Outdoor Spaces

- a. Larger mixed-use developments should incorporate defined open spaces that are accessible to the public. Appropriate spaces include forecourts, paseos, and plazas.
- b. The design of small seating areas, plazas, and outdoor dining is encouraged as an integral component of all new development to enhance the downtown and waterfront environments.
- c. Plazas should be provided along streetscapes, on the waterfront, between buildings, and adjacent to active retail and restaurant uses.
- d. Solar access should be considered in the design and orientation of plazas and outdoor spaces, so as to avoid creating spaces that are in shadow most of the day.

- ~~d.e.~~ e. Greening should be considered in plazas and outdoor spaces, including the public right of way and public parking areas. This would include permeable paving as well as capture and infiltration and/or cleaning of stormwater and runoff, thus reducing the heat island effect.
- ~~e.f.~~ f. Plazas and outdoor spaces should be designed and oriented such that adjacent active ground-floor uses look onto them to activate the space and provide “eyes on the street.”
- ~~f.g.~~ g. Outdoor gathering spaces should offer a number of amenities including seating, landscaping, and features that draw people into the space, such as water features, public art, gathering areas, shade, and drinking fountains.
- ~~g.h.~~ h. Outdoor gathering spaces should provide a range of seating area options, allowing for both large group socializing and more quiet contemplation.
- ~~h.i.~~ i. Plaza designs that incorporate special paving materials such as pavers, scored concrete, stone, or other accent materials are encouraged.
- ~~i.j.~~ j. To ensure safety, all new and existing public spaces should be designed and maintained to be highly visible from the surrounding streets and private properties.
- ~~j.k.~~ k. Plazas and outdoor spaces should be designed to be safe, well-lit, and easily accessible by all modes of transportation.
- ~~k.l.~~ l. Outdoor spaces should be designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles: natural surveillance, natural access control, territorial reinforcement, and maintenance and management. This includes making outdoor spaces visible from the street, providing pedestrian-scale lighting to enhance nighttime security, and encouraging sightlines, ease of wayfinding, and protection from entrapment.

7. Connectivity

a. Private realm connections

1. Pedestrian passages that enable through-block pedestrian circulation, such as paseos, are encouraged.
2. Paseos should be designed such that:
 1. They have visibility from one end to the other and are wide enough to be feel comfortable for pedestrian users.
 2. Buildings facing the paseo have windows and/or side entrances to provide a higher level of visibility on to the paseo.
 3. Commercial activities, such as outdoor dining and seating, are incorporated but do not disrupt visibility.
 4. They include site furnishings, landscaping, and lighting as well as banners, fountains, flags, sculptures, or other elements that provide visual interest.
3. The use of plazas, walkways, and sidewalks is encouraged to create a network of spaces that connects downtown to the waterfront and integrates the two districts.
4. Infill development of vacant or underdeveloped land, especially projects that will fill gaps between downtown and the waterfront, should be supported.

b. Visual connectivity

1. View corridors (open linear spaces located between or adjacent to buildings affording views from the street of the harbor, bay sandspit, or Morro Rock)

should not have visual obstructions except for low shrubs, seating, benches and other street furniture of 30 inches in height or less. Taller lighting poles or similar fixtures may be allowed.

2. Overhead structures such as canopies, balconies, and pedestrian bridges (other than normal eaves) are discouraged within view corridors unless said structure is offset by additional width of the view corridor equal to the vertical dimension of the overhead structure.

—Public (non-customer) viewing areas of the bay and waterfront in the form of outdoor decks and upper-story balconies should be provided and public access should be demarcated from the public lateral accessway, right of way or sidewalk.

2.3.

3.4. The location and orientation of buildings, especially those in clusters, should be carefully designed to preserve and/or create view corridors to the bay.

8. Parking and Loading

- a. Create direct, well-lit walkways and visual connections to parking lots and structures.
- b. Parking should be as unobtrusive as possible and not detract from the pedestrian experience.
- c. Reduce the bulk of large parking structures by breaking up façades with articulated fronts, architectural details, and upper-story setbacks.
- d. Parking garages should be accessed from side streets or alleys, where possible, rather than from pedestrian-oriented streets.
- e. Surface parking lots within the D DWSP area should be constructed and/or upgraded to meet the design, screening, and landscaping standards specified in the Morro Bay Zoning Ordinance, Chapter 17.44.
- f. Adequate loading zones should be provided to ensure that commercial vehicles can be loaded and unloaded without obstructing the flow of vehicular or pedestrian traffic or parking illegally.
- d.g. Enforcement of parking time limits and/or institution of paid parking should be employed to ensure efficient turnover of public parking spaces in high-demand areas.

9. Public Street Furnishings

- a. The type, design, and materials of street furnishings should reflect the local character and context of the area, and contribute to a sense of community identity.
- b. Street furnishings (e.g., furniture, light fixtures and poles, tree grates) should fit into a desired theme or unified style for a given thoroughfare or district.
- c. Ample shading elements and outdoor furniture such as benches and trash receptacles should occur at regular intervals to improve pedestrian access and comfort.
- d. Adequate bicycle parking facilities should be provided along planned bicycle lanes and within major activity centers; new developments should be encouraged to incorporate bicycle amenities such as bicycle racks.

- e. Bicycle racks should be placed near activity centers, transit, adjacent to public buildings, adjacent to parks, and in other visible locations as appropriate.
- f. Pedestrian comfort should be enhanced with amenities such as drinking fountains, public restrooms, public telephones, newsstands, planters, and kiosks, especially along wide sidewalks with heavy foot traffic.
- g. Long-term maintenance and appearance costs should be factored in when choosing design patterns, streetscape furnishings, and fixtures.
- ~~h.~~ ~~Streetscape and landscape improvements should communicate a sense of place and arrival.~~
- ~~i.~~~~h.~~ On-street parking, raised planters, bulbouts, and landscaped sidewalk planting strips should be used to provide buffers between pedestrians and moving vehicles.
- ~~j.~~~~i.~~ Consider installing specially designed light standard banners to highlight and differentiate the downtown and waterfront areas.
- ~~j.~~ ~~Consider incorporating~~ public art into the design of street furnishings, paving, public spaces, and gateways to reflect the local character of Morro Bay.
- k. Install electric vehicleEV charging stations along the waterfront.

10. Landscaping

- a. Landscape treatment should reflect a village character with the strategic use of planting areas, street trees, planter boxes and pots, hanging baskets, and appropriate foundation plantings where practicable. Hardscaped areas should be softened with the use of plants, shrubs, and trees.
- b. Utilize a landscape palette that reflects the history, culture, and climate of the area.
- c. The planting of street trees is encouraged to provide overhead cover. Species choices should consider access to both shade and sun along sidewalks. Where appropriate, tree grates should be used in order to facilitate pedestrian movement.
- d. Select street trees that hold up to urban and coastal conditions, such as drought-tolerant, hardy, and deep-rooted tree species.
- ~~e.~~ For each block on a street, no more than three species are recommended. Mixed species result in better long-term management because they are less prone to diseases and insects than use of a single species. Alternatively, too many species create a lack of visual unity along the street.
- ~~e.~~~~f.~~ Where needed and feasible, plant trees or shrubs as windbreaks.
- ~~f.~~~~g.~~ Landscaping should be designed to effectively enhance existing views or provide new view corridor opportunities.
- ~~g.~~~~h.~~ Landscaping should be used to provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, or service corridors to reduce negative visual impacts.
- ~~h.~~~~i.~~ Landscaping should be provided along fences and walls to soften their appearance.
- ~~i.~~~~j.~~ The use of landscaping is encouraged to create a buffer between adjacent land uses, provide shade and interest near seating areas, and define outdoor dining zones.
- ~~j.~~~~k.~~ Provide opportunities for installation of public art in the landscape; landscape designer/artist collaborations are encouraged.
- ~~k.~~~~l.~~ Landscaping should incorporate native and drought-tolerant species to the greatest extent possible.
- ~~l.~~~~m.~~ The use of recycled water for landscaping is encouraged.
- ~~m.~~~~n.~~ Turf areas should be minimized except where recreation areas are required.

- ~~f.~~ o. Stormwater runoff should be detained and retained by maximizing the use of pervious surfaces, vegetated bioswales, and vegetative groundcover to the greatest extent practicable.
- ~~e.~~ p. Landscaping and pervious surfaces should be incorporated into the design of surface parking lots whenever possible to interrupt the pavement expanse, reduce stormwater runoff, reduce the heat island effect, improve the visual appearance, and shade parked cars and pedestrians.
- q. The landscaping character of the site should be extended to adjacent parking lots to ensure cohesion between the landscape design of buildings and associated parking areas.
- ~~p.~~ r. Both public and private landscape areas should be maintained by appropriate trimming of plant materials, prompt removal of dead plants, provision (during drought periods and the non-rainy season) of sufficient water to maintain the health of plants, removal of weeds, and such other measures as are needed to ensure the attractiveness and usefulness of the landscaped sites.

11. Public Sidewalks and Pedestrian Pathways

- a. Public walkways should be of sufficient width to accommodate street trees and pedestrian/bike amenities, as well as a zone devoted to clear pedestrian passage.
- b. Consider the use of special paving materials, colors, and/or patterns to accentuate walkways, intersections, and crossings.
- c. Corner curb extensions, midblock crossings, and/or sidewalk bulbouts should be used where feasible and needed to reduce crossing distances and to calm traffic.
- d. Bulbouts that function as small plazas with amenities such as landscaping, seating, trash receptacles, and bicycle racks are encouraged.

12. Public Signage and Wayfinding

- a. Public art should be used to identify areas with a unique identity or celebrate the entrance to a public place; for example, mark gateways and other important public places and buildings with public art.
- b. Utilize directional and wayfinding signs to aid pedestrian and vehicular orientation and wayfinding as well as to identify special districts, historical and cultural landmarks, and local attractions.
- c. Pedestrian-oriented signs and maps should be located at key pedestrian activity nodes, such as transit stops, plazas, and shopping areas.
- d. A coordinated system of signs and maps should be provided to direct visitors to important public services and facilities.
- e. Directional and wayfinding signage should be coordinated with other street amenities to unify areas with a distinct identity.
- f. Graphic communication on signage should be unambiguous and lettering should be legible.
- g. Provide visually attractive, easy-to-read, and well-located signage to direct vehicles to available parking areas.
- h. Explore opportunities for educational and interpretive signage to highlight important historic or natural features of the area (e.g., the bay and sandspit).

DOWNTOWN SPECIFIC DESIGN GUIDELINES

Buildings

1. In general, the height of new buildings in the Downtown area should be consistent with the pattern that currently predominates - that of one and two-story, retail structures. Additional height sufficient to accommodate additional stories should, however, be allowed to facilitate designated types of development which will contribute positively to the vitality and street life of the area, such as residential-above-retail and visitor serving-above-retail uses.
- 1.2. Corner towers, turrets, and roof forms above fascias may project up to 7 feet above maximum height.

Character-Defining Elements and Architectural Quality

1. The design of buildings in the downtown area should maintain and enhance the eclectic character and architectural diversity of existing structures. Features of the eclectic style in downtown Morro Bay that should be perpetuated include:
 - a. A mix of traditional, retro, and modern building styles and treatments such as art deco, Spanish, Victorian, craftsman, folk, mid-century modern, and contemporary.
 - b. Varied roof forms.
 - c. Bright colors.
 - d. Unusual materials and forms.
 - e. Whimsical and figurative elements (e.g., buildings are shaped to mimic their function or to suggest objects associated with their function).
 - f. Detailing such as columns, ironwork, arches, transom windows, varied roof parapet shapes, projections, rafter tails, shingles, and wood scrollwork. Such elements should be authentic to and incorporated into the architectural style of the building. A 'stuck-on' appearance is to be avoided.
 - g. Insets and projections such as balconies, porches, porticoes, arcades, overhangs, railings, and awnings.

Parking and Loading

1. Where feasible, to support active pedestrian streetscapes, private parking lots, driveways, and loading areas should be located behind buildings and only be accessed from side or rear streets.
2. Wherever possible, loading facilities should not be located at the front of buildings where it is difficult to adequately screen them from view. Such facilities are generally more appropriately located at the rear of the site.
3. Where commercial buildings back up to residential properties, loading and delivery should be planned so that they will occur at the side of the building away from residences.
4. On-site parking should, to the extent feasible, be discouraged in the central core of the Downtown area. Parking needs in this area should be addressed on an area-wide basis throughout downtown through the establishment of parking districts and shared parking. Special attention should be given to finding creative solutions to the need for proximate and accessible overnight parking for guests staying at lodging facilities.
- 3.5. Enforcement of parking time limits and/or institution of paid parking should be employed to ensure efficient turnover of public parking spaces in high-demand areas.

Commercial Signage

1. A figurative or whimsical design theme is encouraged for commercial signage in the downtown area. Figurative signs generally use shapes, graphics (e.g., shoes, keys, books), type styles, colors, and materials that reflect the business they identify. Signature elements may include:
 - a. Three-dimensional or projecting shapes.
 - b. An eclectic mix of materials.
 - c. Distinctive font/type styles or hand-lettering.
 - d. Signs painted onto walls.
 - e. Raised lettering.
2. New and replacement signage should be consistent with the specific requirements and overall vision established by the City's Sign Ordinance (Chapter 17.68 of the Morro Bay Municipal Code).

Public Signage and Wayfinding

1. Create a sense of entry into the city (e.g., the roundabout at Morro Bay Boulevard and Quintana Road) by using structural elements, public art, signage, and/or special landscaping.
2. Arched gateway elements are encouraged at key entries to downtown. Sculptural archways offer an opportunity to incorporate public art into wayfinding and highlight Morro Bay's unique character. The design of such elements should be original and ~~should~~ reflect and highlight Morro Bay's unique character.

Maintenance

1. Maintain properties in an inviting manner for visitors and local customers and pedestrians including upkeep of buildings, landscape, and setbacks.

WATERFRONT SPECIFIC DESIGN GUIDELINES

Buildings

1. Building massing and design should be guided by the objective of avoiding walling-off public visual access to the water from the Embarcadero and adjacent bluffs.
2. Rooftops should be varied to avoid monotonous views from the bluff-top areas.
- ~~2-3.~~ Flat roofs and roof-top decks should be avoided.

Character-Defining Elements and Architectural Quality

1. The design of buildings in the waterfront area should maintain and enhance the nautical/fishing village character of existing structures. Features of the nautical/fishing village style of the Morro Bay waterfront that should be perpetuated include:
 - a. Horizontal and boat-shaped forms and elements.
 - b. Metal, natural wood, board and batten, and shingle siding. Preferred siding types include ship-lap, board and batten, shingles, and corrugated metal. Architectural elements should be constructed of natural materials, such as steel, wood, stone, tile, or brick. Stucco siding should be avoided.

- c. Circular/porthole windows, or long horizontal bands of windows.
- ~~c~~.d. Walkways and other pedestrian areas should be surfaced with pressure-treated wood, brick, pavers, or stamped concrete. Significant areas of asphalt or plain-surfaced concrete are discouraged.
- ~~d~~.e. Simple or rustic detailing.
- ~~e~~.f. Low-pitched and slanted roof forms.
- ~~f~~.g. Muted, seaside colors.

2. The design of buildings should maintain an architectural style in keeping with a working fishing community with the form and scale typical of the pedestrian-oriented community which has evolved over time.

Bluff Development

1. Structures located on steep slopes should incorporate a tiered design approach in order to minimize grading and reduce building massing and visual bulk. Design methods include steps in the building foundations and varied roof heights and planes.
2. Roof ridges should be oriented perpendicular to the direction of the slope (or parallel to the ridgeline).
3. New development should not contribute to bluff erosion.
4. Significant natural features such as drainage courses, rock outcroppings, sensitive biological resources, natural vegetation, and mature trees should be preserved and incorporated into the development design.
5. Retaining walls should be incorporated into the design of the structure so that they become part of the structure.
6. Structures should be nestled in the bluff buffer area, below ridgelines and within the folds of the bluff to help blend the structure into the site.
7. Structures built at the top of the bluff should be low in profile and sufficiently stepped back from the bluff face.
8. Underground, tuck-under, rooftop, and/or integrated structured parking should be used in the design of the structures.
9. The use of overhanging decks, large staircases, balustrades and solid wall railings, and patios formed by retaining walls that make buildings appear more massive should be avoided.
10. Development of properties that are bisected by the bluff should incorporate public pedestrian access from the waterfront elevation to the top of the bluff. Development should be designed and sited in such a manner as to preserve view corridors to the bay/harbor.
11. Public access easements should be incorporated into bluff development to provide direct connections across the bluff and shorten walking distances. Vertical access can be accomplished through the creation of public access stairways between developments, scenic overlooks, and trails. Semi-transparent fencing/walls and landscaping are encouraged along public access stairways.
12. Public connector pathways and stairs traversing the bluff should be well-lit.
13. Comprehensive wayfinding signage should be installed to identify public access points along the bluff.
14. No structures or other obstructions that will impede access should be installed within the boundaries of any required easement.

14.15. Buildings constructed at or near the base of the bluff should be restricted in height and designed to preserve public views from the bluff top to the waterfront, Morro Rock, and pedestrian areas of the Embarcadero itself.

Connectivity

1. Open view corridors should be incorporated into the design of new or remodeled structures on the west side of the Embarcadero to enhance overall visual access to the water. View corridors can be along property or lease lines, side yard setbacks, or incorporated within the building as open areas or walkways.
- ~~2.1. Public (non-customer) viewing areas of the bay and waterfront in the form of outdoor decks and upper-story balconies should be provided and public access should be demarcated from the public lateral accessway.~~
2. Encourage every building and/or shop to provide direct pedestrian access to the bay/harbor.
3. Each development located on the west side of the Embarcadero should provide lateral bay access extending the full width of the site. Such lateral access should connect seamlessly and directly to lateral waterfront access and/or public viewing platforms on adjacent sites.

Commercial Signage

1. A nautical design theme is encouraged for commercial signage in the waterfront area. Nautical design features may include:
 - a. Shapes reminiscent of nautical elements such as boats, lighthouses, marine wildlife, ropes, anchors, waves, etc.
 - b. Rustic and wood materials.
 - c. Nautical font/type styles or hand-lettering. Examples of nautical font include Tognazzini's Dockside 3. Often boat name lettering on the back of vessels is often nautical in character.

Public Signage and Wayfinding

1. Sculptural and artistic gateway elements are encouraged at key entries into the waterfront area.

Public Street Furnishings

1. Street furnishings in the Embarcadero should be consistent with themes identified in the Embarcadero & Centennial Parkway project.
2. The type, design, and materials of street furnishings in the Embarcadero should reference Morro Bay's heritage as a fishing community through the use of natural materials typical of maritime construction and through the artistic incorporation of shapes, images, and themes derived from the waterfront and the commercial fishing industry. Such marine materials, shapes, and images should be employed with creativity and originality so that the Embarcadero streetscape projects the unique identity of Morro Bay. An excessive or overly literal use of maritime elements which creates a streetscape undistinguished from other seaside communities should be avoided.

Cindy Jacinth

To: Sinsheimer, Amy
Subject: RE: Morro Bay Final DWSP

From: Sinsheimer, Amy [mailto:asinsheimer@mbakerintl.com]
Sent: Thursday, July 06, 2017 12:10 PM
To: Cindy Jacinth <cjacinth@morrobayca.gov>; Scot Graham <sgraham@morrobayca.gov>
Cc: Henderson, Jeff <jhenderson@mbakerintl.com>
Subject: RE: Morro Bay Final DWSP

Hi Cindy,

We don't have a tracked change version because this is in InDesign. We do have Word versions of the changes for all chapters but Chapter 4. The table in Chapter 4 was only done in InDesign.

Here are the general descriptions of the issues/comments we addressed in Chapter 4. We also updated information in the Table in Ch. 4 based on changes to catalyst projects in Ch. 2 – e.g. the name changes to Catalyst Projects B and G.

Page Number in Public Draft pdf	Comment
4.4	Add something re: encouraging water bottle filling station as an implementation item in the implementation table at the end
4.4	New item for implementation table - full blown commercial design guidelines citywide - mid-range implementation item
4.9	"PR8 Consider special painted crosswalk and intersection markings as well - many cities are doing these now, see Santa Monica and others. This can be done in concert with an artist, and be very visually impactful. Key intersections in the Waterfront and the Downtown could be a focus for this, Main and Morro, Embarcadero and Front – its cheaper than building structures and could really have impact." City – good – yes add these
Chapter 4 table	Scot's comment: PC also talked about including outside groups as possible leads. I will forward a copy of the final, but as of today not adopted Economic Dev. Strategic Plan. It does something along these lines. Not saying we need to go here, but it may be worth considering. Amy's response: We have MBHS and BMB in legend of the implementation table and in the table. Also, reviewed the EDSP. Not sure if any changes are needed here. Discuss with Scot. Scot – change LU-2 to say beautification committee and replace BMB with beautification committee where it occurs

Thanks, Amy

Amy Sinsheimer | Project Manager | Michael Baker International
1026 Chorro St., Suite 225 | San Luis Obispo, CA 93401 | Phone [desk or mobile] 805-250-7981
asinsheimer@mbakerintl.com | www.mbakerial.com