



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

Regular Meeting - Tuesday, May 1, 2018
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA

Chairperson Gerald Luhr

Vice-Chairperson Michael Lucas
Commissioner Jesse Barron

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. For Public Hearing, New Business, and Unfinished Business items, additional opportunities for public comment will be provided following the Staff Report for each such 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 Department 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.

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.: UP0-514/CP0-565

Site Location: 1169 West Avenue, Morro Bay, CA

Proposal: Request for a Conditional Use Permit and Coastal Development Permit for new construction of a single-family home on a vacant parcel. Specifically, the Applicant proposes to construct a new 3,901 square foot two-story home with two single car garages totaling 980 sq. ft. and a 564-sq. ft. west facing second story deck. The proposed project is on an 8,610-sq. ft. bluff top parcel zoned for duplex residential with a Planned Development and a Beach Street Specific Plan overlay (R-2/PD/SP). The property is within the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15303, Class 3.

Staff Recommendation: Conditionally Approve

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211, nhubbard@morrobayca.gov

B-2 Concept Plan Review

Site Location: 2996 Alder Avenut, Morro Bay, CA

Proposal: Request for a review of the proposed project to provide the applicant with feedback and direction. The proposal includes three apartment units totaling 3,783 sf over a single level ground floor parking structure. The proposed building height is 29.6 feet. The site is the vacant lot on the corner of Alder Ave and Sequoia Street in the Ocean Heights neighborhood. This project is in the R-4/SP zoning district and is not within the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically exempt, Section 15303, Class 3.b.

Staff Recommendation: Review and provide feedback and direction

Staff Contact: Nancy Hubbard, Contract Planner, 805-7732-6211, nhubbard@morrobayca.gov

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on May 15, 2018 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.morrobayca.gov/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.morrobayca.gov/notifyme and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 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 May 1, 2018

#	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	Reeves	1169 West	2/9/18	UP0-514/CP0-565	Coastal Development Permit / Conditional Use Permit for New 3,901 sq. ft. single-family residence with detached 980 sq.ft. garage	Under Initial Review. Deemed incomplete, letter sent to applicant 3/6/18. Resubmittal received 3/13/18. Under Review. Resubmitted 3/13/18, under review. Agendized for May 1, 2018 PC hearing.				nh
2	Wright	2996 Alder Ave	1/18/18	CP0-562	Coastal Development Permit / Conditional Use Permit for 3 story, 3 unit apartment building in the R-4/SP zone	Under initial review. Deemed incomplete, letter sent to applicant 2/20/18. Resubmittal received 3/13/18. Under Review. Staff determined project needs PC approval. Applicant notified 3/19/18 to resubmit for PC approval. Agendized for May 1, 2018 PC hearing.				nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
4	Krull	2575 Greenwood	4/11/18	UP0-521 / CP0-575	395 sq. ft. ADU (converted from existing 2-car garage) and construct new 250 sq. ft. garage (in foot print of existing shed to be removed)	Under Initial Review				jg
5	Carter	2035 Bayview	4/10/18	CP0-574	Demo reconstruct. New 1,931 sq. ft. SFR with an attached 460 sq. ft. garage	Under Initial Review				jg
6	Wood	361 Main	4/6/18	CP0-573 / AD0-134	CUP; addition to existing residence; 2nd floor addition 386 sq. ft.; 2nd floor deck 329 sq. ft. with variance AD0-134	Under Initial Review				jg
7	Doubleddee	958 Marina	3/28/18	CP0-572 / AD0-133 / UP0-519	Admin permit for detached secondary dwelling unit; refer to parking exception AD0-133 & Bldg permit 31732; MUP for parking exception AD0-133.	Under Initial Review. Noticed 4/27				jg

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8	Smothers/Fortino	570 Kings	3/23/18	UP0-517 and CP0-571	Construct two new dwelling units for an additional 1430 sq. ft. of habitable space on an R-2 parcel with an existing SFR	Under Initial Review. Need updated photosimulations. Tentatively scheduled for 5/15 PC hearing				jg
9	Stollmeyer	312 Tahiti	3/16/18	CP0-570	Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property.	Under Initial Review. Correction Letter sent 4/13. Resubmittal rcv'd 4/20				jg
10	Stollmeyer	310 Tahiti	3/16/18	CP0-570	Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property.	Under Initial Review. Correction letter sent 4/13. Resubmittal rcv'd 4/20				jg
11	Beecham	781 Harbor	3/13/18	CP0-569	Admin CDP for demolition only of 1653 sf structure & 807sf garage	Under initial Review. Requires an historical evaluation				jg
12	Hilton	430 La Jolla	3/5/18	CP0-568	Remodel existing SFR to create an Accessory Dwelling Unit	Under Initial Review. Correction letter sent 3/20/2018				jn
13	Kenney	321 Trinidad	3/2/18	UP0-515/AD0-131	Addition to a nonconforming SFR and parking exception for tandem space	Under Initial Review. Correction Letter sent 4/3				jg
14	Scott	2940 Hemlock	2/23/18	CP0-567	New 1,266 sq. ft. single-family residence with ADU	Under Initial Review. Waiting on PW comments. Correction Letter sent 3/22. Resubmittal rcv'd. 4/24				jg
15	Frye	3400 Toro	2/21/18	CP0-566	New single-family residence with an attached accessory dwelling unit	Under Initial Review. Waiting on PW comments. Correction Letter sent 3/20. Resubmittal rcv'd 4/2				jg
16	Matson Bay	787 Main Street & 280 Morro Bay Blvd	1/17/18	S00-130	Lot Line Adjustment	Under initial review. Deemed incomplete, letter sent to applicant 2/16/18				nh
17	Matson Bay	271 Pacific	1/17/18	S00-131	Cert of Compliance	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
18	Matson Bay	767 Main Street	1/17/18	S00-132	Cert of Compliance	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
19	Kitzman	355 Quintana Place	1/26/18	A00-000-053	Lot Tie and modification to parking lot for Culligan Water	Under initial review. Deemed incomplete, letter sent to applicant 2/21/18				nh
20	Johnson	128 Rennell	1/10/18	CP0-561	Demo/reconstruct 1,362 sq. ft. SFR with 496 sq. ft. garage, and 240 sq. ft. covered front porch	Incomplete letter mailed 2-9-18				nh
21	TLC Family Enterprises	833 Embarcadero	1/2/18	UP0-509	Demo/reconstruction of existing Off the Hook Building.	Under Initial Review. Correction letter sent 2/13/18				cj

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22	Di Benedetto	235 Marina	11/1/17	CP0-555/UP0-495	Coastal Development Permit & CUP for Demo/Reconstruct with new 2,228sf single family residence.	Under initial Review. Correction Letter sent 11/13. Resubmittal Received 3/12/18. Under Review. Scheduled for 4/17 PC Hearing. Continuance requested to a date uncertain because of inconsistencies with General Plan Land Use Policy LU-69. Applicant must redesign and resubmit				jg
23	Guesno	210 Atascadero	6/1/17	CP0-544 / UP0-481	Coastal Development Permit and Conditional Use Permit for commercial change in use	Under review. Correction memo sent to applicant 6-27-17. Resubmittal received 7/24/17. Incomplete letter sent 8/4/17. Plans still incomplete as of Nov 2017. Resubmittal received 1/5/18. Incomplete letter sent 2/6/18.		PN- Disapproved 7/5/17		nh
24	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		nh
25	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. Resubmitted 11-2017. RFP released for preparation of environmental (IS/MND). MND update in process. Draft initial study provided for staff review 3/16/18. Comments provided to consultant 4-6-18 to draft public review draft document. Preparing for public review period.		PN- Not Approved per memo dated 3/16/17		nh
26	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & GDP 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. Resubmittal Received 7/10/17. Correction Letter sent 8/22. Resubmittal rcv'd 10/18/17. Applicant has chosen to again change the project. Permit expired. Applicant directed to resubmit application at meeting 12/14. Subdivision Review Committee tentatively scheduled for 1/30/18. Correction Letter sent 2/22. Resubmittal rcv'd 4/12		PN- Disapproved per Memo dated 8/10/2017		jg
27	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Resubmittal received 8/11/15. Incomplete letter sent 9/4/15. Resubmitted 2/13/18. Under Review. Incomplete letter sent 3/13/18. Resubmittal received 3/26/18. Under Review. RFP for environmental consultant concluded. Consultant selected, preparing contract documentation. Consultant engaged and has begun work on initial study.		PN-Conditionally Approved 2/28/2018		nh

Planning Commission Continued projects:

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
28	Erlendson	299 Sienna	9/1/17	UP0-491/AD0-123 CPO-560	Application altered. Applicant now requests Coastal Development Permit for a secondary dwelling unit to be located within the existing 2-car garage.	Under review. Correction letter sent 9/13/17. PC hearing 10/3/2017. Continued to a date uncertain with direction to work with staff prior to resubmittal. Applicant must resubmit. Under Review. Correction Letter sent 1/24/18				ig
29	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		cj
30	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		cj

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
31	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										
32	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete	Under review. Correction letter sent 5-10-16. Environmental review complete and to be routed 7-28-16 for required 30 day period. PC 9/6/16 hearing. Reviewed and PC continued hearing to 10/4/16. Project continued to 12/6 PC meeting. Project reviewed at 1/3/17 PC hearing and continued to a date uncertain. Revised MND in progress. Draft MND available for public comment 2/28/18 to 3/30/18. Staff reviewing public comment.		PN- Conditionally approved per memo dated 7/26/16		nh
33	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		cg
34	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
35	Tract 2812	2400 Main St / Morro Mist	6/13/16	Map	Final Map - Tract 2812 / 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. Resubmittal received 6-16-17 and 9-5-17. CC&Rs approved. Draft affordable housing documents prepared and sent to Applicant 11-28-17. Documents resubmitted to City 3-12-18.. Agendized for Council map acceptance on 4-24-18.		PN- Approved Public Imp. On 1/9/2018. Waiting on Final Map resubmittal/		cj
Projects requiring coordination with another jurisdiction:										
36	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		
37	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 finalized. Phase 2 on hold as of 7/22/14.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
38	City of Morro Bay	Citywide			Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. General Plan Advisory Committee meetings ongoing. For more information or to get involved, visit www.morrobayca.gov/planmb . Project to be complete with documents ready for adoption and certification by end of 2018.				

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39	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:										
40	Verizon / Knight	184 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 jg
41	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 jg
Grants										
42	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

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43	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
44	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	Bernal	154	Bayshore Dr.	3/23/18	B-31924	Convert existing deck(s) into conditioned space, adding 120 sq ft. to unit.		BLDG - Disapproved by hb (see memo) on 4-2-18. GA			
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 memo correction 6-15-17. Disapproved by cj on 10-16-17.	Approved by cdl on 5-10-17	Disapproved by jb (see memo) on 10-3-17	Emailed comments on 10-20-17.	
3		1269	Berwick	4/4/18	B-31938	Adding deck to existing home & 2 windows replaced with new slider doors.		BLDG - Disapproved by hb on 3-9-18. MF			
4		205	Bradley Ave	3/26/18	B -31927	Interior Remodel, new interior walls, replace one window for egress, new drywall, new plumbing fixtures, relocate water heater, new lighting and		BLDG - Disapproved by hb on 4-3-18. mf			
5	Hauck	206	Bradley Ave	1/5/18	B-31835	Remodel garage, frame new ceiling, drywall ceiling & walls, replace 8' x 6' 8"	Approved by jg on 1-26-18	Disapproved by hb on 1-17-18		2-5-18 - Emailed comments to property owner. PB	
6	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. Approved 11-27-17. CJ Fire: Approved by mv on 1-22-18	Plans sent to Ca, Code Check 1-5-17.Sent CA code check 11/14/17.	PN- Disapproved per memo dated 1/18/17	1-17-18 - Received resubmittal and routed to BLDG (CA Code Ck), PW & FIRE. PB	
7	Mathias	2515 & 2525	Greenwood	2/16/18	B-31888	New SFR with ADU		CCC - Disapproved by Scott Martini with CCC (see memo) received on 3-12-18 PB	PN- Disapproved per memo dated 3/5/18		
8	Bulatov	2980	Hemlock	9/11/17	B-31651	Remodel existing SFR, new 1st, & 2nd floor addition(1444sq.ft.) new 310 sf deck above	Disapproved by jg on 9-8-17.	03-28-18 - Disapproved by Bldg. (hb) on 3-27-18. - GA	Disapproved by jb on 9-15-17.	1-24-18 - Received submittal & routed to BLDG (w/ soils), PLAN, PW. & FIRE (route when one is back). PB	
9		391	Jamacia	4/4/18	B-31939	Reconfigure interior walls, add en suite bathroom					

#	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
10	Warmerdam	2901 Juniper	12/15/17	B-31812	Single Family Alteration Remodel of existing home	Diapproved by jg 12-27-17	BLDG - CA Code Ck Disapproved on 1-16-18	PW- Disapproved by jb on 12/21/17.	1-16-18 Emailed all plan review comments & (waiver request on 1-19-18) to Trevor Miller PB	
11	Goldstein	142 Kodiak	1/3/18	B-31817	Addition & Remodel	Disapproved by jg on 1-12-18	BLDG - Approved by hb (with redlines). - GA	Disapproved by jbon 12-2-17	1-17-18 - Emailed all plan review comments to Architect (Goldstein) & advised of plans for p/u. PB	
12	Wright	520 LaJolla	7/21/17	B-31595	Enclose 10'x20' carport for single car garage	Disapproved by rr on 7-26-17.	Disapproved by cdl on 8/11/17.	N/A		
13	Cole	1030 Las Tunas	1/30/18	B-31852	Single Family Addition Permit	Disapproved with correction memo by nh on 2/1/18.	BLDG - Disapproved by hb on 2-1-18			
14	Sterkel	1115 Las Tunas	1/23/18	B-31845	368 sf addition, & 175 sf exterior deck	Disapproved with correction memo by nh on 2/6/18. Approved resubmittal 3/21/18. nh	BLDG - Disapproved by hb (see memo) 4-3-18. MF			
15	Boisclair	900 Main	12/19/17	B-31810	Raise existing stage 6" to add additional sound deadning. Create front of stage perimeter		BLDG - Approved by ac on 12-26-17 PB			
16	Olcott	285 Marina	10/27/17	B-31752	ADA Renovation; parking lot	Approved by sg on 11-6-17.	Approved by cdl on 11-14-17.	Disapproved by jb on 11-3-17.	Emailed comments 11/21/17	
17	Henderson	958 Marina	10/18/17	B-31732	Replace interior finish, repair & reinforce existing structure & replace electrical mechan.& plumbing systems on 2ndary unit	Under review Disapproved by rr on 11-1-17. Project requires planning entitlements.	BLDG - Disapproved by hb on 3-28-18. MF	Approved by jb on 10-23-17.		
18	Robison	1185 Main St.	1/22/18	B-31842	Residential Elevator Installation	Disapproved by sg on 1-29-18	BLDG - Disapproved by hb (see memo) on 2-16-18 PB			
19	Kinsinger	222 Main St.	11/22/17	B-31786	149 Sq. Ft. addition & interior remodel of kitchen, bath and living-room.	Disapproved by jg on 1-12-18	BLDG - Conditional Approval by hb on 4-4-18 (see memo). MF	Approved by jb on 11-22-17.		
20	Millerstein	844 Main St.	11/17/17	B-31781	Com. Alteration Re-enclosed storage area & upgrade to allow for office space in addition to storage upgrade exterior to match surrounding	Approved by rr on 12-8-17	BLDG - Conditional approval by hb, (submit completed unreasonable	Approved by jb 11/22/17	1-25-18 - Received resubmittal and routed to BLDG ONLY. PB	RR
21	Davis	1199 Main	4/6/18	B-31942	Addition of 150 sq. ft to upper floor; install new egress window & interior door					
22	Sonic	1840 Main	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. cj.	BLDG - Disapproved by CCC (see memo) on 3-16-18 PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	
23	Morro Mist LLC	2402-2446 Main	7/5/16	B-31067 through B-31089	Building Permit applications for 23 new town homes in 6 detached building clusters to include 15 one- bedroom units and 8 three bedroom units. 23 separate applications.	Disapproved. Corrections sent 8-3-16. cj. Resubmittal received and disapproved 11-28-17. Affordable Housing covenant recorded. Planning approved 4-23-18. cj.	BLDG- Approved by cdl on 8-22-17. PZ	PN- Approved waiting for RL sign-off of WEU form.		

#	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	Lau	2780 Main	9/15/17	B-31680	Remodel existing restaurant/ apartment. Reduce size of restaurant by 500 sf and add that to the Apartment.	Disapproved by jg 10-18-17.	BLDG - Disapproved by hb (see memo) on 3-14-18 PB	Disapproved by jb on 9-22-17.	Emailed comments on 10/19/17.	
25	Crowfoot	416 Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CP0-531)	Approved by rr on 7-31-17.	BLDG-Approved by cdlon 3-29-17. PZ	PN- Disapproved per memo dated 3/29/17		
26		2584 Nutmeg Ave	2/2/18	B-31862	Retaining Wall - Approx 25' in length, staggered heights on slope at the southwest corner of property.		BLDG - Approved w/ redlines by hb on 2-8-18 PB			
27	Colmer	501 Quinn Ct,	11/16/17	B-31775	SFR- New	Disapproved by cj 12-21-17. Corrections sent 3-29-18. cj. Resubmittal under review.	BLDG - Disapproved by CCC (see memo) on 3-16-18 PB	Approved by jb on 11-30-2017		
28	Colmer	505 Quinn Ct,	11/16/17	B-31774	SFR- New	Disapproved by cj 12-21-17. Corrections sent 3-29-18. cj. Resubmittal under review.	BLDG - Disapproved by CCC (see memo) on 3-16-18 PB	Approved by jb on 11-30-2017		
29	Colmer	557 Quinn Ct,	11/16/17	B-31776	SFR- New	Disapproved by cj 12-21-17. Corrections sent 3-29-18. cj. Resubmittal under review.	BLDG - Disapproved by CCC (see memo) on 3-16-18 PB	Approved by jb on 11-30-2017		
30	Berry	321 Rennell St.	4/6/18	B-31941	New 544 sq. ft. SFR & 448 sq. ft attached garage.					
31	Nisbet	687 Sequoia	4/3/18	B-31936	Repair & replace driveway					
32	Brisson	341 Sicily	9/12/17	B-31670	Single Family Alteration	Conditional approval 9-27-17. RR	Disapproved by cdl on 9-21-17.	N/A	Emailed comments on 9/28/17	
33		340 Tulare	3/27/18	B -31932	Addendum to 31046 - Change foundation from piers and grade beams to slab on grade.		BLDG - Disapproved by hb (see memo) on 3-28-18. - GA			
34	Forde	564 Zanzibar	1/16/18	B-31837	Single Family Alteration	Disapproved by sg on 1-29-18	BLDG - Approved by hb on 3-5-18 PB			

Planning Projects & Permits with Final Action:

1	Borchard	508 Blanca	2/9/18	CP0-564	Administrative Coastal Development Permit for new 1,800 sq. ft. single-family residence with 453 sq. ft. garage and 364 sq. ft deck	Under Initial Review. Deemed incomplete, letter sent to applicant 3/8/18. Resubmitted 3/14/18, under review. Deemed complete, public notification period 4/4/18 to 4/14/18. CPO-564 permit issued 4/24/18				nh
2	City of Morro Bay	0 Main St	3/23/18	A00-057	Administrative Amendment to UP0-298 (Conditional Use Permit) for Farmer's Market - reconfigure setup layout of market vendors. Location proposed to change from Main St turn on Harbor St to new layout as only Main Street for 2 blocks between Pacific and Harbor Streets.	Deemed complete, sent for public notification from 4/4/18 to 4/14/18. A00-057 permit issuance pending.				nh
3	Van Buerden	701 Embarcadero	2/6/18	UP0-513/SP0-216	Minor Use Permit for a change to the existing signage program and to allow internally illuminated signage on the Embarcadero	Correction Letter sent 1/18. Waiting on Applicant's decision to redesign or take to PC. Agendized for 4/3/2018 PC hearing. Request denied				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
1	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. Project reviewed and discussed with Consultant. PC hearing date is 9-5-17. Conditionally approved via Favorable Recommendation to City Council for approval. Council reviewed on 10-10-17 and continued project to 11-14-17.. Resubmitted 2/5/18. Project to be agendized for 3/27/18 City Council review of Concept Plan CUP.		Conditionally approved 6/14/16		cj
2	DeGarimore	1001 Front St.	1/29/18	A00-054	CUP to amend Precise Plan UP0-284 to allow seasonal kiosk of Virg's Landing kiosk.	Under initial review. Virg's Landing kiosk previously permitted summer of 2017 for a temporary use permit of a seasonal kiosk. Applicant application is to allow permanent seasonal use. Agendized for 4-17-18 PC hearing. Approved with conditions 4-17-18 by PC				cj
3	DeGarimore	1001 Front St.		A00-026 Amendment to CUP to modify project description to remove proposed new awning.	Administrative Amendment to UP0-284. Letter sent to applicant 9-9-15 regarding public access requirements. In process. CUP originally approved May 2012 for new dock system, retractable awning over public seating area, and permitting of an existing parking lot.	Conditional use permit UP0-284 approved by PC in May 16,2012. All work under this CUP was completed with exception of retractable awning system. Applicant has filed for an administration amendment to the CUP to modify project description to delete awning proposal. Seating area is currently partially covered with table umbrellas. Site noticed for administrative action on 4/6/18 to modify project description. Administrative action approved to modify project descripton 4-24-18.		PN- Conditionally Approved 5/17/2017		cj
4	Taverner	335 Piney	6/15/17	CP0-547	Administrative Coastal Development Permit for the construction of a detached 624 sq. ft. accessory dwelling unit	Under Initial Review. Correction Letter sent 7/11/2017. Resubmittal received 9/28. Performed Site Visit. Waiting on confirmation of the removal of second kitchen area on lower floor. Letter sent 12/14 regarding required information submittal not rcv'd to date. Applicant must remove cooking facilities in lower portion of existing SFR. Has not yet complied to date (2/13) Another Letter sent 2/26. Recorded deed restriction received 3/23. Still waiting on confirmation that the downstairs stove/cooking facilities have been removed. Inspection Complete. Noticed 4/10/18. Permit issued 4/23		PN- Conditionally approved 7/17/2017		jg
5	Tench	1001 Front St.	3/14/18	UP0-516	Temporary Use Permit - Waterfront Market in Parking lot of Gio's Fish Market	Under Intial Review. Noticed 4/6/18. TUP requested for vendor market in parking lot for four separate weekends between May and October 2018. Permit issued 4/18				jn



AGENDA NO: B-1

MEETING DATE: May 1, 2018

Staff Report

TO: Planning Commissioners

DATE: May 1, 2018

FROM: Nancy Hubbard, Contract Planner

SUBJECT: Coastal Development and Conditional Use Permits (CP0-565/UP0-514) to allow construction of a new single-family house on an undeveloped infill lot in the Embarcadero bluff area at **1169 West Avenue**.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 14-18 which includes Findings and Conditions of Approval for the project as depicted on development plans submitted on April 23, 2018.

APPLICANTS/AGENT:

Darlene Reeves, Property Owner
Chuck Stevenson, Agent

LEGAL DESCRIPTION/APN:

066-034-002: 1169 West Avenue



Prepared By: NH

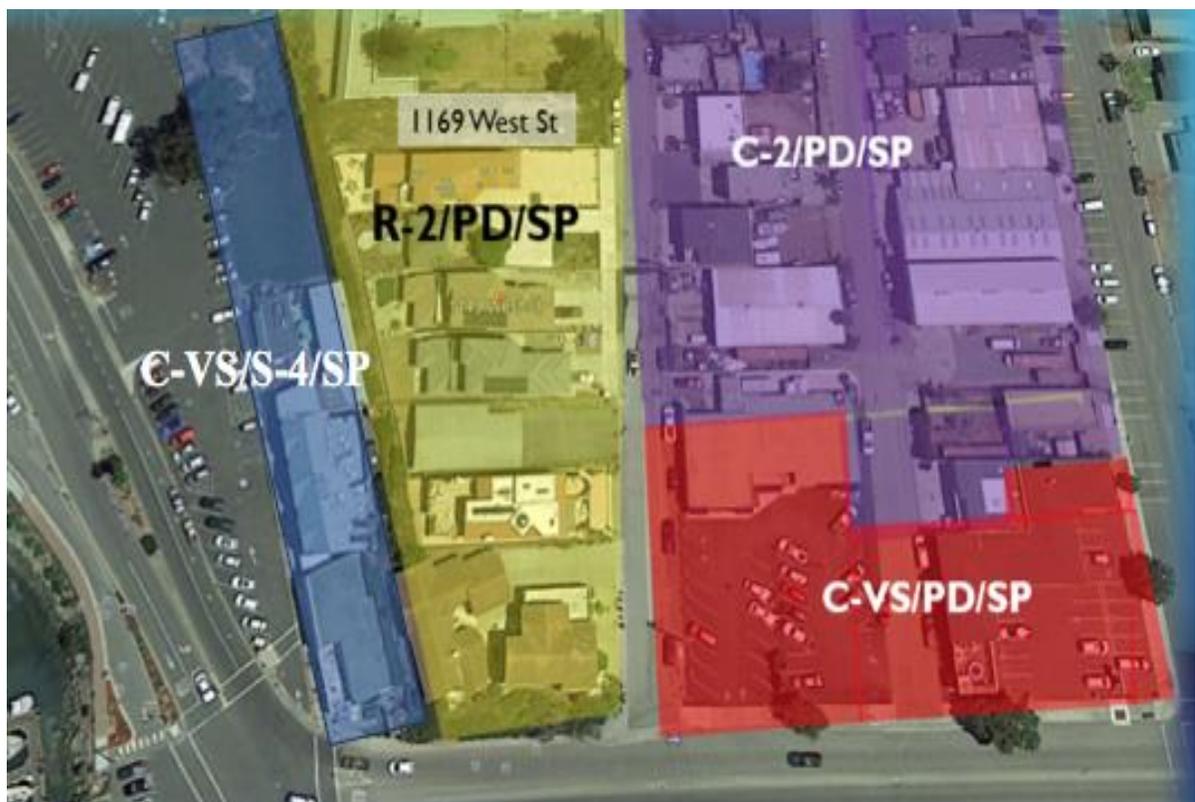
Department Review: SG

PROJECT DESCRIPTION:

The plans show the design for a new two-story, single family home with approximately 3,988 square feet of living area, a 1,000-square foot garage/storage area, and covered and uncovered patios totaling approximately 363 square feet on the westerly portion of the lower level, and two outdoor areas on the second level, including a 638-square foot roof deck at the western edge of the house and a smaller balcony overlooking the central courtyard pool area. The parcel is 8,610 total square feet, but is narrow, approximately 42 feet wide and 206 feet long. Because of the long narrow parcel and the desire to design the living spaces near the westerly views, the garages are facing the street and the entry to the home is at the mid-point of the lot on the north side of the street. Also at the mid-way point, on the south side is a courtyard with a swimming pool. The parcel has views of Morro Rock and the northerly portion of the boat harbor and business district along the Embarcadero Bluff area.

PROJECT SETTING:

The project is located on a long, narrow parcel above the bluff, just east of the Embarcadero. The site has roughly a 2-foot elevation change from the street to the top of the bluff. The bluff edge runs diagonally along the westerly property line, closer on the SW corner of the site. The base of the bluff includes the recent development of concrete reinforced retaining wall, approximately 20 feet high which is part of the construction of the future hotel located at 1170 Front Street. The project site is zoned R-2/PD/SP: Duplex Residential with a Planned Development and a Beach Street Specific Plan overlay. This is the last undeveloped parcel along this block and most of the newly constructed homes have a similar layout because of the narrow lot width and the design focus towards the westerly views. The existing homes range in size from 1200 s.f. to 3611 s.f. according to the county records. The



property along the east side of West Avenue is developed with a combination of residential and commercial uses.

<u>Adjacent Zoning/Land Use</u>			
North	R-2/PD/SP Residential	South	R-2/PD/SP Residential
East:	C-2/PD/SP and C-VS/PD/SP Commercial and residential uses	West:	C-VS/S-4/SP Restaurant and Motel/Hotel

<u>Site Characteristics</u>	
Lot Sizes	8,610 square feet.
Existing Use	Undeveloped vacant parcel
Terrain	Level
Vegetation	Non-native grasses and ice plant
Access	West Avenue

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Low/Medium Density Residential
Base Zone District	Duplex Residential (R-2)
Zoning Overlay District	Planned Development (PD)
Specific Planning Area	Beach Street Specific Plan (SP)
Coastal Zone	Located in the Coastal Zone within appeals jurisdiction
Bluff Property	Subject to Bluff Development Standards

PROJECT ANALYSIS:

Background

County records show that this parcel is undeveloped.

<u>Zoning Ordinance Standards</u>		
	Standards	Proposed
Front-Yard Setback	15 feet (per the Beach Street Specific Plan)	30.5 feet
Side-Yard Setback	10% of average lot width with	4'3"

	5' maximum and 3' minimum In this case, 4'2.75"	
Rear-Yard Setback	5 feet (Bluff setback typically 20 feet)	20 feet to ground floor patios - and the roof deck above, approximately 30 feet to ground floor enclosed living space and 50 feet to second story enclosed living space.
Lot Coverage	50% allowed	44%
Height within 50 feet of Bluff Edge	14 feet for flat roofs and roof deck sills; 17 feet for roofs with a 4:12 or steeper pitch	Roof deck (to rail height) and single-story roof 14'
Height beyond 50 feet of Bluff Edge	25 feet maximum	23'9"
Parking	2 covered and enclosed spaces	2 covered and enclosed
* - See discussion of bluff development stands below		

Permit Requirements

Title 17 of the Morro Bay Municipal Code (MBMC) establishes land use and zoning permit requirements. This proposed new home at 1169 West Avenue located on a bluff top lot is within the Coastal Commission appeal jurisdiction with a Planned Development (PD) overlay, requires Planning Commission approval of both the coastal development permit and the conditional use permit.

- New single-family residences west of Main Street and within the Coastal Commission appeal jurisdiction require a regular coastal development permit (MBMC Section 17.58.020H).
- Development within the Planned Development overlay zone requires a conditional use permit (MBMC Section 17.40.030).
- Development on bluff properties requires a conditional use permit (MBMC Section 17.45.030).

Zoning Overlays

Planned Development: The project site has a Planned Development (PD) overlay. This overlay is applied to parcels, which because of location, size, or public ownership warrant more detailed review. The overlay is applied to all lands within the Beach Street Area Specific Plan.

Beach Street Specific Plan: The proposed projects are in designated “Area B” of the Beach Street Specific Plan. Projects in this area are subject to a public view access fee of \$2.00 per linear foot of property fronting along the top of the bluff or \$100, whichever is greater. This is for the purpose of designing, constructing or maintaining a public view deck on Surf Street. The specific plan also requires the installation of frontage improvements on West Avenue. Conditions in resolutions for approval reflect these requirements.

Setbacks

The current R-2 zoning establishes the minimum front, side, and rear setbacks for the site, as noted in the *Zoning Ordinance Standards* table above. The westerly (rear yard) setback is also subject to bluff development standards, which generally require a minimum setback of 20 feet from the bluff edge. As noted above, the Beach Street Specific Plan allows a lesser front setback of 15 feet. This project meets or exceeds the minimum setback requirements.

Bluff Development Standards

Geologic Report: Chapter 17.45 of the Zoning Ordinance establishes bluff development standards and requires a use permit approval for development of bluff properties. This project is within the Embarcadero Area (between Surf Street and Anchor St), which allows for development within the bluff and on the bluff face, subject to setback and/or construction recommendations in the required geologic report to ensure structural stability without altering bluff landforms or requiring protective devices such as extensive retaining walls. The bluff below this project is currently under construction for a hotel and includes an extensive reinforced retaining wall to approximately 20 feet in height. The proposed project is not requesting any development within the Bluff Buffer area.



The applicants submitted a geotechnical engineering report, prepared by Earth Systems Pacific (October 28, 2016 with an addendum dated March 9, 2018). The report notes that the concern is the potential for total and differential settlement given the erodible nature of

the soils. The bluff to the west was not in an overly steepened condition, and since the date of that statement, the bank is further supported by a large reinforced retaining wall for the development along the base of the bluff. Planning condition 11 in the resolution for approval requires this project to comply with recommendations in the geotechnical engineering report, as it may be updated to include new findings related to the current development at the base of the bluff (see photo simulation).

Drainage: New development on coastal bluff properties requires the installation of a drainage system to carry storm water run-off inland to the nearest public street. The City has adopted storm water management standards to protect water quality and control run-off flow from new and redevelopment projects. Since this project has more than 2,500 sq. ft. of new impervious area, it is subject to these requirements. Plans submitted for a building permit must demonstrate compliance with the bluff development and storm water management standards (Public Works condition 1).

Height Limits: New development within 50 feet of the bluff edge is limited to a maximum height of 14 feet for flat roofs and deck rails. The proposed rear roof deck railing is at the 14-foot height limit, meeting this requirement. The home is designed with flat roofs, within the height restrictions stated for the zone, as well as, the Bluff development standards. Planning conditions #8, 9 and 10 are included in the resolution to require the proposed home to comply with the bluff development height standards.

Public Coastal Views: Permitted development of bluff properties should be sited and designed to protect public coastal views. Standing in front of the property on West Avenue, Morro Rock is clearly visible across the vacant lot. However, views across private property are not considered public view areas within Planning Area 6 (Bayfront) of the Local Coastal Plan where scenic views are identified from the Embarcadero out to the bay, sandspit and Morro Rock.



With construction of the proposed project, Morro Rock will be visible between homes as is the case elsewhere along West Avenue. Although this project will reduce coastal view from

its current undeveloped state (see photos above), the impact is less than significant given that West Avenue is lightly traveled and does not have areas for on-street parking for non-residents to enjoy the view.

The new structure will be visible from the Embarcadero. The photo simulation below is the view from the Front Street parking lot looking east towards the bluff. The single-story home on the left in this photo, was constructed in 1925 and the home on the right of the proposed home, was constructed in 1986.



Architectural Design

The proposed new home is modern, light and lower profile than the adjacent newer homes along the west side of West Avenue.

The proposed exterior architectural style and exterior finishes for 1169 West is a contemporary design in Polar Bear white smooth sand stucco. The primary materials are stucco and glass. Windows are a mix of horizontal and vertical sizes recessed a few inches from the face of the stucco exterior and are a wide variety



vertical sizes recessed a few inches from the face of the stucco exterior and are a wide variety

of sizes. The window treatment, garage door design, and exterior light fixtures are all in keeping with the proposed architectural style.

Landscaping

Bluff development standards state that landscaping shall be designed to minimize ecological and geologic disturbance and that only plant materials recognized for drought tolerance and erosion control shall be authorized on bluffs and bluff tops.

A conceptual landscape plan is included for this project. The Plant List identifies generally drought tolerant species. Plans submitted for a building permit should identify street tree locations and clarify how landscaping will be handled in the areas designated for drainage basins. (See Planning condition #15.)

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for these projects and staff determined they meet the requirements for a Categorical Exemption under CEQA Guidelines Section 15303(a) Class 3. That exemption applies to construction of a new single family limited number of new structures in an urbanized area.

PUBLIC NOTICE:

Notice of a public hearing on these items was published in the San Luis Obispo Tribune newspaper on April 20, 2018, and all property owners of record and occupants within 500 feet of the subject site were mailed notification of this evening's public hearing and invited to voice any concerns regarding the applications.

CONCLUSION:

With incorporation of the recommended conditions of approval, the project is consistent with all required development standards of the Zoning Ordinance and applicable provisions of the General Plan and Local Coastal Plan.

Staff recommends that the Planning Commission conditionally approve the requested Coastal Development Permit and Conditional Use Permit for the project at 1169 West Avenue as shown on the project plans date stamped 4-23-18 by adopting Planning Commission Resolutions 14-18 (1169 West Ave)

EXHIBITS:

- Exhibit A – Planning Commission Resolution 14-18 (1169 West Street)
- Exhibit B – 1169 West Street Plan Reductions date stamped 4-23-18

*Planning Commission
May 1, 2018
1169 West Avenue*

Note: Full size plans and the Geotechnical Engineering Report (Earth Systems Pacific Geotechnical Engineering Investigation Report) is available for review at the Community Development Dept. at 955 Shasta Street.

RESOLUTION NO. PC 14-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-565) AND CONDITIONAL USE PERMIT (UP0-514) TO ALLOW CONSTRUCTION OF A NEW 3,988 SQUARE- FOOT SINGLE-FAMILY DWELLING ON A BLUFF PROPERTY IN THE COASTAL APPEAL JURISDICTION AT 1169 WEST STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on May 1, 2018, for considering Coastal Development Permit CP0-565 and Conditional Use Permit UP0-514 for construction of a new single-family home at 1169 West Street, on a bluff property in the Coastal Commission appeal jurisdiction; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3(a), for construction of one single-family residence in an urbanized area. None of the exceptions found in CEQA Section 15300.2 apply to this project.
2. A Phase II archaeological evaluation of the project site was conducted by Albion Environmental, Inc. (December 2017) which concluded that redevelopment of the site will not cause an adverse effect to a historical resource and no further archaeological study is required. The report recommends a specific archaeological monitoring plan be prepared to guide development of this project in the event of an unforeseen encounter of subsurface intact archaeological deposits. A detailed monitoring plan is required as a condition of project approval.

Coastal Development Finding

1. As conditioned, the project is consistent with applicable provisions of the Local Coastal Program for new single-family residences and bluff development in the Embarcadero Area.

Conditional Use Permit and Planned Development Findings

1. As conditioned, the project is consistent with the General Plan and Local Coastal Program regarding the location of residential uses and development of bluff property in the Embarcadero Area.
2. As conditioned, the project will not be detrimental to the health, safety and welfare of persons residing or working in the neighborhood.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-565 and Conditional Use Permit UPO-514 for property located at 1169 West Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated May 1, 2018, for the project at 1169 West Street (APN:066-034-002) depicted on plans received by the City on April 23, 2018, as part of Coastal Development Permit CP0-565 and Conditional Use Permit UP0-514, 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 applicant shall be liable for costs associated with the professional investigation.

2. Archaeology: An Archaeological Monitoring Plan is required. The monitoring plan shall be included with the building permit submittal for Planning Department review and approval. Plans submitted for a building permit shall include all provisions of the monitoring plan on a separate sheet and shall list the archaeological monitor and contact information on the title sheet.
3. 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.
4. 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.
5. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
6. Architecture: Building color and materials shall be as shown on plans as approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
7. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
8. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standards, including the bluff development standards.
9. Building Height Calculation: Plans submitted for a building permit shall clearly identify the high and low topographic elevation points within the footprint of the new structure as certified by a licensed land surveyor.

10. Bluff Standards for Building Height: Building height shall comply with the maximum bluff property building height standards, which are 14 feet for flat roofs and roof deck rails, 17 feet for roofs with a minimum pitch of 4 in 12 for all structures within 50 feet of the edge of bluff, and a 25-foot height limit for structures at or beyond 50 feet from the edge of the bluff. Height shall be measured from the average natural grade beneath the building footprint as certified in writing by a licensed land surveyor.
11. Geotechnical Engineering Report: The applicant shall comply with all recommendations contained in the geotechnical engineering report, prepared by Earth Systems Pacific (October 28, 2016, updated with amendment letter dated March 9, 2018). Plans submitted for a building permit shall be stamped by a licensed geotechnical engineer and should be updated to consider any changes to the site or adjacent properties that may affect the geotechnical recommendations for the construction of the site. A copy of all inspection reports by the geotechnical engineer shall be provided to the Community Development Director.
12. Fence/Wall at Bluff Edge: Any fence or wall proposed near the bluff edge shall be setback a minimum of 5 feet from the edge of bluff and shall not exceed 3 feet in height if a solid fence/wall or 4 feet if an open design. Open design fencing within 15 feet of the rear property line must be 75% open to air and light. Foundation construction for any such retaining or garden wall shall be subject to review and inspection by a licensed geotechnical engineer to ensure the structure does not surcharge the bluff in a manner that will induce erosion.
13. Fencing in side-yards and Front Yard: All fencing must be in compliance with Section 17.48.100 D.1.
14. Undergrounding: Prior to final occupancy clearance, the applicant shall install all utility distribution and service lines underground.
15. Landscaping: Project landscaping shall include native and drought tolerant plants. A street tree is required to be planted as part of frontage improvements. In addition to lower growing shrubs and groundcover, the landscape plan submitted with plans for a building permit shall include a selection of larger native and drought tolerant shrubs to the satisfaction of the Community Development Director.
16. HVAC Location: HVAC equipment shall be located within a garage or mechanical room, not visible from the public right of way to the satisfaction of the Community Development Director.
17. Public View Access Fee: Projects in this area are subject to a public view access fee of \$2.00 per linear foot of property fronting along the top of the bluff or \$100, whichever is greater, payable prior to issuance of a building permit.
18. Notification of Adjacent Neighbor: Adjacent property owners at 206 Surf Street and 1155 West Avenue shall be notified by applicant when a project drainage plan is submitted as part of a building permit application. Evidence of notification shall be provided to the Planning Department.

19. No Driveway Gate: A driveway gate shall be prohibited at this location.
20. Swimming Pool: Pursuant to Section 17.48.100 D.5, the swimming pool shall include fencing at a minimum height of 6 feet with self-closing and self-latching gates or alternate safety features, such as pool safety cover as proposed by the applicant. The pool design must meet all safety feature requirements of SB442 (effective January 2018).
21. Swimming Pool Equipment: Pool Equipment shall be located in the garage, or must comply with Section 17.48.150 with required screening and soundproofing measures.
22. North facing walls/window placement: Any changes to the window placement or window sizes on the north facing elevation shall require review and approval by the Community Development Director, in consideration of the existing home with south facing windows within 6 inches of the shared property line.
23. Wet bars: Pursuant to Section 17.48.325, wet bars are prohibited in residential units, except in bathrooms, kitchens, garages or rooms clearly used only for laundry purposes, unless a deed restriction is recorded to run with the property restricting the wet bar in prohibited rooms from being used as a second residential unit. A deed restriction will be required as part of the building permit submittal if the 2 wet bars (master bedroom and game room) are still included in the plans at the time of submittal.

PUBLIC WORKS CONDITIONS

1. Storm water 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 Storm water management guidance manual on the City's website www.morro-bay.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. Drainage Plans: As part of plans submitted for a building permit, provide a drainage plan for the site demonstrating that it does not allow concentrated flow of storm water toward the bluff and complies with the drainage requirements of the Bluff Development Standards (MBMC 17.45.040) and will not adversely impact the retaining wall below at 1170 Front Street.
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. Show locations and types of BMP's to be implemented.
5. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement. 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.
6. The drainage plan shall be reviewed to ensure the project construction will not adversely impact public utilities, including the sewer line and manhole in West Avenue
7. Beach Street Specific Plan: The proposed project is in Sub-Area B of this Specific Plan Area and subject to the following conditions:
 - a. Curb, gutter, sidewalk, and street trees: In addition to any other improvements found necessary by the Planning Commission, the applicant is required to maintain or replace curb, gutter, six-foot wide sidewalks and street trees pursuant to City Standards and Municipal Code Section 14.44. Sidewalks and driveway approaches shall conform to current ADA requirements.
8. Add the following Notes to the Plans:
 - a) Any damage occurring 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.
 - b) 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.

BUILDING CONDITIONS

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
2. The owner shall designate on the building permit application a registered design professional that shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
3. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
4. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
5. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
6. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
9. **BUILDING PERMIT APPLICATION.** To apply for building permits, submit three (3) sets of construction plans to the Building Division.
10. The Title sheet of the plans shall include:

- a. Street address, lot, block, track and Assessor Parcel Number.
- b. Description of use.
- c. Type of construction.
- d. Height of the building.
- e. Floor area of the building(s).
- f. Vicinity map.

All construction will conform to the 2016 California Building Code (CBC), 2016 California Residential Code (CRC), 2016 California Fire Code (IFC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Energy Code, 2016 California Green Code (CGBC), and Accessibility Standards where applicable and all City codes as they apply to this project.

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

11. PLAN REVISIONS: Building plans shall include a revised site plan clearly delineating the difference between the extent of the lower floor addition and new deck addition above.

CONDITIONS TO BE MET DURING CONSTRUCTION:

1. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.
2. ARCHAEOLOGICAL MATERIALS. In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

- 3. A licensed surveyor or engineer shall verify pad elevations, setbacks, prior to foundation inspection, and/or building height prior to framing inspection when determined necessary by the Planning Division.

CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. Prior to building division final approval all required inspections from the other various divisions must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

FIRE CONDITION

- 1. 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.
- 2. 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).
- 3. 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)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1st day of May 2018 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 1st day of May 2018.

Reev

1169 Wes

Soil Inspections

Table 2: Required Verification and Inspections of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

Special Inspections

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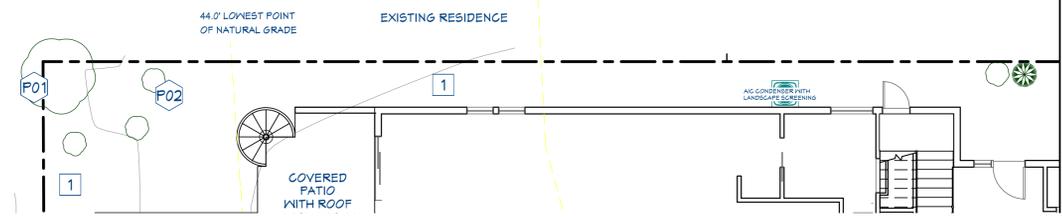
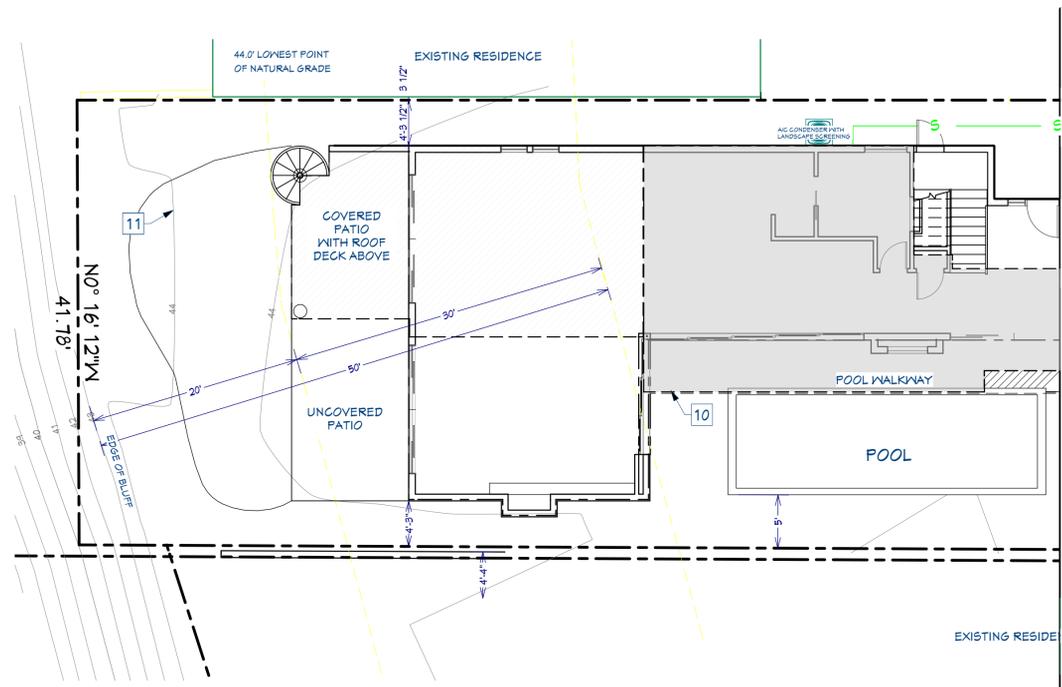
Code Compliance

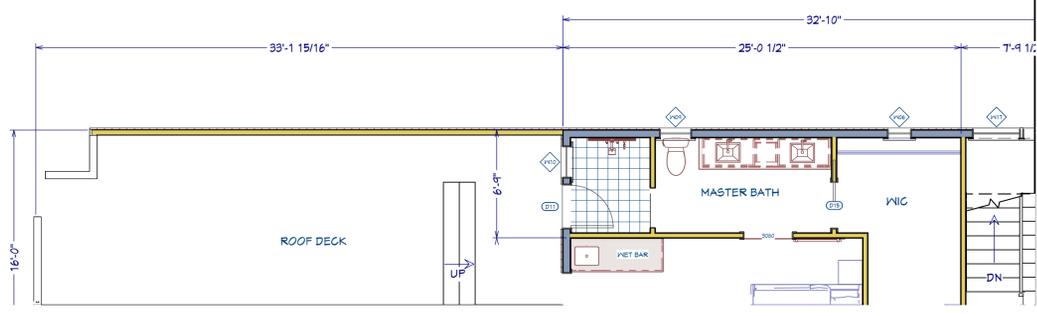
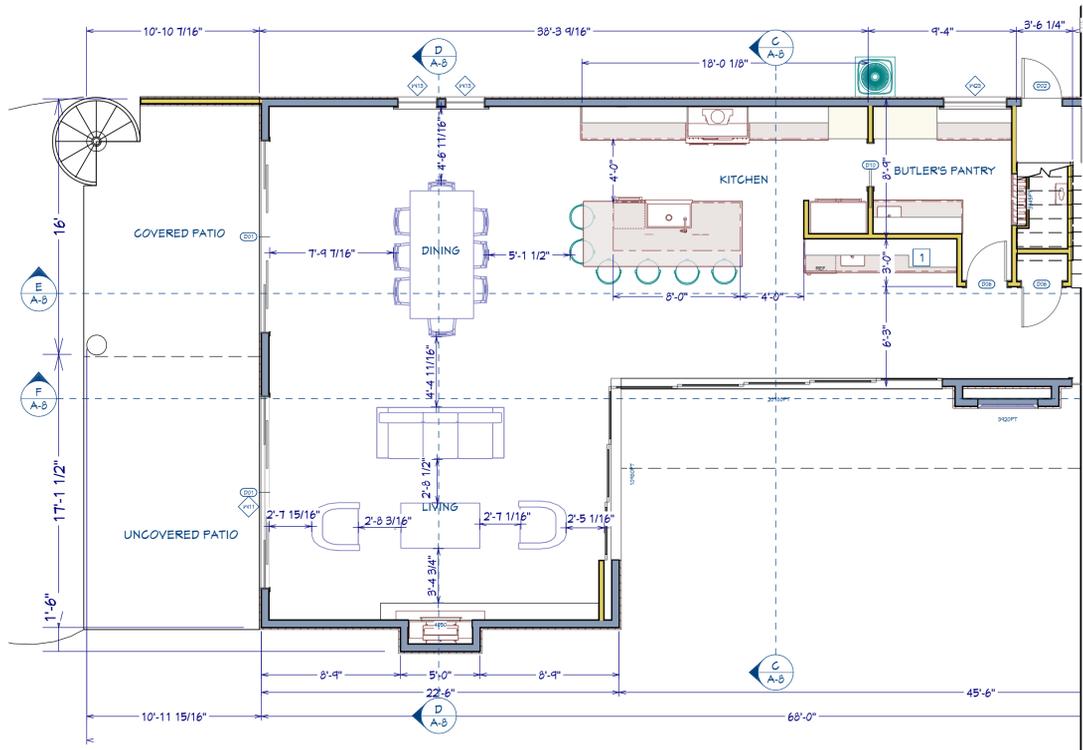
THIS PROJECT HAD BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE CITY OF MORRO BEAUCAMPS CODE AND ORDINANCE REQUIREMENTS BUT NOT LIMITED TO, THE CALIFORNIA SLOPE STABILIZATION CODE, CALIFORNIA ACCESSIBILITY STANDARDS AND I/WE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS NECESSARY DURING THE CONSTRUCTION.

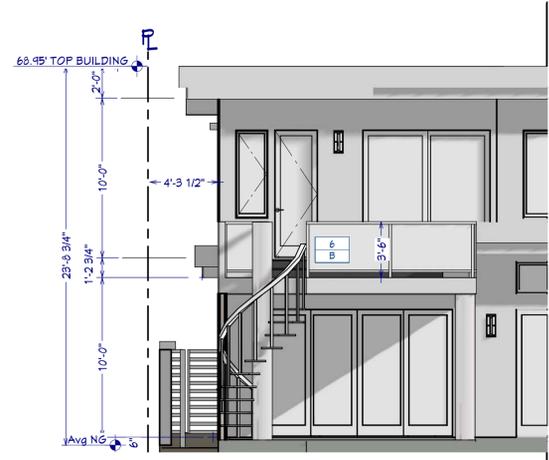
This project shall comply with the following minimum codes:
2016 California Building Code
2016 California Residential Code
2016 California Mechanical Code
2016 California Electrical Code
2016 California Plumbing Code
2016 California Energy Code
2016 California Fire Code
2016 California Green Building Standards Code

General Notes

1. All work described in the drawings shall be checked by the contractor for dimension, grade, extent and location against the existing site. Any discrepancies and unexpected conditions that affect or change the work described in the Contract Documents shall be brought to the Architect's attention immediately. Do not proceed with the work in the area of discrepancies until all such discrepancies are resolved. If the Contractor chooses to do so, the Contractor shall be responsible for all costs associated with the resolution of such discrepancies.

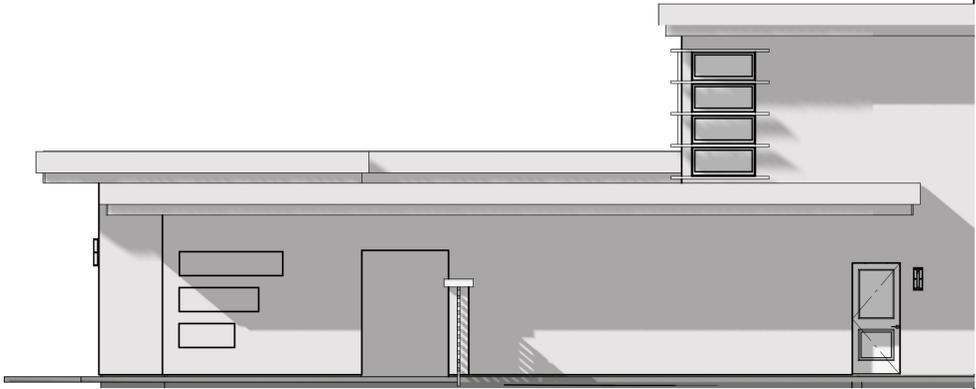






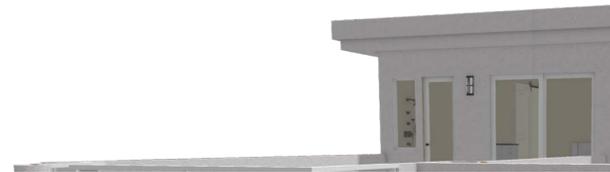
WEST ELEVATION

Scale: 3/16" = 1'-0"

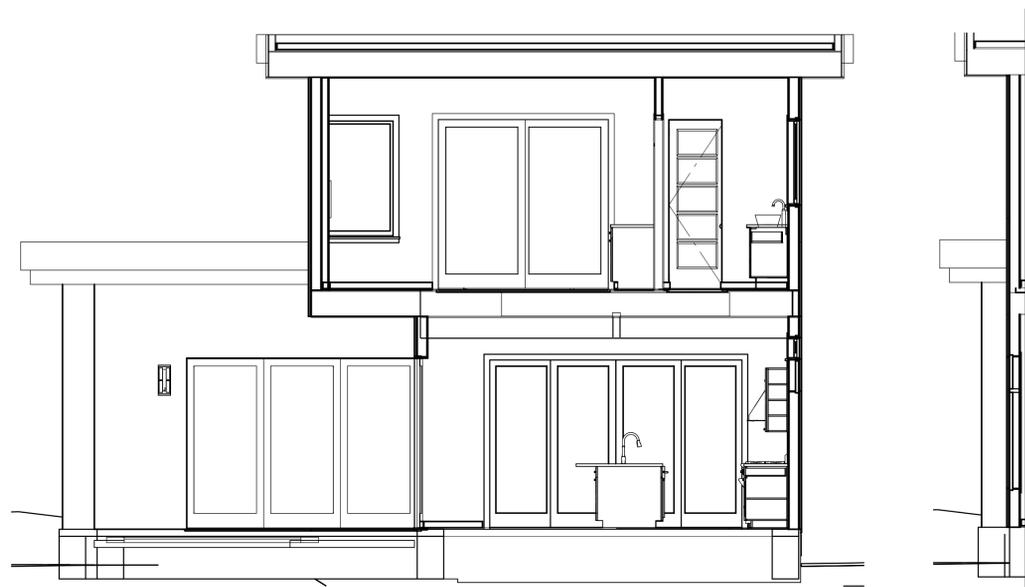




REAR PERSPECTIVE

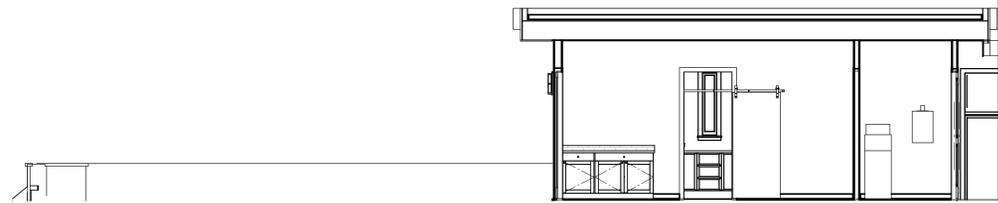






SECTION C-C

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





AGENDA NO: B-2

MEETING DATE: May 1, 2018

Staff Report

TO: Planning Commissioners

DATE: May 1, 2018

FROM: Nancy Hubbard, Contract Planner

SUBJECT: UP0-520/CP0-562: **Conceptual Review** of proposed new construction of new three-unit apartment building over a parking garage at 2996 Alder Avenue, in the Ocean Heights neighborhood. The site is in the R-4 Residential Zoning District in the North Main Street Specific Plan overlay area. It is outside of the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

Review the staff report and attachments, hear applicant presentation and provide comments and direction.

APPLICANT/AGENT:

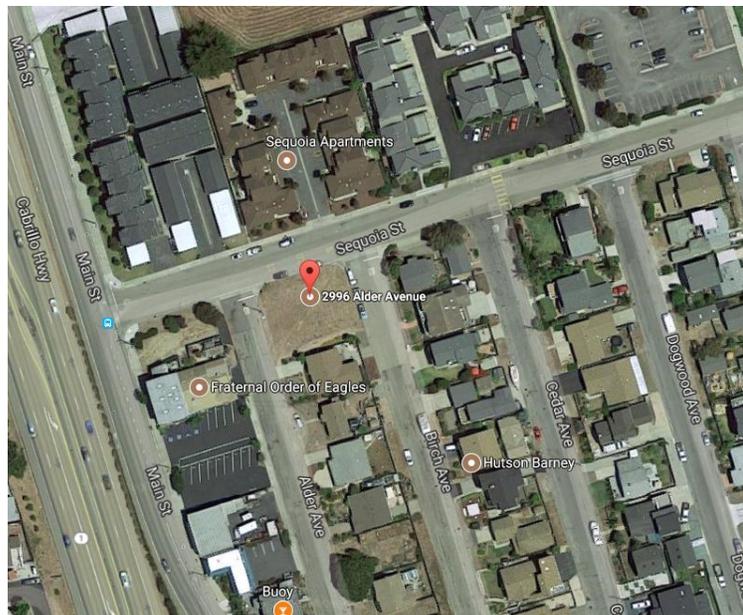
A.J. Wright,
Phil Davis, Applicants/Owners
Chuck Stevenson, Agent

LEGAL DESCRIPTION/APN:

068-192-001

PROJECT DESCRIPTION:

The plans show three large apartments over an enclosed slightly-below-grade parking garage. The project is on a 6,000-square foot site that is relatively flat and surrounded by public streets on three sides (Alder Ave, Sequoia St and Birch Ave). The project plans are shown in Exhibit A.



Prepared By: NTH

Department Review: SG

PROJECT SETTING:

The project, which is in the Ocean Heights neighborhood and is designated as Planning Area 1 in the Local Coastal Plan, is located at 2996 Alder Avenue. It is on the south side of Sequoia Street, between Birch Avenue on the east and Alder Ave on the west. The mostly flat, square-shaped 6,000 sq. ft. lot is located within the R-4 Multiple Residential – Hotel – Professional Use Zoning District. The R-4 zoning areas are in areas of the city where it was determined to be reasonable to permit a mixture of hotels, motels along with apartments, condominiums and other similar uses. The subject site has commercial businesses to the west, apartment complexes to the north and single-family one and two-story homes to the east and south and Del Mar Elementary School to the northeast.



SITE DEVELOPMENT: ISSUES, CONSTRAINTS, PERMITS:

The existing vacant lot is surrounded by a variety of existing uses, both higher and lower density residential as well as mixed commercial/residential. The proposed residential design provides large apartment units for three families (one 2-bedroom unit and two 3-bedroom units) with lower level parking. The two larger units are two story homes with bedrooms on the partial third floor. The partial third floor has been set back from the streets on 2-sides, consistent with the goals of the General Plan designation of High-Density Residential. The existing single-family homes to the east and south are



one and two-story designs. The apartments buildings, located on the north side of Sequoia, are 2 story designs with surface parking and individual garages. East on the north side of Sequoia is an elementary school and a church. The proposed project is a medium density residential use that will act as a buffer between the single-family homes and the higher impact uses (apartments and commercial).

Height: This project was designed to comply with the allowed building height in the R-4 Zone which allows roof height to 30 feet from Average Natural Grade. However, the project is also subject to the North Main Specific Plan overlay, which, in accordance

with Section 17.40.110 B.2, generally limits building heights to two-stories over semi-subterranean parking, not to exceed 25 feet; except that Planning Commission may allow up to 30 feet to encourage roofline variations and sloping roof treatments provided that the additional height is necessary for such roof treatments and corridors protecting significant views are provided. Approval of a building height variation to allow the 29'6" required for the partial third story portion of the project would require the following findings to be made:

1. Maximum height shall be generally two stories over subterranean or semi-subterranean parking, if provided.
The proposed project is 2 stories over (slight) semi-subterranean parking. The project could not achieve the required density if the height is not allowed.

2. The Planning Commission may allow up to 30 feet to encourage roofline variations and sloping roof treatments.
The proposed project has a sloping roofline and roof line variations with the partial third floor with significant setbacks from Birch Avenue and Sequoia.



3. The project protects significant view corridors.
The project is designed to provide a view corridor along Sequoia by stepping the third floor back from the approximately 21-foot high second story peak roofline.



Parking:

Overview: The project as designed does not meet the required parking for a three-unit apartment building with large family sized apartments. Because of the tight site, setbacks and public improvement requirements on the 3 public streets surrounding the site, the project as designed does not meet the following two aspects of the parking requirements:

Garage entrance setback: The proposed development does not conform to the required 20-foot setback for garages (MBMC 17.44.020 C.1. f.). MBMC 17.44.020 D.3. p. i, states that any garage space located closer than twenty feet from the property line shall have an automatic rolling type garage door. This project design has the garage at 15 feet from the property line and 20-feet from the edge of the improved street and has an automated garage door.

Number of required parking spaces: In accordance with Section 17.44.020 C.1.f, Multifamily apartments must provide 2 parking spaces for 2-bedroom units and larger. The proposed project includes a 2-bedroom unit and two 3-bedroom units, requiring 6 parking spaces (2 spaces each for each two-bedroom or larger). A guest space is not required for multifamily dwellings with under 5 units. In accordance with the Americans with Disabilities Act, parking facilities are required to provide one van-accessible parking space for every 6 parking spaces provided (or fraction thereof), resulting in a requirement for the proposed project to provide a van-accessible space with related access aisle. MBMC 17.44.020 D.3.p.i requires each garage or carport space to be a minimum of 10'x20' when providing 2 or more total spaces. This project is designed to provide 5 spaces: one van-accessible with access aisle, 2 standard sized spaces and 2 compact spaces within the designed garage width of 53 feet 8 inches. The required 6 spaces, with 5 standard sized spaces and one Van-accessible space would require 66 feet in garage width.

SITE/PROJECT STATISTICS/DEVELOPMENT STANDARDS:

Adjacent Zoning/Land Use			
North:	R-3, PD/SP, Multiple Family Residential	South	R-4, SP, Multifamily residential, hotel, professional
East:	R-1, S2, Single Family Residential	West:	MCR, R-4, SP, Multifamily residential, hotel, professional

Site Characteristics	
Site Area	6,000 square feet
Existing Use	Vacant Parcel
Terrain	Flat
Vegetation/Wildlife	Weeds, no trees
Archaeological Resources	N/A
Access	Birch Avenue

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

R-4 Development Standards (17.24.070)		
	Standards	Proposed Development
Front Setback	15 feet	15 feet on Alder Ave
Exterior Side-Yard Setback	15 ft max, 10 ft min, Garage entrance at 20 feet.	15 feet to building, 15 feet to garage entrance
Interior Side-yard Setback	5 feet	5 feet
Rear Setback	5 feet	8 feet (Birch Ave)
Height	30 Feet	29.5 feet
Lot Coverage	Max. 60%	52%
Parking	2 standard sized spaces for each dwelling	5 spaces, 2 standard size, 2 compact size, one van-accessible

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on April 20, 2018, 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 share their concerns on this application. The notice published was for approval of a Minor Use Permit #UPO-520, Coastal Development Permit #CP0-562 and Parking Exception #AD0-132. However, the applicant has since decided that a Concept Review by Planning Commission would provide them with needed feedback and direction.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3.b. The exemption applies to new construction of less than 4 units. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

Staff is bringing the project forward without a resolution for approval to obtain input from the Planning Commission on issues related to height, and parking. The Planning Commission, has on several occasions, expressed a desire to build out projects to the density allowed by the zoning Code. This project would need a parking exception for both the location of the parking garage entrance, and number of overall parking spaces. The Planning Commission would also need to support height in excess of 25', to make a three-unit project feasible.

EXHIBIT:

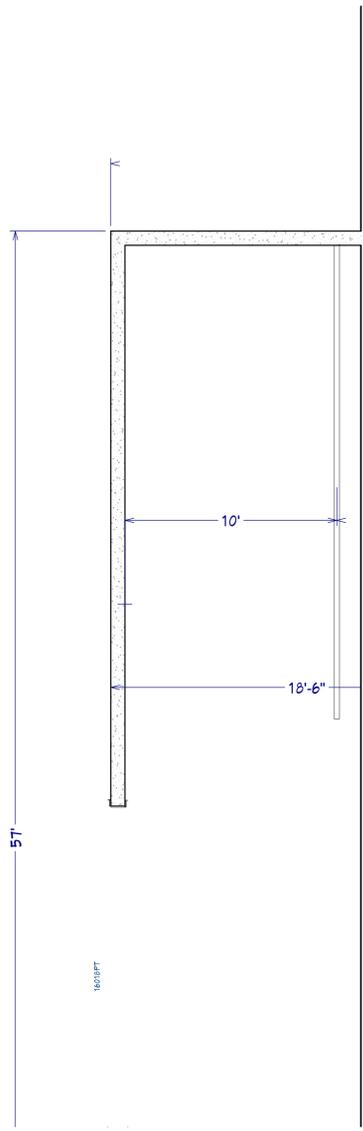
Exhibit A – Graphics/Plan Reductions

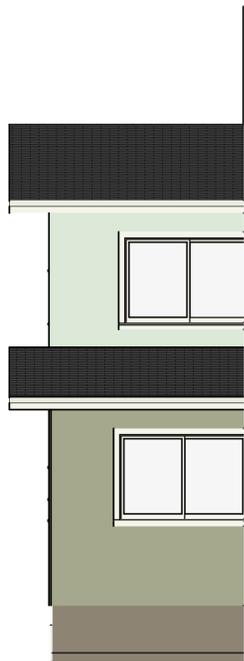
Soil Inspections

Table 2: Required Verification and Inspections of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

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