



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, July 17, 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.

- A-2 Approval of minutes from the Planning Commission meeting of April 3, 2018.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

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

B-1 **Case No.:** UPO-520, CPO -562 and AD0-132

Site Location: 2996 Alder Avenue, Morro Bay, CA

Project Description: Coastal Development Permit, Minor Use Permit and parking exception requesting approval for a 3-unit multi-family dwelling with a parking garage proposed at 2996 Alder Ave. The site is a vacant lot on the corner of Alder Ave and Sequoia Street in the Ocean Heights neighborhood. The proposal includes two stories of housing over a slightly subterranean parking structure. The proposed building height is 27 feet. The proposed project provides 3 residential apartments totaling 3,783 s.f.. 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: Conditionally Approve the project subject to Finding and Conditions

Staff Contact: Nancy Hubbard, Contract Planner (805) 772-6211

C. NEW BUSINESS

D. UNFINISHED BUSINESS

D-1 **Plan Morro Bay (General Plan/LCP Update): Draft Zoning Code Update, Module 3: Use Regulations** (continued from the June 5, 2018 and July 3, 2018 Planning Commission meetings).

Staff Recommendation: Review staff report and draft Zoning Modules 3, hear presentation, take public comment, discuss and provide feedback to staff.

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

D-2 **Project Description:** Planning Commission recommendation to City Council for Reauthorization of the Residential Design Guidelines adopted by City Council on October 11, 2016 (expiring October 10, 2018)

Online link: https://www.morro-bay.ca.us/DocumentCenter/View/11765/Final-City-of-MB-Design-Guidelines-CC-7_14_15

Staff Recommendation: Reauthorize

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 7, 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 July 17, 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	Davis	2996 Alder Ave	1/18/18	CP0-562, UP0-520, AD0-132	Coastal Development Permit / Conditional Use Permit/Parking exception for 3 story, 3 unit apartment building with 5 covered and enclosed parking space, plus one outside space 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. Reviewed as Concept Plan by PC on May 1, 2018. Applicant resubmitted plans and currently scheduled for PC hearing on July 17, 2018.				nh
2	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. Draft Initial Study out for public review 5/11/18 to 6/11/18. Reviewing MND public comment. Agendized for Planning Commission on August 7, 2018		PN- Not Approved per memo dated 3/16/17		nh
3	Frye	3400 Toro	2/21/18	CP0-566	Coastal Development Permit for 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. Correction letter sent 4/23. Resubmittal rcv'd 5/31. Tentatively scheduled for the 8/21 PC Hearing		PN- Conditionally Approved 6/25/2018		jg
4	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. Requires research into MU-A allowances for new residence over 2,000 sq. ft. Resubmittal rcv'd 6/7/18 with a proposal under 2,000 sq. ft.. Tentatively scheduled for the 8/21 PC Hearing		PN- Conditionally Approved, 6/26/2018		jg

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5	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application/lot split	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016. Applicant now wants to remove development from proposal and process the parcel map independently of any development. Waiting on updated map (4/7/2017) 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. 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. PW sent back. Resubmittal rcv'd 6/7. Tentatively scheduled for the 8/21 PC hearing		PN- Approved 6/7/2018		jg
6	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. Sent to the State Clearinghouse. Tentatively scheduled for the 9/4/18 PC hearing		PN- Conditionally Approved, 6/5/17		jg
7	Redican	725 Embarcadero	5/23/18	UP0-359/A00-041 Precise Plan	Precise Plan CUP for conversion of 2nd floor of Rose's Landing building to a 10-unit hotel with public access improvements.	CDP approved by Coastal Commission. Precise Plan CUP application submitted 5/23/18 to be reviewed by Planning Commission. Under initial review. Requested additional detail on sign program 6/26/18. Tentative PC hearing for Precise Plan approval on 8/17/17.				cj
8	Wattenbarger	2970 Juniper	6/7/18	AD0-136	Minor variance request for reasonable accomodation for the construction of an elevator in the existing garage of an SFR	Under Initial Review. Project noticed 7/13		PN- Approved 6/26/2018		jg
9	TLC Family Enterprises	833 Embarcadero	1/2/18	UP0-509	CUP Concept Plan application for Demo/reconstruction of existing Off the Hook Building. Harborwalk Plaza. New buiding to be 2 stories with 1st floor visitor serving retail and 2nd floor of 8 hotel units and total of 7,994sf.	Under Initial Review. Correction letter sent 2/13/18. Resubmitted 5/30/18. Tentative public hearing for PC approval of Concept Plan 8/17/2018.				cj

30 -Day Review, Incomplete or Additional Submittal 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
10	Henry	411 Trinidad	7/5/18	CP0-584	CDP for construction of a new single-family residence on a vacant lot	Under Initial Review				jg
11	Mounce	330 Vashon	6/18/18	CP0-583	CDP for Demo of a fire-damaged 1600 sq.ft. SFR and reconstruct a 1800 sq. ft. SFR with garage	Under Initial Review. Correction letter sent 7/10		PN- conditionally Approved 6/26/2018		jg
12	Fields	731 Butte	6/14/18	CP0-582/UP0-534	CDP and CUP for Multi-Family residences. A 1,500 sq. ft. manufactured residence, a 448 sq. ft. studio unit above a 441 sq. ft. garage with an attached 220 sq. ft. carport	Under Initial Review				jg
13	Patel	233 Atascadero	6/13/18	CP0-581/UP0-533	CDP and CUP for New 77 room hotel on vacant 2 acre lot	Under Initial Review.				cj
14	Williams	2930 Cedar	6/6/18	CP0-580/UP0-532	Coastal Development Permit & Conditional Use Permit for a 323 sq. ft. addition and 60 sq. ft. covered front porch	Under Initial Review. Correction Letter sent 7/5		PN- Conditionally Approved 6/26/2018		jg
15	Held	205-215 Harbor St	5/4/18	CP0-578/ UP0-527	Coastal Development Permit & Conditional Use Permit for New construction of new 30 unit hotel, Merge existing 6 lots	Under initial review. Incomplete letter sent 6/4/18. Resubmittal received 7/3/18.		PN- Conditionally Approved 5/25/2018		cj
16	Krull	2575 Greenwood	4/11/18	UP0-521 / CP0-575	Administrative Coastal Development Permit & CUP for 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. Correction Letter sent 4/30. Resubmittal received 5/9. Under review. Email sent to Agent (C. Novak) and Applicants requesting a decision as to how they want to move forward; either conform to the MBMC or apply for a variance. Resubmittal received 6/25. Under review		PN- Conditionally Approved 6/4/2018		jg
17	Carter	2035 Bayview	4/10/18	CP0-574	Administrative CDP for Demo reconstruct. New 1,931 sq. ft. SFR with an attached 460 sq. ft. garage	Under Initial Review. Correction letter sent 5/1.				jg
18	Wood	361 Main	4/6/18	AD0-134 / UP0-526	Addition to existing residence; 2nd floor addition 386 sq. ft.; 2nd floor deck 329 sq. ft. with variance AD0-134	Under Initial Review. Correction letter sent 5/1.				jg
19	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
20	Hilton	430 La Jolla	3/5/18	CP0-568	Admin CDP to Remodel existing SFR to create an Accessory Dwelling Unit	Under Initial Review. Correction letter sent 3/20/2018. Additional comments sent regarding clarify correction letter on 6/5/18.		PN-Conditionally Approved 5/31/18		jg

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21	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
21	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. Project Deemed complete. Applicant to comply with conditions prior to recording final documents.				nh
22	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
23	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
24	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. Resubmittal received 6/5/18. Preparing for Administrative public notice to begin on 7/13/18.		PN- Conditionally Approved 6/25/2018		nh
25	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. Resubmittal received on June 19, 2018.				nh
26	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. Resubmittal received 5/25/18. Incompleteness letter sent to applicant on July 5, 2018		PN- Conditionally Approved 6/25/2018		nh
27	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
28	Gambriel	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. Draft MND in staff review.		PN-Conditionally Approved 2/28/2018		nh
Planning Commission Continued projects:										
29	Stollmeyer	300 & 302 Tahiti	3/16/18	CP0-563 / UP0-522	Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property. / Coastal Dev Permit & Minor Use Permit	Under Initial Review. Correction Letter sent 4/13. Resubmittal rcv'd 4/20. PC meeting held on June 5. Continued to a date uncertain				jg
30	Stollmeyer	310 & 312 Tahiti	3/16/18	CP0-570 / UP0-523	Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property. Minor Use Permit	Under Initial Review. Correction letter sent 4/13. Resubmittal rcv'd 4/20. PC meeting held on June 5. Continued to a date uncertain				jg

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31	Erlendson	299 Sienna	9/1/17	UP0-491/AD0-123-CP0-560	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. Resubmittal received with revised plans on 5-2-18. Letter sent 5/30. Response received from Applicant's attorney 7/2. Correction Letter sent 7/11				kg
32	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
33	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
35	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										
36	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 - No pending applications currently.										
Projects requiring coordination with another jurisdiction:										
37	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		

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38	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:

39	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.				
40	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.			

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Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
41	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
42	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
Grants										
43	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
44	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
45	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:										
46		937	Anchor	4/20/18	B- 31957	966 sf second story addition, add 158 sf to existing garage, remod/replace existing Kit, LR, DR		BLDG Disapproved by hb on 4-25-18. MF		
47	Van Kriekan	462	Arbutus	4/4/18	B-31893	Remodel 1st & 2nd floor, new 389sf addition and new 196sf deck		PN- Approved on 5/16/2018		
48	Osborne	413	Arcadia	5/18/18	B - 32005	Remove and Replace portion of 2nd unit and R and R front porch, new electric panel, dual pane windows, water heater, harboard siding		BLDG - Disapproved by hb on 5-23-18. MF	PN- Disapproved 6/25/2018	

#	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
49	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			
50	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	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	
51		1269	Berwick	4/4/18	B-31938	Adding deck to existing home & 2 windows replaced with new slider doors.	PLNG - Approved by sg on 4-6-18. MF	BLDG - Disapproved by hb on 3-9-18. MF	PW-Conditional Approval by jb on 4-13-18 (see memo)		
52		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 receptacle.	PLNG:Approved Demo permit 4/26/18. Approved Bldg permit 5/1/18. NH	BLDG - Disapproved by hb on 4-3-18. mf			
53	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	
54	Skalla	180	Capri	4/13/18	B31951	Remodel SFR and deck- Sddition 198 Sq.Ft. to dwelling and 177 Sq.Ft. deck.	PLNG - Approved by sg on 4-26-18. MF	BLDG - Disapproved by hb on 4-18-18 see memo. MF	PN- Disapproved 5/30/2018		
55	Tays	982	Carmel	6/4/18	B32030	Demo Walls, remove slabs, remove carport		PW- Disapproved by pn on 6-6-18 (see memo). MF BLDG - Disapproved by hb on 6-10-18 (see memo). PLNG Dissapproved by jg on 6-14-18. mf			
56		555	Dowing Ave.	6/28/18	B32075	Remodel Kitchen, Master Bed/bath rooms, remove wall make closet, Restucco exterior		Disapproved by hb on 7-3-18 (see memo) mf			
57	Martin	552	Dunes	4/24/18	B-31902	81sf addition to rear of SFR			PN- Approved on 5/17/2018		
58	Ferrin	2770	Elm	5/14.18	B - 31998	Remodel SFR Master Bedroom w/bath and closet. New 1-car garage		Disapproved by hb on 5-17-18 (see memo) MF			
59	Vincent	845	Embarcadero	5/30/18	B-32019	Interior tenant improvement			PN - Approved 7/10/2018		

#	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
60	Harbor Hut	1205	Embarcadero	5/21/18	B - 32011	Estimate for: New Floating Harborwalk and floating slips, remove 5 pilings, sleeve existing pilings and install 4 new steel pilings.					
61	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	
62		155	Feormosa St.	4/25/18	B-31963	Kitchen Remodel	BLDG -Conditional Approval by hb on 4-30-18 (see memo) MF				
63		381	Fresno	6/28/18	B32076	Remove and replace retaining wall		Conditional Approval by hb on 7/3/18 (see memo) mf			
64	Mathias	2515 & 2525	Greenwood	2/16/18	B-31888	New SFR with ADU		Ca Code Check - Disapproved by Scott Martini with CCC (see memo) received on 3-12-18 PB	PN- Disapproved per memo dated 3/5/18		
65	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	
66	Gelman	2784	Indigo Circle	5/15/18	B - 32002	New SFR 2110 sq. ft., 663 sq. ft. garage, 275 sq. ft. patio					
67	Gelman	2784	Indigo Circle	5/21/18	B -32010	design and install overhead fire sprinklers					
68		2445	Ironwood	7/9/18	B32085	Addendum to 31594 changed location of stairs to deck and details to structure.					
69		2890	Ironwood	4/23/18	B - 31961	12 x 14 Free-standing Outdoor Gazebo		BLDG - Conditional Approval by hb on 4-24-18. MF			
70		340	Jamacia	6/7/18	B - 32038	Commercial Alyeration Spray booth - Exhaust Modification		BLDG Conditional Approval by hb on 6-10-18. PW Approved by pn on 6-21-18. mf	PN- Approved 6/21/2018		

#	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
71		340	Jamacia	7/2/18	B32079	Fire System Chemical Fire Suppression for Auto Paint					
72	Frisco	391	Jamacia	4/4/18	B-31939	Reconfigure interior walls, add en suite bathroom	PLNG - Disapproved by sg (see memo) on 4-10-18. MF	Disapproved by hb on 4-12-18 (see memo). MF	PN-Approved 6/1/2018		
73	redican	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	
74	Bowen	426	Kern	5/11/18	B- 31995	Remodel Front rooms of SFR, relocate kitchen & dining rooms, raise floor level of kitchen, new windows, new deck.		Disapproved by hb on 5-15-18 (see memo). MF			
75		594 D	Kings	7/3/18	B-32081	New SFR 3000 Sq. Ft. home and 1000 Sq. Ft. garage.					
76	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	
77	Goldstein	142	Kodiak	6/18/18	B - 32054	Addendum to B00-0310817 Change roof design, delete jack rafters add new trusses.		BLDG - Approved by hb on 6-19-18. mf			
78	Andersen	451	La Jolla	6/21/18	B - 32065	Addendum - Remove, Replace shear wall on the upper level of residence		BLDG - Conditional Approval by hb on 6-25-18 (see memo). Mf			
79		451	La Jolla	4/11/18	B- 31946	Kitchen Remodel, replace window w/slider, replace door w/window, replace fireplace with new unit.	PLNG - Approved by sg on 4-26-18. MF	BLDG - Disapproved by hb on 4-12-18. MF			
80	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		

#	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
81	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	PN- Disapproved 6/25/2018		
82	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, approved 3/21/18 NH.	BLDG - Disapproved by hb 4-3-18. MF			
83	Kubiak	1127	Las Tunas	5/3/18	B-31972	Interior Remodel, reonfig existing space, new plmbg,electric, enclose 30sf breezeway		BLDG - Disapproved by hb on 5-10-18. MF	PN-Disapproved 5/31/2018		
84	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			
85	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	
86	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.		
87	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			
88	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.		
89	Meyer	257	Main	5/7/18	B -31978	Addendum Move Counter (wt bar), changed dooe location - lower floor plan. Omitted changes in Master bedroom.					
90	Watson	480	Main	5/4/18	B-31975	Concrete walking path (approx. 225 Sq. Ft.					
91	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 hardship form & return). PB	Approved by jb 11/22/17	1-25-18 - Received resubmittal and routed to BLDG ONLY. PB	RR
92	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 California Code Check (contract building inspection services (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	

#	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
93	Millerstein	2400	Main	6/11/18	B - 32045	Addendum #2 to G 00046 Shift curb, gutter & sidewalk at NW corner of prop and add 31 lf of 2 ft high wall.		BLDG - Conditional Approval by hb on 6-12-18 (see memo) mf	PN- Approved 6/19/2018		
94	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		
95	Lau	2780	Main	9/15/17	B-31680	Remodel existing resteraunt/ 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	PN-Conditionally Approved 6/6/2018	Emailed comments on 10/19/17.	
96	Biaggini	1156	Market	5/7/18	B-31844	New SFR: 1,302sf living and 576sf garage			PN- Disapproved on 5/18/2018		
97	Gotchal	615 - 317	Monterey - Marina	6/4/18	B-32031	Addendum to 31847 Change Floor Plan and Remove Window		BLDG - Cond'l Appvl by hb on 6-5-18 (see memo)			
98	Ulrich	970	Monterey	4/13/18	B - 31949	Add 78 sq. ft. conditioned space to exist SFR	PLNG - Approved by sg on 4-26-18. MF	BLDG - Disapproved by hb on 4-17-18. MF	PN - Approved 7/10/2018		
99	Hornburg	430	Morro Ave.	5/21/18	B -32008	Change details to match condition in field & leave upstairs door to master bedroom in original position.		Conditional Approval by hb on 5-22-18 see memo. MF			
100	Howard	1255	Morro Ave.	6/18/18	B - 32040	Addendum #1 to 31270. Change location of arial drop, UG conduit to existing, move gas meter, change drop location		BLDG - Conditional Approval by hb 6-11-18. PW Approved by pn on 6-21-18. mf	PN- Approved 6/21/2018		
101	Howard	1255	Morro Ave.	7/9/18	B-32083	Addendum #2 to B31270 Foundation changes		Bldg approved by hb on 7-10-18. mf			
102	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 cdl on 3-29-17. PZ	PN- Disapproved per memo dated 3/29/17		
103	Wilhelm	2265	Nutmeg Ave	5/3/18	B31973	Remove 2 existing balconys, construct new deck & stairway.		Disapproved by hb on 5-8-18. MF	PN- Approved 5/31/18		
104	Jerkovich	2584	Nutmeg Ave	2/2/18	B-31862	Retaining Wall - Approx 25' in length, staggard heights on slope at the southwest corner of property.		BLDG - Approved w/ redlines by hb on 2-8-18 PB			
105	Lewis	290	Piney Ln.	5/22/18	B 32014	New Fire Sprinklers					
106	Osborne	335	Piney	5/21/18	B - 32009	Addendum - 624 sq. ft. detached ADU, raise existing retaining wall various		Approved by hb on 5/22/18. MF			
107	Taverner	335	Piney Ln.	4/23/18	B-31882	624sf Accessory Dwelling Unit			PN-Approved on 5/8/18		

#	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
108	Osborne	450	Piney Way	4/30/18	B-31905	Demo & Rebuild SFR with 3,008sf, 460sf garage, 214sf Deck and 58sf porch.			PN-Disapproved 6/6/2018		
109	Colmer	501	Quinn Ct,	6/25/18	B -32069	New Fire Sprinklers					
110	Colmer	505	Quinn Ct,	6/25/18	B 32070	New Fire Sprinklers					
111	Colmer	517	Quinn Ct,	5/17/18	B - 31985	SFR- New, Lot 14	Under review. Cj.				
112	Colmer	521	Quinn Ct,	5/17/18	B -31986	SFR- New, Lot 13	Under review. Cj.				
113	Colmer	525	Quinn Ct,	5/17/18	B - 31987	SFR- New, Lot 12	Under review. Cj.				
114	Colmer	529	Quinn Ct,	5/17/18	B - 31980	SFR- New, Lot 11	Under review. Cj.				
115	Colmer	533	Quinn Ct,	5/17/18	B - 31981	SFR- New, Lot 10	Under review. Cj.				
116	Colmer	537	Quinn Ct,	5/17/18	B - 31982	SFR- New, Lot 9	Under review. Cj.	Conditional approval 7-3-18. hb.			
117	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 (Emailed to Wayne & Rocky on 3-19) PB	Approved by jb on 11-30-2017		
118	Berry	321	Rennell St.	4/6/18	B-31941	New 544 sq. ft. SFR & 448 sq. ft attached garage.	PLNG - Approved by jg on 4-17-18. MF	BLDG- Disapproved by Ca Code Ck on 4-20-18 see memo. MF	PN- Disapproved 5/14/2018		
119	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	
120	Colmer	485	South Bay Blvd	6/19/18	B -32059	Addendum #3 to G-048 Adjusting private roadway		BLDG - Disapproved by hb on 6-20-18 (see memo). Mf	PN- Disapproved 6/26/2018		
121	Colmer	485	South Bay Blvd	5/14/18	B - 31997	Addendum to G00-048 Add for 6" tall allen block retaining wall.		Approved by hb on 5-23-18. MF	PN- Approved 6/18/2018		
122	Jordan	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			
123	Birtcher	375	Tulare	6/22/18	B -32067	Add 450 sf conditioned space, complete 1488 sf existing w/insulation, drywall.		BLDG- Disapproved by hb On 6-28-18 (see memo) mf			
124	Foster	1169	West	7/3/18	B32080	New SFR					
125		405	Zanzibar	4/13/18	B-31950	Reconstruct exist 2nd story deck due to corrosion	PLNG - Disapproved by sg on 4-26-18 (see memo). MF	BLDG- Disapproved by hb on 4-17-18 MF	PW - Approved by jb on 4-24-18.		
126	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			

#	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
Planning Projects & Permits with Final Action:										
1	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. Two appeals received. Agendized for City Council appeal hearing on 6-26-18. Council denied both appeals and approved the project, modifying PC conditions to locate kiosk as requested by Applicant in original location.				cj
2	Smothers/Fortino	570 Kings	3/23/18	UP0-517 and CP0-571	CDP and CUP 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 7/3 PC hearing. Approved. Permit issued				jg
3	Branch	845 Embarcadero	5/22/18	UP0-529	Minor Use Permit for change of use of existing commercial suite	Under Initial Review. Project noticed 6/18/18. Admin action on/after 6/29		PN- Approved 7/10/2018		jn
4	Scott	2940 Hemlock	2/23/18	CP0-567	Administrative Coastal Development Permit for 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. correction letter sent 5/15. resubmittal received 5/30. Under Review. Project noticed 6/22/18. Admin Action on/after 7/3/18. Issued 7/5		PN-Conditionally Approved 5/16/18		jg
5	Pall	340 Jamaica	6/29/18	A00-059	Minor modification to allow for an alteration to the roof-top exhaust stack	Under Initial Review. Modification issued 7/2				

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
 REGULAR MEETING – APRIL 3, 2018
 VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr	Chairperson
	Michael Lucas	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Jesse Barron	Commissioner

STAFF:	Scot Graham	Community Development Director
	Joan Gargiulo	Assistant Planner
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER
 MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
 PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD
<https://youtu.be/Rvyt96oHFkw?t=2m15s>

Bill Martony, Morro Bay resident, commented on the Joint Planning Commission/Harbor Advisory Board meeting. Martony brought up questions regarding zoning for the boat launch to the State Park Marina.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=5m45s>

Graham addressed questions which were brought up in the Public Comment period.

PRESENTATIONS - NONE

A. CONSENT CALENDAR
<https://youtu.be/Rvyt96oHFkw?t=6m30s>

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

MOTION: Vice-Chairperson Lucas moved to receive and file the Consent Calendar. Commissioner Ingraffia seconded and the motion passed (5-0).
<https://youtu.be/Rvyt96oHFkw?t=11m42s>

Vice-Chairperson Lucas asked staff to update the public on the N. Main Street project.

Graham update the Commission on the project.

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.: SP0-216 and UP0-513

Site Location: 701 Embarcadero, Morro Bay, CA

Proposal: Sign Permit and Minor Use Permit for a change in the existing signage program at 701 Embarcadero, lease site numbers 78-79/78W-79W and 80-81/80W-81W. The Applicant is proposing two approximately 16 sq. ft. internally illuminated surface signs; one on the eastern facing elevation fronting on Embarcadero and the second on the northern facing elevation. The project site is located in the WF/PD/S.4 Zoning District and within the Coastal Commission Original Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301 Class 1

Staff Recommendation: Approve the permit request

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

<https://youtu.be/Rvvt96oHFkw?t=11m53s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Graham presented the Staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/Rvvt96oHFkw?t=18m42s>

Paul Van Beurden, applicant, stated the reasons he was requesting the sign permit, and noted his proposal signage is consistent with the current zoning ordinance.

Martony, stated the reasons why the Commissioners should approve the applicant's request.

Alfredo Raphael Castillo, stated he was in support for the applicant. Castillo spoke of the number of illuminated signs on the Embarcadero. Castillo asked the Commission to take into consideration the recommendation from staff.

The Commissioners presented their questions to the applicant.

Van Beurden answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/Rvvt96oHFkw?t=27m17s>

The Commissioners presented their questions to staff.

Discussion between Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=38m30s>

The Commission presented the applicant with a few options which he could pick from to move forward from tonight's meeting.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=42m33s>

MOTION: Commissioner Barron moved to remand back to staff so the applicant could propose a non-internally illuminated sign for staff to discretionally approve. Vice-Chairperson Lucas seconded and the motion passes 5-0.

<https://youtu.be/Rvyt96oHFkw?t=47m23s>

B-2 Case No.: UP0-503/AD0-126

Site Location: 458 Dunes Street, Morro Bay, CA

Project Description: Conditional Use Permit and Parking Exception for an addition to an existing single-family residence with a nonconforming front yard setback, side-yard setback and parking situation. Specifically, the Applicant proposes to add a 245-sq. ft. addition to the ground floor and add a 373-sq. ft. second floor to an existing 651 sq. ft. residence located in within the R-4 zoning district. The property is outside of the Coastal Commission Appeal Jurisdiction. The parking exception is required to allow the existing single-car garage with the second required parking space to be a tandem space within the existing driveway. There are no changes to the existing garage or storage buildings on the property.

CEQA Determination: Categorically exempt Section 15301, Class 1.

Staff Recommendation: Conditionally Approve

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211

<https://youtu.be/Rvyt96oHFkw?t=48m4s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=54m>

Libby Madding, applicant, presented her reasons for the addition to her home.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=55m12s>

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=1h6m20s>

Matt Davis, agent, wanted to point out to the Commission that the condition to re-evaluate the parking in future development was already in the staff report.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=1h8m1s>

MOTION: Vice-Chairperson Lucas moved to approve PC Resolution 9-18, which includes findings for approval for 458 Dunes Street as depicted on the site development plans dated March 13, 2018 and February 27, 2018. Commissioner Sadowski seconded and the motion passes 5-0.

<https://youtu.be/Rvyt96oHFkw?t=1h8m4s>

B-3 Case No.: Amendment of PC Resolution 5-16 approving CP0-470 and UP0-415

Site Location: 1149 West Street, Morro Bay, CA

Proposal: Request for an amendment of Planning condition #19 imposed in the approval of this project on January 19, 2016. The applicant would like to install a driveway gate on the home located at 1149 West Street. The driveway gate was specifically disapproved in the Planning Commission hearing on January 19, 2016. The applicant is requesting that the Planning Commission reconsider their condition and allow a fence and driveway gate along the front property line. The property is zoned Duplex Residential with a Planned Development and Specific Plan overlay (R-2/PD/SP) This project is in the Coastal Commission appeal jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303 Class 3

Staff Recommendation: Deny amendment request

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211

<https://youtu.be/Rvyt96oHFkw?t=1h10m17s>

Hubbard presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/Rvyt96oHFkw?t=1h17m40s>

Chuck Stevenson, agent for applicant, stated the reasons for the request for the driveway gate.

Bill Merrifield, owner of 1147 West Avenue, went over the reasons he was against the gate. Merrifield stated the applicant was aware the gate was prohibited.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=1h34m31s>

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=1h34m56s>

Stevenson, spoke about the conversation he had with the Planning Department regarding the driveway gate. Stevenson would like the Commission to hear the options that were brought up in the meeting.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Rvyt96oHFkw?t=1h36m4s>

Discussion between the Commissioners.

Graham asked the Commissioners if they would consider the concept of placing a 4-foot gate behind the set-back (20 foot into property).

The Commissioners presented their comments to staff.

MOTION: Commissioner Sadowski moved to approve PC Resolution 10-18 to deny amendment request A00-055 of PC Resolution 5-16, # 19, prohibiting installation of a driveway gate in the proposed single-family resident 1149 West Street. Commissioner Ingraffia seconded and the motion passes 5-0.

<https://youtu.be/Rvyt96oHFkw?t=1h48m26s>

Chairperson Luhr asked staff if they would like to have a discussion on Parking Exemption.

Graham responded to Chairperson Luhr's question.

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS - NONE
- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT
<https://youtu.be/Rvyt96oHFkw?t=1h51m47s>

Graham notified the Commissioners the Environmental Impact Report (EIR) for the Water Reclamation Facility is on the City's website. Hard copies are available for viewing at the Public Works/Community Development Department, Library and City Hall.

Chairperson Luhr questioned staff about the working waterfront regarding commercial use properties.

Graham answered Chairperson Luhr's question.

G. ADJOURNMENT

The meeting adjourned at 7:56 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 17, 2018, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: July 17, 2018

Staff Report

TO: Planning Commissioners

DATE: July 17, 2018

FROM: Nancy Hubbard, Contract Planner

SUBJECT: 2996 Alder Avenue; Applicant: A.J. Wright & Phil Davis; Minor Use Permit (UP0-520), Coastal Development Permit (CP0-562) and Parking Exception (AD0-132) Request for approval of 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:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 18-18** that includes Findings and Conditions of Approval for the above noted project, as depicted on site development plans received by the City on June 11, 2018.

PROJECT APN:

068-192-001

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 apartments buildings, located on the north side of Sequoia (zoned R-3), are 2-story designs with

surface

parking

and

individual

garages.

Down

Sequoia to

the East is

an

elementary

school and

a church.

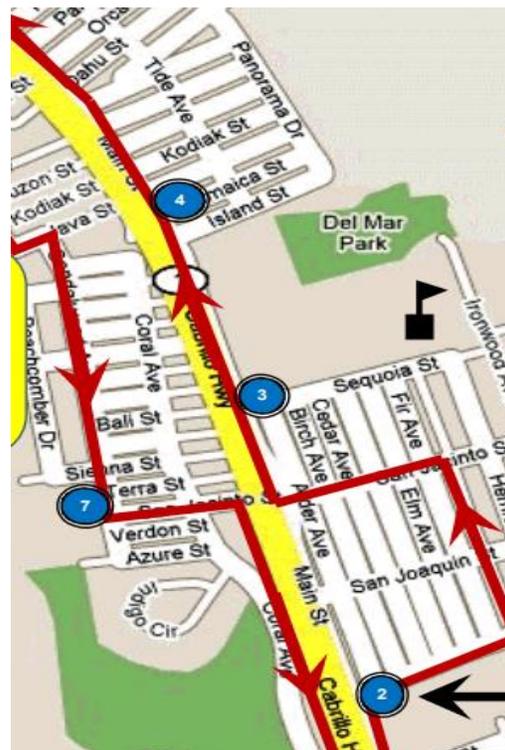


PROJECT DESCRIPTION:

The site is 6,000 sq. ft., is relatively flat and borders public streets on three sides (Alder Ave, Sequoia St and Birch Ave). The zoning is R-4 (Multifamily, hotel, professional) /SP which allows density of up to 24 dwelling units per acre (which equates to 3 dwelling units for the subject parcel).



This zoning designation spans between Birch and Alder from Sequoia to Elena Street (three blocks). The Coastal Land Use Plan encourages higher density residential near commercial and in areas that already have infrastructure and public services. The subject site will act as a buffer between the single-family homes (one and two-story homes) to the east, the two-story apartments to the north and commercial businesses to the west. The site is in an area with existing infrastructure, and is served by public transportation from a fixed-route bus stop one block away at the corner of Main and Sequoia.



The last approved apartment project in Morro Bay was in 2014.



SITE DEVELOPMENT: ISSUES, CONSTRAINTS, PERMITS: The zoning, land use designation and parcel size allow for approval of three unit apartment with *administrative processing of a Coastal Development Permit*. However, given this project's site constraints (public streets on three sides, lot topography and lot size), the project cannot proceed with the intended three large-family apartments and related parking without Planning Commission approval of the building height and a parking exception.

Height:

This project was originally designed to comply with the allowed building height in the R-4 Zone which allows maximum roof heights of up to 30 feet from Average Natural Grade. The original design included sloped roofs on the 2nd and 3rd floor with a height of 29 ½ feet. *The current design has reduced the height to 27 feet.*

Height variance requirements and findings: The zoning development standard allows a maximum height of 30 feet. However, in the North Main Specific Plan Area, heights of 25 feet are preferred (2 stories over semi-subterranean parking). The Planning Commission can approve an increase in height up to 30 feet by considering the findings stated below. The applicant is requesting approval for a maximum height of 27 feet as directed in the Concept Review hearing (May 1, 2018).

1. Maximum height shall be generally two stories over subterranean or semi-subterranean parking, if provided.

The proposed project is designed as 2 residential floors over semi-subterranean parking. The parking level was lowered as much as was possible given the constraints of the site (approximately 18 inches below average natural grade). The project cannot achieve the large-family housing opportunity and density that is designated by the zoning and General/Coastal Land Use Plans without approval for the 2-foot increase above preferred 25-foot height.

2. The Planning Commission may allow up to 30 feet to encourage roofline variations and sloping roof treatments.
The proposed project was redesigned with a flat roof on both residential levels to reduce the height and provide greater view corridors through reduced third floor level (see #3 below). Architectural enhancements were made to create a more 'residential' character.
3. The project protects significant view corridors.
The project 3rd floor is recessed from the lower levels an additional 20 feet on the north (Sequoia), 12 feet on the east side (Birch) and 6 feet on the west side (Alder). These increased set-backs from the lower levels provide a greater view corridor benefit than a full third level at the allowed 25-foot height. Note that the project is not located in an area identified as having significant view resources in the General Plan/Land Use Plan Section XIII.

Parking:

The project parking garage was originally designed for 6 parking spaces within the enclosed semi-subterranean garage, some of which needed to be compact spaces to fit into the space available. The required garage setback is 20 feet, however, to get the required 6 spaces within the garage space, the project was designed with the garage entrance 15 feet from the property line (at back of sidewalk). During the planning application review process, the applicant was informed that a van accessible space would be required since this is an open shared-use parking garage. Once the van accessible space was designed into the project, only 5 parking spaces would fit into the garage space. Based on the above design requirements, the originally designed project needed a parking exception for (1) the reduced set back along Sequoia (15 feet vs. 20 feet), (2) a higher ratio of compact spaces to standard size spaces (33% vs. 25% allowed) and (3) 5 spaces when 6 are required. ***The current design requires a variance for (1) a reduced garage entry set-back, (2) a higher ratio of compact spaces to standard size spaces and (3) the 6th parking space to be outside the garage in the set-back area.***

Parking Exception Requirements and Findings: The project as designed cannot meet the required parking for a three-unit apartment building with large family-size apartments. Because of the tight site, setbacks and public improvement requirements on the 3 public streets surrounding the site, the project requires a parking exception for the following:

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 entry door at 15

feet from the property line (edge of sidewalk to be installed as part of the project) and 20-feet from the edge of the improved street. ***The applicant has included an automated garage door in the design and will prohibit tenants from parking in the driveway.***

Compact space ratio and 6th parking space outside garage: 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. A guest space is not required for multifamily dwellings with under 5 apartments. 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. ***The project was redesigned to provide 5 spaces within the garage area: one van-accessible with access aisle, 2 standard sized spaces and 2 compact. At the direction of the Planning Commission, the applicant has redesigned the project to include a 6th parking space outside of the garage resulting in the need for a parking exception to allow one required space to be located outside of the enclosed garage in the side yard set-back area.***

PLANNING COMMISSION CONCEPT REVIEW FEEDBACK:

The original design for this project was reviewed at a Concept Review level by the Planning Commission on May 1, 2018. Following public testimony and Planning Commission discussion, the following direction was provided to the Applicant:

Concept Review Comments on Height:

1. Redesign the project to improve architectural presence, make project worthy of height exception. ***Applicant lowered the parking level slightly, changed roofline to flat roofs, added more windows, increased the entry door width, enhanced exterior lighting and added more landscaping to create a residential modern beach cottage design. The applicant has also committed to include solar panels into the design (assuming it can be achieved without exceeding the roof height restriction), provide in-unit laundry facilities and provide each unit with a private outdoor patio area and storage area in the garage.***
2. PC will not approve anything higher than 27 feet, and understands that this constraint will mean the project will have a flat roof. ***Applicant has resubmitted a design with a maximum height of 27 feet above average natural grade.***
3. Redesign to make more 'residential' with more articulation on exterior façade. ***Applicant has lowered the parking garage level and to improve the residential scale and has added architectural and landscape features to improve the residential feel of the project.***
4. If project does not end up with a flat roof, realign slanted roofline at 3rd floor to run perpendicular to Ocean. ***Project has a flat roof on both second and third floor. Third floor is set back on three sides to allow greater protection of the view corridor.***

Original Plan (Sequoia & Birch):



Revised Plan (Sequoia & Birch)



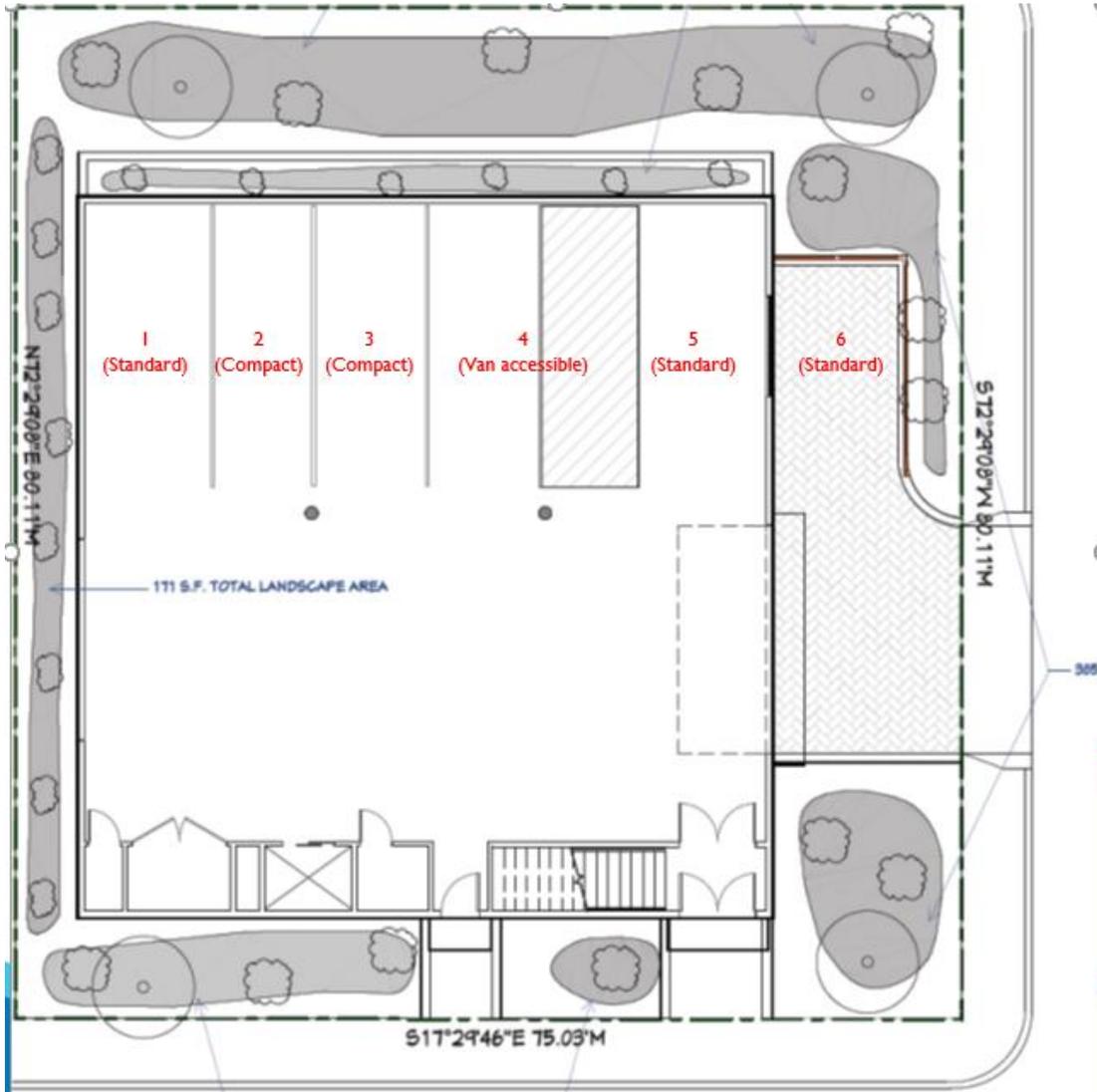
Note: Area roof designs. The predominant roof design in the neighborhood is a pitched (sloped) roof and these range from a steep slope (“A” frame pitch) to a shallow slope (almost flat) roof. There are also shed roof and flat roof designs on every block – on both newer homes and older homes.

Concept Review for Parking exceptions:

1. The Planning Commission thought a 6th parking space along the side of the driveway (not covered or enclosed) was a possible solution vs. providing less than 6 total spaces. ***Applicant has designed the additional parking space (see rendering on the right above), into the project and has increased the landscaping and screening around the new parking space.***
2. Planning Commission felt that it was acceptable for the applicant to provide more compact car spaces and allow a 15-foot setback to the garage door, given the site constraints. ***The applicant has redesigned the project to include compact and standard sized parking spaces and has committed to an automated garage door at the entry. The tenants will be prohibited from parking in the driveway. (Planning condition #10)***
3. Planning Commission expressed their desire for the applicant to make a concerted effort to market one apartment to a tenant who can benefit from the accessibility design within the unit and the designated accessible parking space. ***Applicant has indicated their willingness to design one apartment to be convertible into a fully accessible unit and will make the effort to provide exclusive direct marketing for a tenant that can benefit from the accessible design features and dedicated parking. (Planning condition #11)***
4. Planning Commission expressed a desire for the project to include bike lockers to encourage ‘car-free’ living. ***Applicant will include bike storage under the stairway. Additionally, there will be storage cabinets along the westerly wall (mounted on the wall to provide clearance over the parked cars). (Planning condition #13)***
5. Planning Commission would like the project to include an electric vehicle charging station for one of the parking spaces. ***Applicant will provide an electric vehicle***

charging outlet between two of the parking spaces providing two EV parking space options. (Planning condition #12)

Redesigned Parking Garage and driveway/parking space:



SITE/PROJECT STATISTICS/DEVELOPMENT STANDARDS:

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

Site Characteristics	
Site Area	6,000 square feet (R-4 allows one unit per 1800sf)
Existing Use	Vacant Parcel
Terrain	Flat
Vegetation/Wildlife	Weeds, no trees
Archaeological Resources	N/A
Access	Sequoia 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 (25 feet pursuant to NMSP)	27 feet
Lot Coverage	Max. 60%	52%
Parking	2 standard sized spaces for each dwelling	6 spaces: 3 standard size, 2 compact size, one van-accessible

CONCLUSION:

The project as redesigned, is consistent with the General Plan and Local Coastal Plan, which establishes five residential land use categories, to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because apartment housing is a principally allowed use in the High-Density land use designation and the Zoning Ordinance (MBMC section 17.56.160).

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on July 6, 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.

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.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Minor Use Permit #UPO-520, Coastal Development Permit #CP0-562 and Parking Exception #AD0-132 for the proposed new construction of a 3-dwelling unit apartment building with parking at 2996 Alder Avenue, as shown on plans date stamped June 11, 2018, by adopting Planning Commission **Resolution 18-18** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 18-18
Exhibit B – Full size plans

RESOLUTION NO. PC 18-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING MINOR USE PERMIT (UP0-520), COASTAL DEVELOPMENT PERMIT (CP0-562) AND PARKING EXCEPTION (AD0-132) TO ALLOW CONSTRUCTION OF A NEW THREE-UNIT APARMENT BUILDING WITH SEMI-SUBTERANEAN PARKING OUTSIDE OF THE COASTAL APPEAL JURISDICTION AT 2996 ALDER AVENUE

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on July 17, 2018, for considering a Minor Use Permit (UP0-520), a Coastal Development Permit (CP0-562) and a Parking Exception AD0-132 for construction of a new three-unit apartment building with parking outside of 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(b), for construction of less than a 4-unit apartment in an urbanized area. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Minor Use Permit and North Main Street Specific Plan Findings

1. As conditioned, the project is consistent with the General Plan and Local Coastal Program regarding the location of residential uses and development.
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 Minor Use Permit (UP0-520), a Coastal Development Permit (CP0-562) and a Parking

Exception AD0-132 for the property located at 2996 Alder Ave subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated July 17, 2018, for the project at 2996 Alder Ave (APN:066-192-001) depicted on plans received by the City on June 11, 2018, as part of Minor Use Permit (UP0-520), a Coastal Development Permit (CP0-562) and a Parking Exception AD0-132, 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 DEPARTMENT 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. **Construction Hours:** Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval 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.
5. 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.
6. 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. See Planning Condition #10 for allowed parking space within setback area.
7. 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.
8. 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.
9. Undergrounding: Prior to final occupancy clearance, the applicant shall install all utility distribution and service lines underground.
10. Landscaping: Project landscaping shall include native and drought tolerant plants. Street trees are 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.
8. HVAC Location: HVAC equipment shall be located within the garage or other space not visible from the public right of way to the satisfaction of the Community Development Director.

9. Landscape: Apartment units in the R-4 zone require landscaping plans with 15% minimum permeable surface. The landscape plans submitted for building permit review must address this requirement.
10. The Parking Exception requires installation of an automated garage door and prohibits parking within the driveway. One parking space along the west side of the parking structure entrance will be permitted, but cannot extend into the driveway space. Prohibited parking in the driveway may be in the tenant lease documents. These requirements must be addressed in the building permit submittal.
11. One apartment unit shall be designed to be easily convertible into a fully accessible unit and rental marketing shall be directed toward a tenant who can benefit from the accessibility provisions prior to rental to a tenant who does not require accessibility features and parking.
12. Parking garage shall be equipped with an electric vehicle charging outlet between or available to 2 parking spaces.
13. Bike storage areas shall be provided within the apartment units, the storage areas or in a common area available to the tenants.
14. The owner shall investigate solar panels to reduce some of the monthly utility costs to the tenants. Location of the solar panels will need to be reviewed and approved as part of the building permit submittal and cannot extend beyond the approved height of the building.

BUILDING DEPARTMENT CONDITIONS

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.
7. Fire sprinklers are required by City Codes.
8. BUILDING PERMIT APPLICATION. To apply for building permits, submit three (3) sets of construction plans to the Building Division.
9. 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.)

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

BUILDING DIVISION:

1. SITE MAINTENANCE. During construction, the site shall be maintained 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. Certification of compliance with the soils report shall be submitted to the Building Division prior to foundation approvals. A final report certifying compliance with the soils report or grading plans shall be submitted to the Building Division prior to final approvals.
4. A licensed surveyor or engineer shall verify pad elevations, setbacks, prior to foundation inspection, and building height prior to framing inspection when determined necessary by the Planning Division.

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

BUILDING DIVISION:

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 DEPARTMENT CONDITIONS:

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. Fire Protection Systems and Equipment. An approved automatic fire sprinkler system shall be provided throughout this project, pursuant to Morro Bay Municipal Code, Section 14.60.200. Submit all plans and specification sheets for the required fire sprinkler system to the Building Department for review and approval prior to installation. The sprinkler system shall be in accordance with NFPA Standard 13.
3. Knox key box. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location (CFC 506). Provide a Knox Box on exterior of the structure, in an approved location. Please obtain a Knox application from Morro Bay Fire Department during business hours.
4. Fire extinguishers. Fire Extinguishers. A minimum of one 2A-10-BC extinguisher shall be provided for each floor area, so that travel distance does not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached. (CCR, Title 19, Sec. 3.29)
5. 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.
6. Elevator Car to Accommodate Ambulance Stretcher. Where elevators are provided, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretched 24-inches by 84-inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3-inches high and shall be placed inside on both sides of the hoist way doorframe. (MBMC 14.08.090(I))
7. Trash Enclosures: must comply with the 2016 California Fire Code. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.
8. Change of Occupancy to R-2: Residential occupancies containing sleeping units or more than two dwellings units where the occupants are primarily permanent in nature. CFC 310.0

PUBLIC WORKS DEPARTMENT CONDITIONS:

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website. 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. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6, sidewalk, curb and street tree. If permeable pavers are to be used, a modified driveway approach with a 12" wide PCC grade beam should be constructed to stabilize the front edge of the pavers. An encroachment permit is required for any work within the Right of Way.
3. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.
4. Sewer Backwater Valve: A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).
5. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
6. 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.
7. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note

to plan that device is an approved domestic water backflow prevention device.

8. 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.
9. Water Meter: Indicate and label new or existing water meter on plans.
10. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.
11. Add the following Notes to the Plans:
 - o Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
 - o 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.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of July 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 17th day of July 2018.

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0 Alder

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

General Notes

1. All work described in the drawings shall be verified by the contractor for dimension, grade, extent and compatibility to 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, he shall

Consultant Directory

DESIGNER

Gannage Design
 P.O. BOX 14502
 San Luis Obispo, CA 93406
 Ph: (808) 212-3699
 Contact: Aaron Gannage

PLANNING AI

Chuck Steven
 Ph: (805) 459-
 chsdesign1@

ENERGY COMPLIANCE

Carstairs Energy
 P.O. Box 4736
 San Luis Obispo, CA 93403
 Ph. 805-904-9048
 Contact: Tim Carstairs

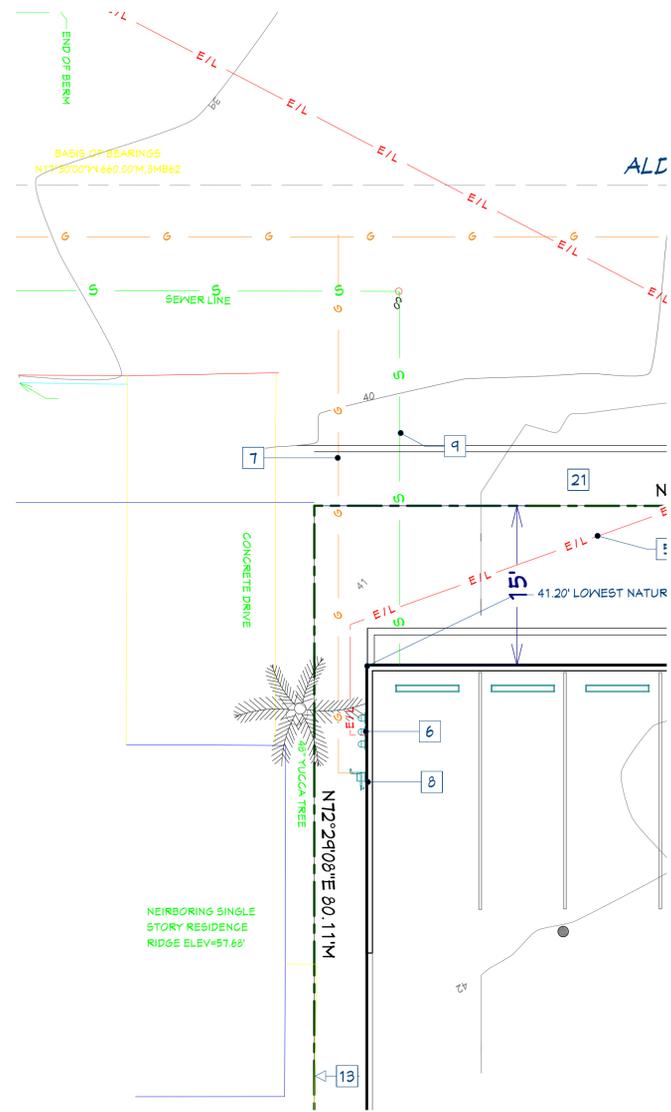
SOILS ENGIN

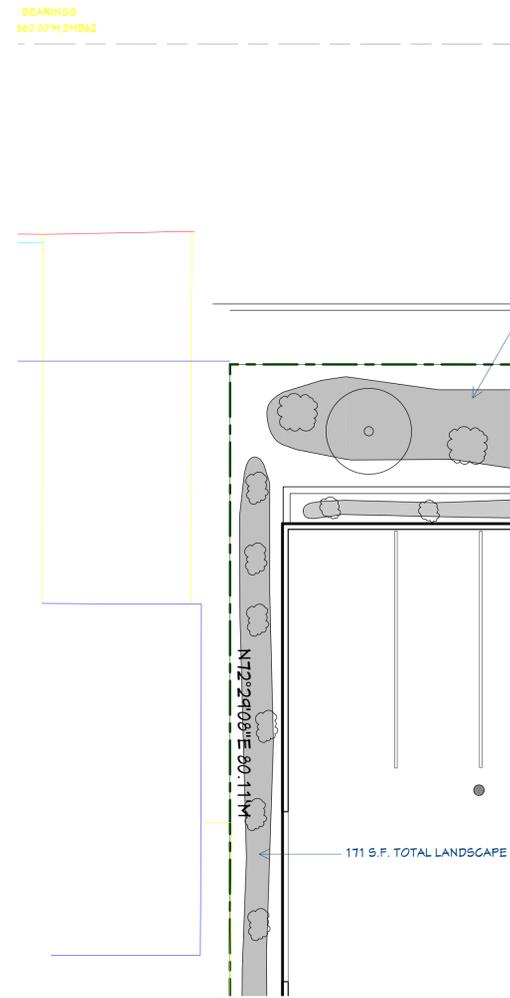
Earth System
 4378 Old San
 San Luis Obis
 Ph: (805) 544

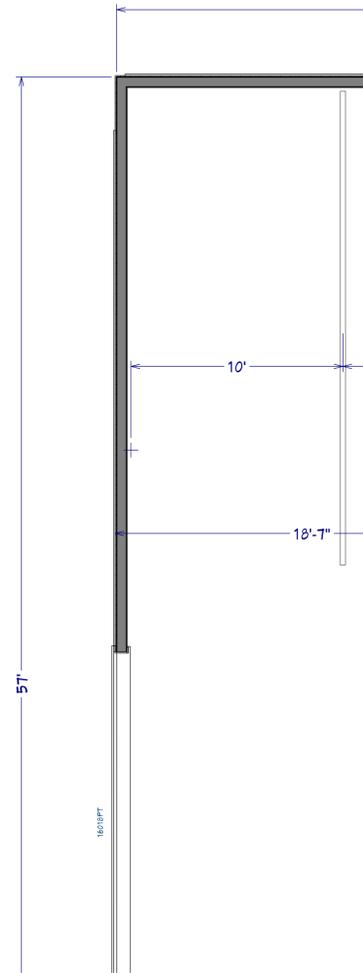
Code Compliance

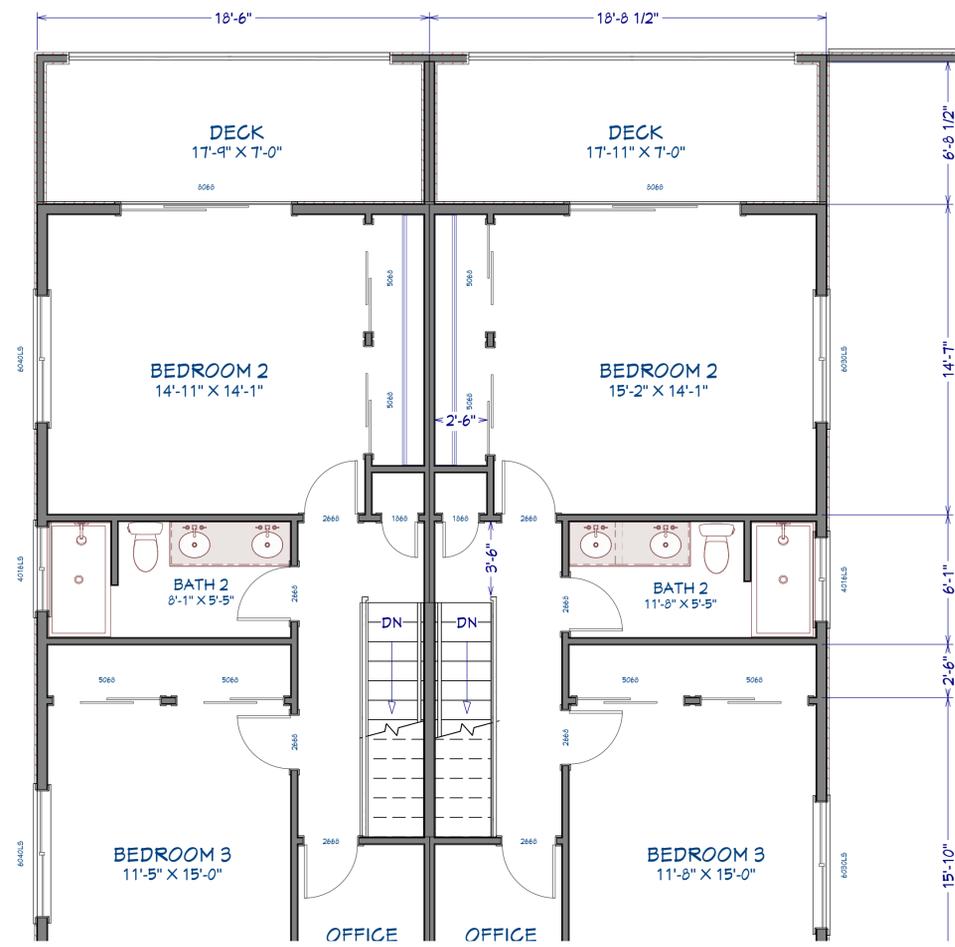
THIS PROJECT HAD BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE CITY OF MORRO BAY BUILDING CODE AND ORDINANCE REQUIREMENTS II BUT NOT LIMITED TO, THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND I/WE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS AND CORRECTIONS NECESSARY DURING THE CONSTRUCTION

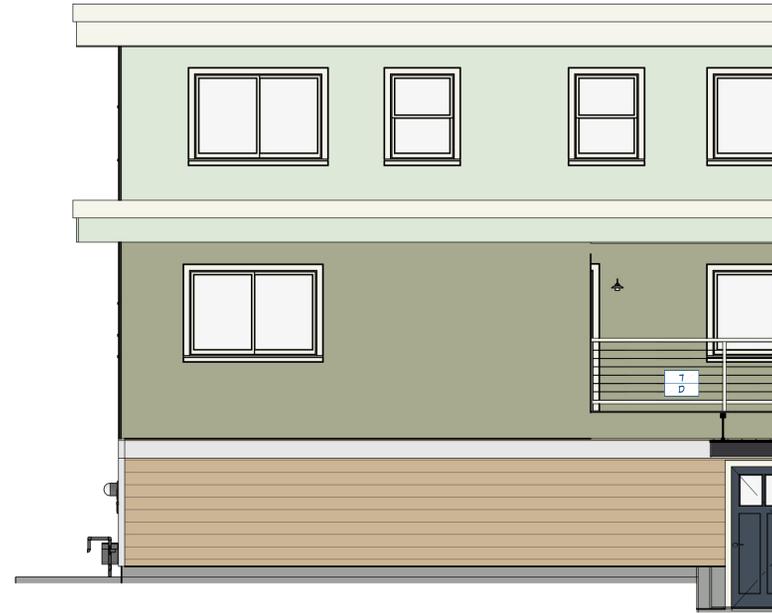
This project shall comply with the following mo





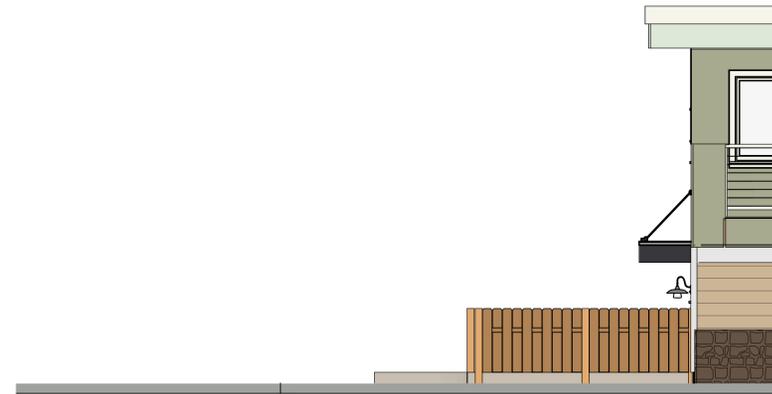






BIRC







CORNER OF ALDER & SEQUOIA PRESPECTIVE





AGENDA NO: D-1

MEETING DATE: July 17, 2018

Staff Report

TO: Planning Commissioners

DATE: July 10, 2018

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

SUBJECT: *Continued Item from 6/5/2018 and 7/3/18 PC Meetings:*
Draft Zoning Code Module 3: Use Regulations

RECOMMENDATION:

Staff recommends the Planning Commission review the staff report and draft Zoning standards for module 3 (Use Regulations) hear presentation, take public comment, and provide direction to staff.

DISCUSSION:

The third module of the Zoning Code Update presents for Planning Commission review updated Use Regulations. Module 3 was presented to the General Plan Advisory Committee (GPAC) on April 19, 2018. Planning Commission discussed a portion of Module 3 at the July 3, 2018 meeting whereby this item was continued to the July 17, 2018 meeting.

CONCLUSION:

The Planning Commission should review and provide direction on the remaining sections of Module 3 not previously discussed.

The next step in the update of the City's Zoning Code will be Module 4 which is Citywide Standards and Overlay Districts which will also be presented for review to GPAC and Planning Commission. Upon completion of the Module 4 review, all modules will be returned for public review of the complete draft Zoning Code which after hearings and adoption will be incorporated into the General Plan / Local Coastal Program update project known as *Plan Morro Bay*.

EXHIBITS:

- A. Planning Commission Review Draft – Module 3, also available online at:
<http://www.morro-bay.ca.us/DocumentCenter/View/11779/Morro-Bay-Draft-Zoning-Code-Module-3-Use-Regulations-for-PC-Review>

CITY OF MORRO BAY

ZONING CODE UPDATE



May 2018

Module 3: Use Regulations

Prepared for:

City of Morro Bay
595 Harbor Street
Morro Bay, CA 93442

Prepared by:

LWC

983 Osos Street
San Luis Obispo, CA 93401

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INTRODUCTION

This paper presents draft provisions for the regulation of uses in the Zoning Code, including use allowances by zoning district, standards for specific uses, and use classifications.

The new Zoning Code will be organized into five divisions, in the following order:

Division I – Introductory Provisions

Division II – District Regulations

Division III – Citywide Regulations

Division IV – Administration and Permits

Division V – Terms and Definitions

This paper includes portions of Division II – District Regulations, Division III – Citywide Regulations, and Division V – Terms and Definitions. Specifically, use regulations presented in this paper include:

- **Use Allowances by District.** Allowed uses are classified according to use groups and presented in tables intended to provide a quick and easy summary of development possibilities in a given district. Use tables specify the level of review required, list any limitations on permitted uses, and provide cross-references to other sections of the Code where additional regulations apply.
- **Standards for Specific Uses.** This section establishes standards and requirements applicable to particular uses that are allowed in some or all districts.
- **Use Classifications.** The use classifications include all use groups established by the Code and regulated in every zoning district by type (i.e., residential, commercial, industrial, etc.). Instead of employing comprehensive lists of every allowed use in a district, the proposed use classifications consolidate the items into a modern classification system which places land uses and activities into groups based on common function, product, or physical characteristics. The groups are designed to be broad enough to allow classification of new, unanticipated uses, to reduce confusion and the need to amend this section of the Code.

The goal of the proposed revisions to use regulations is to create a streamlined, user-friendly set of standards that clearly establishes permitted development in each district.

SUMMARY OF CHANGES

A brief summary of how the draft regulations presented in this paper differ from the current regulations is provided below. Additional notations on the differences between current and draft are included throughout the paper.

Use Allowances by District

Uses allowances by district are generally carried forward with refinements for consistency with the General Plan/Coastal Land Use Plan land use designations and State and federal law.

Standards for Specific Uses

Some sections of this chapter carry forward existing regulations for certain uses. Changes to existing regulations are limited to refinements for formatting and consistency with the new code. The uses for which specific use standards are carried forward include:

- Employee Housing,
- Single-Room Occupancy

Other sections of this chapter establish new regulations for uses that do not have specific use standards in the current code. Uses for which all new standards are proposed include the following:

- Automobile/Vehicle Sales and Service Establishments
- Drive Through Facilities
- Self Storage
- Recharging Stations
- Recycling Facilities
- Short Term Vacation Rentals
- Solar Energy Systems
- Telecommunication Facilities (new except standards related to Satellite Dish Antennas which are existing)
- Urban Agriculture

Finally, in some cases, specific use regulations in the current code are carried forward with revisions. These uses, along with the nature of the revisions, follow:

- **Accessory Dwelling Units** - updated consistent with State law that limits the ability of local jurisdictions to regulate certain aspects of accessory dwelling unit development, including setbacks for garage conversions and dwelling units constructed above a garage, utilities, parking, and instances where accessory dwelling units are constructed entirely within existing structure
- **Animal Keeping** - new provisions included for the keeping of bees
- **Day Care** - new limitations on the hours of operation and requirement for a pick-up and drop-off plan
- **Emergency Shelters** - in cases where current provisions use 'appropriate' as a threshold, quantifiable and measurable standards are proposed
- **Home Occupations** - provisions related to cottage food operations are incorporated, consistent with state law.
- **Nonpermanent Vendors** - regulations expand the current definition of nonpermanent vendors that limit them to those that sell flowers or balloons to include all nonpermanent vendors that sell or prepare and serve food or other consumer products. Standards and limitations are proposed for the location and operation of nonpermanent vendors
- **Outdoor Dining and Seating** - additional specificity added for clarity on hours of operation, location, noise, and litter removal and an increase in the amount of square footage allowed before additional parking is required. Areas less than 350 square feet are allowed as accessory to an eating and drinking establishment. Areas more than 350 square feet but less than 1,000 square feet require Minor Use Permit approval. Larger areas require Conditional Use Permit approval
- **Outdoor Display and Sales** - outdoor display of produce, up to 125 square feet, is proposed to be permitted rather than requiring Minor Use Permit approval. Up to 125 square feet of outdoor display area for produce and up to 600 square feet of outdoor area for live plant displays are permitted. A Conditional Use Permit is required for additional area or other products
- **Personal Services** - additional limits on hours of operation for all personal service establishments and location limitations for fortune, palm, and card readers
- **Temporary Uses** - specific allowances for garage and yard sales, non-profit fundraising, and short-term events in nonresidential districts and an allowance for additional temporary uses subject to Conditional Use Permit approval

Use Classifications

Use classifications have been comprehensively revised. Many uses in the existing code have been redefined or renamed to reflect standard terminology in contemporary land use law and practice. Many uses in the existing code lack definitions. A definition is included for each use classification.

Use Allowances by District

Chapter 17.04 Agriculture District

Note: Use regulations of the existing AG District are carried forward, formatted and revised for consistency with the structure of the new Code.

17.04.010 Purpose and Applicability

The purpose of the Agriculture (AG) District is to provide for the continuation of agricultural uses in suitable areas and for limited nonagricultural uses which may be necessary to support such continued agricultural activities. New development in this District shall also be sited and designed to protect and enhance scenic resources associated with the rural character of agricultural lands.

17.04.020 Land Use Regulations

Table TBD, Land Use Regulations-Agriculture District, sets the land use regulations for the Agriculture District. The regulations for the district are established by letter designation as follows:

“P” designates permitted uses

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit pursuant to Chapter TBD, Use Permits

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit pursuant to Chapter TBD, Use Permits

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table

“-” designates uses that are not permitted

For all uses, approval of a Coastal Development Permit pursuant to Chapter TBD, Coastal Development Permits, may be required. See Chapter TBD, Coastal Zone (-CZ) Overlay District.

Land uses are defined in Chapter TBD, Land Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column

refer to specific regulations applicable to the particular use classification located in other sections of this Code.

TABLE TBD: LAND USE REGULATIONS – AGRICULTURE DISTRICT

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed
Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

<i>Land Use Classification</i>	<i>AG</i>	<i>Additional Regulations</i>
Residential Uses		
Residential Housing Types	See subclassifications below	
<i>Single-Unit Dwelling, Detached</i>	P	
<i>Accessory Dwelling Unit</i>	P	See Section TBD, Accessory Dwelling Unit
Employee Housing	See Section TBD, Employee Housing	
Family Day Care	See subclassifications below	
<i>Small</i>	P	
<i>Large</i>	P	Must be located 300 feet from any other Large Family Day Care
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same Zoning District.	
Transitional Housing		
Commercial Uses		
Agriculture	P	
Transportation, Communication, and Utility Uses		
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities	
Other Uses		
Accessory Uses and Structures	See Section TBD, Accessory Structures, and Section TBD, Accessory Uses	
Animal Keeping	See Section TBD, Animal Keeping	
Home Occupations	See Section TBD, Home Occupations	
Nonconforming Use	See Chapter TBD, Nonconforming Uses, Structures, and Lots	
Recharging Station	See Section TBD, Recharging Stations	
Solar Energy Systems	See Section TBD, Solar Energy Systems	
Temporary Uses, including Temporary Produce Stands	See Section TBD, Temporary Uses	

Chapter 17.05 Residential Districts

Note: The names of existing zoning districts are changed as follows:

R-A: Residential Low Density (RL)

R-1: Residential Single Unit (RS)

R-2: Residential Medium Density (RM)

R-3, R-4: Residential High Density (RH)

Use allowances have been refined consistent with the General Plan/Coastal Land Use Plan land use designations and State and federal law.

17.05.010 Purpose and Applicability

The purposes of the Residential Districts are to:

- A. Provide for a full range of housing types consistent with the General Plan/Local Coastal Plan;
- B. Preserve, protect, and enhance the character of the City's different residential neighborhoods and the quality of life of City residents.
- C. Ensure adequate light, air, privacy, and open space for each dwelling.
- D. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.
- E. Provide sites for public and semi-public land uses such as parks, schools, day care, and other uses that will serve City residents and will complement surrounding residential development.

Additional purposes of each Residential District:

Residential Low Density (RL). The RL District is intended to provide areas for detached single-unit dwellings and accessory uses compatible with the residential use of the district. In addition to single-unit dwellings, this District provides for other compatible uses, such as schools and parks that may be appropriate in a single-unit residential neighborhood. The overall density limit for these areas is 4.0 units per acre. This District implements the Low Density Residential General Plan/Local Coastal Plan Land Use Designation.

Residential Single-Unit (RS). The RS District is intended to provide areas for detached and attached single-unit housing at densities of one unit per lot. Overall densities for these areas are up to seven or 10 units per net acre. In addition, this District provides for uses such as schools

and parks that may be appropriate in a low- or moderate-density residential environment. This District implements the Moderate Density Residential General Plan/Local Coastal Plan Land Use Designation.

Residential Medium Density (RM). The RM District is intended to provide areas for a variety of housing types at densities up to 15 units per acre. Types of dwelling units include attached and detached single-unit dwellings, townhomes, condominiums, two-unit dwellings, multi-unit developments, and apartments. This District also provides for uses such as schools, daycare centers, parks, and community facilities that may be appropriate in a medium density residential environment. This District implements the Medium Density Residential General Plan/Local Coastal Plan Land Use Designation.

Residential High Density (RH). The RH District is intended to provide areas for a variety of medium to high-density residential development. Housing types include single-unit attached, townhouses, condominiums, and apartment buildings at densities up to 27 dwelling units per acre. Detached single unit dwellings are only allowed where site characteristics such as size or topography, preclude multi-unit development. This District also provides for uses such as schools, daycare centers, parks, and community facilities that may be appropriate in a higher-density residential environment. This District implements the High Density Residential General Plan/Local Coastal Plan Land Use Designation.

17.05.020 Land Use Regulations

Table TBD, Land Use Regulations-Residential Districts, sets the land use regulations for Residential Districts. The regulations for each district are established by letter designation as follows:

“P” designates permitted uses

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit pursuant to Chapter TBD, Use Permits

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit pursuant to Chapter TBD, Use Permits

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table

“-” designates uses that are not permitted

For all uses, approval of a Coastal Development Permit pursuant to Chapter TBD, Coastal Development Permits, may be required. See Chapter TBD, Coastal Zone (-CZ) Overlay District.

Land uses are defined in Chapter TBD, Land Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to specific regulations applicable to the particular use classification located in other sections of this Code.

TABLE TBD: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed
Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	RL (R-A)	RS (R-1)	RM (R-2)	RH (R-3, R-4)	Additional Regulations
	Previous district name in ()				
Residential Uses					
Residential Housing Types	See subclassifications below				
Single-Unit Dwelling, Detached	P	P	P	M(1)	See §TBD.B, Residential Development
Single-Unit Dwelling, Attached	-	P	P	P	See §TBD.B, Residential Development
Two-Unit Dwelling	-	-	P	P	See §TBD.B, Residential Development
Multi-Unit Residential	-	-	P	P	See §TBD.B, Residential Development
Accessory Dwelling Unit	P	P	P	P	See §TBD.B, Accessory Dwelling Units
Employee Housing	See Section TBD, Employee Housing				
Family Day Care	See subclassifications below				
Small	P	P	P	P	
Large	P	P	P	P	Must be located 300 feet from any other Large Family Day Care
Group Residential	-	-	C	C	
Mobilehome Park	-	-	C(2)	C(2)	
Residential Care Facilities	See subclassifications below				
Small	P	P	P	P	
Large	-	-	M	M	
Residential Facility, Assisted Living	-	-	M	M	
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same Zoning District.				
Transitional Housing					

TABLE TBD: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	RL (R-A)	RS (R-1)	RM (R-2)	RH (R-3, R-4)	Additional Regulations
	Previous district name in ()				
Public/Semi Public Uses					
Day Care Centers	-	-	C	C	See §TBD, Day Care
Park and Recreation Facilities	M	M	M	M	
Parking Lots and Structures	-	-	-	C	
Schools	C	C	C	C	
Social Service Facilities	-	-	M	M	
Commercial Uses					
Agriculture	P	-	-	-	See §TBD, Animal Keeping for livestock density limits
Farmer's Markets	C	C	C	C	See §TBD, Farmer's Markets
Lodging	See subclassification below				
<i>Hotels and Motels</i>	-	-	-	C	
<i>Short-term Vacation Rental</i>	P	P	P	P	See §TBD, Short-term Vacation Rentals
Offices	-	-	-	C	
Transportation, Communication, and Utility Uses					
Public Works and Utilities	C	C	C	C	
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities				
Urban Agriculture Uses					
Community Garden	P	P	P	P	See §TBD, Urban Agriculture
Market Garden, less than one acre	P	P	P	P	See §TBD, Urban Agriculture
Market Garden, one acre or more	M	C	C	C	See §TBD, Urban Agriculture
Private Garden	P	P	P	P	See §TBD, Urban Agriculture
Other Uses					
Accessory Uses and Structures	See Section TBD, Accessory Structures, and Section TBD, Accessory Uses				

TABLE TBD: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	RL (R-A)	RS (R-1)	RM (R-2)	RH (R-3, R-4)	Additional Regulations
	Previous district name in ()				
Animal Keeping	See Section TBD, Animal Keeping				
Home Occupations	See Section TBD, Home Occupations				
Nonconforming Use	See Chapter TBD, Nonconforming Uses, Structures, and Lots				
Recharging Station	See Section TBD, Recharging Stations				
Solar Energy Systems	See Section TBD, Solar Energy Systems				
Temporary Use	See Section TBD, Temporary Uses				

Specific Limitations:

1. Allowed only where site characteristics, such as size or topography, preclude multi-unit development.
2. Limited to sites with a minimum of three acres.

Chapter 17.06 Commercial and Mixed Use Districts

Note: The names of existing zoning districts are changed as follows:

MCR: Neighborhood Commercial (NC)

C-1: Community Commercial (CC)

C-2: District Commercial (DC)

C-VS: Visitor Serving Commercial (VSC)

Use allowances have been refined consistent with the General Plan/Coastal Land Use Plan land use designations and State and federal law.

17.06.010 Purpose and Applicability

The specific purposes of the Commercial and Mixed Use Districts are to:

- A. Provide for the orderly, well-planned, and balanced development of commercial and mixed-use districts;
- B. Designate adequate land for a full range of local- and regional-serving retail and commercial services consistent with the General Plan/Local Coastal Plan to maintain and strengthen the city's economic resources;
- C. Provide appropriately located areas for a range of commercial uses that provide for a variety of good and services for residents, employees, and visitors;
- D. Provide opportunities for a mix of complementary uses that may combine residential and nonresidential uses or combine a variety of nonresidential uses on the same site; and
- E. Promote pedestrian-oriented, mixed-use commercial centers at appropriate locations.

Additional purposes of each Commercial and Mixed Use District are as follows:

Neighborhood Commercial (NC). This District is intended to provide areas for smaller-scale neighborhood commercial areas which provide goods, services, and businesses to meet the day-to-day needs of nearby residents. Residential uses are allowed above and behind commercial uses and as stand-alone development in certain areas. This District implements the Neighborhood Commercial General Plan/Local Coastal Plan Land Use Designation.

Community Commercial (CC). This District is intended to create, maintain and enhance walkable community commercial areas that provide a mix of community-oriented uses including retail stores, restaurants, professional and medical offices, and personal services. Residential uses are allowed above and behind commercial uses and as stand-alone development in certain areas. This District implements the Community Commercial and the Mixed Use General Plan/Local Coastal Plan Land Use Designation.

District Commercial (DC). This District provides locations for retail, commercial, and service uses that meet local and regional demand. It is intended for larger-scale development that is appropriate in an auto-oriented environment. This District implements the District Commercial General Plan/Local Coastal Plan Land Use Designation.

Visitor Serving Commercial VSC. This District is intended to provide areas for visitor-oriented services and uses located at easily accessible locations and tourist destinations. A range of visitor-serving uses are allowed, including hotels and motels, restaurants, retail, recreation, and other uses that accommodate visitor needs and activities. Residential uses are allowed in certain areas. This District implements the Visitor-Serving Commercial General Plan/Local Coastal Plan Land Use Designation.

17.06.020 Land Use Regulations

Table TBD, Land Use Regulations-Commercial and Mixed Use Districts, sets the land use regulations for Commercial and Mixed Use “P” designates permitted uses

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit pursuant to Chapter TBD, Use Permits

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit pursuant to Chapter TBD, Use Permits

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table

“-” designates uses that are not permitted

For all uses, approval of a Coastal Development Permit pursuant to Chapter TBD, Coastal Development Permits, may be required. See Chapter TBD, Coastal Zone (-CZ) Overlay District.

Land uses are defined in Chapter TBD, Land Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to specific regulations applicable to the particular use classification located in other sections of this Code.

TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	NC <i>(MCR)</i>	CC <i>(C-1)</i>	DC <i>(C-2)</i>	VSC <i>(C-VS)</i>	Additional Regulations
	<i>Previous district name in ()</i>				

Residential Uses

Residential Housing Types	See subclassifications below				
<i>Single-Unit Dwelling, Detached</i>	M(1)	-	-	-	
<i>Single-Unit Dwelling, Attached</i>	M(1)	C(2)	-	C(4)	
<i>Two-Unit Dwelling</i>	M(1)	-	-	-	
<i>Multi-Unit Residential</i>	M(1)	C(2)	-	C(4)	
Family Day Care	See subclassifications below				
<i>Small</i>	P	P	-	P	
<i>Large</i>	P	P	-	P	Must be located 300 feet from any other Large Family Day Care
Group Residential	-	C(2)	-	-	
Residential Care Facilities	See subclassifications below				
<i>Small</i>	P	P	-	-	
Residential Facility, Assisted Living	M	M(3)	-	-	
Single Room Occupancy	M	P(2)	-	-	See §TBD, Single Room Occupancy
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same Zoning District.				
Transitional Housing					

Public/Semi Public Uses

Campgrounds and Recreational Vehicle Parks	-	-	C	C	
Community Assembly	M	P	P	M	
Cultural Institutions	-	P	P	P	
Day Care Centers	M	M	M	-	See §TBD, Day Care
Emergency Shelter	-	P	-	-	See §TBD, Emergency Shelters
Government Offices	P	P	P	-	
Harbor, Port, and Marina Facilities	-	-	-	C	

TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	NC (MCR)	CC (C-1)	DC (C-2)	VSC (C-VS)	Additional Regulations
	<i>Previous district name in ()</i>				
Hospitals and Clinics	See subclassifications below				
<i>Hospitals</i>	-	-	C	-	
<i>Clinics</i>	M	C(3)	P	-	
<i>Skilled Nursing Facilities</i>	-	C(3)	-	-	
Instructional Services	-	P	P	P	
Park and Recreation Facilities	-	P	P	P	
Parking Lots and Structures	-	P	P	P	
Public Safety Facilities	M	P	P	M	
Social Service Facilities	M	M	M	-	
Commercial Uses					
Animal Care, Sales, and Services	See subclassifications below				
<i>Animal Daycare</i>	M	-	M	-	
<i>Grooming and Pet Stores</i>	-	-	P	-	
<i>Veterinary Services</i>	P	-	P	-	
Artist Studio	P	P	P	P	
Automobile/Vehicle Sales and Services	See subclassifications below				
<i>Automobile/Vehicle Rentals</i>	-	-	P	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	P	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Repair, Major</i>	C	-	P	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Service and Repair, Minor</i>	M	-	P	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	-	-	P	-	See §TBD, Automobile/Vehicle Sales and Services

TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

<i>Land Use Classification</i>	<i>NC (MCR)</i>	<i>CC (C-1)</i>	<i>DC (C-2)</i>	<i>VSC (C-VS)</i>	<i>Additional Regulations</i>
	<i>Previous district name in ()</i>				
<i>Service Stations</i>	C	-	C	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Washing</i>	C	-	P	-	See §TBD, Automobile/Vehicle Sales and Services
Banks and Financial Institutions	P	P	P	P	
Business Services	P	P	P	-	
Commercial Entertainment and Recreation	See subclassifications below				
<i>Cinema/Theaters</i>	M	P	M	P	
<i>Indoor Sports and Recreation</i>	P	P	P	P	
<i>Outdoor Entertainment</i>	-	-	-	M	
<i>Outdoor Recreation</i>	-	-	-	P	
Drive-through Facility	C	-	-	-	See §TBD, Drive Through Facilities
Eating and Drinking Establishments	See subclassifications below				
<i>Bars/Night Clubs/Lounges</i>	C	C	C	C	
<i>Food and Beverage Tasting</i>	P	P	P	P	
<i>Restaurant</i>	P	P	P	P	
Farmer's Markets	P	P	P	P	See §TBD, Farmer's Markets
Food Preparation	P	P	P	P	
Funeral Parlors and Interment Services	C	-	C	-	
Lodging	See subclassifications below				
<i>Hotels and Motels</i>	P	P	-	P	
<i>Short-term Vacation Rental</i>	P	P	-	P	See §TBD, Short-term Vacation Rentals
Maintenance and Repair Services	P	P	P	-	
Nonpermanent Vending	See Chapter TBD, Nonpermanent Vending				
Nurseries and Garden Centers	P	P	P	P	

TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	NC (MCR)	CC (C-1)	DC (C-2)	VSC (C-VS)	Additional Regulations
	<i>Previous district name in ()</i>				
Offices	See subclassifications below				
<i>Business and Professional</i>	P	P	P	-	
<i>Medical and Dental</i>	P	P(3)	P	-	
Personal Services	See subclassifications below				
<i>Fortune, Palm, and Card Reader</i>	P	P	-	-	See §TBD, Personal Services
<i>General Personal Services</i>	P	P	P	P	See §TBD, Personal Services
<i>Tattoo or Body Modification Parlor</i>	P	P	P	-	See §TBD, Personal Services
Retail Sales	See subclassifications below				
<i>Building Materials Sales and Services</i>	P	P	P	-	
<i>Food and Beverage Sales</i>	P	P	P	P	
<i>General Retail</i>	P	P	P	P	
Industrial Uses					
<i>Custom Manufacturing</i>	P	P	P	-	
Food and Beverage Manufacturing	See subclassifications below				
<i>Limited/Small Scale</i>	P	P	P	-	
Recycling Facilities	See subclassifications below				
<i>Reverse Vending Machines</i>	M	-	P	-	See §TBD, Recycling Facilities
<i>Recycling Collection Facilities</i>	C	-	C	-	See §TBD, Recycling Facilities
Warehousing and Storage	See subclassifications below				
<i>Self Storage</i>	C	-	C	-	See §TBD, Self Storage
Transportation, Communication, and Utility Uses					
<i>Light Fleet-Based Services</i>	-	-	P	-	
<i>Public Works and Utilities</i>	P	P	P	-	
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities				

TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	NC (MCR)	CC (C-1)	DC (C-2)	VSC (C-VS)	Additional Regulations
	Previous district name in ()				
Transportation Passenger Terminals	P	P	P	P	
Urban Agriculture Uses					
Community Garden	P	P	-	-	See §TBD, Urban Agriculture
Market Garden, less than one acre	P	-	-	-	See §TBD, Urban Agriculture
Market Garden, one acre or more	M	-	-	-	See §TBD, Urban Agriculture
Private Garden	P	P	-	-	See §TBD, Urban Agriculture

Other Uses

Accessory Uses and Structures	See Section TBD, Accessory Structures, and Section TBD, Accessory Uses
Nonconforming Use	See Chapter TBD, Nonconforming Uses, Structures, and Lots
Recharging Station	See Section TBD, Recharging Stations
Solar Energy Systems	See Section TBD, Solar Energy Systems
Temporary Use	See Section TBD, Temporary Uses

Specific Limitations:

1. Must be located above and behind commercial uses except within the Mixed-Use Residential Overlay. Within the Mixed-Use Residential Overlay, residential uses in any configuration, including as stand-alone residential development, is allowed subject to Minor Use Permit approval.
2. Must be located above or behind non-residential uses.
3. Not allowed along Morro Bay Boulevard.
4. Allowed with Conditional Use Permit approval in the Mixed-Use Residential Overlay when provided as part of a visitor-serving, mixed-use development.

Chapter 17.07 Industrial Districts

Provisions of the existing M-1 (IG) and M-2 (ICD) Districts are carried forward, formatted and revised for consistency with the structure of the new Code. Use allowances have been refined consistent with the General Plan/Coastal Land Use Plan land use designations and State and federal law.

17.07.010 Purpose and Applicability

The purposes of the Industrial Districts are to:

- A. Designate adequate land for businesses, professional offices, and industrial growth consistent with the General Plan/Local Coastal Plan to maintain and strengthen the City's economic resources;
- B. Provide a range of employment opportunities to meet the needs of current and future residents;
- C. Provide areas for a wide range of manufacturing, industrial processing, and service commercial uses and protect areas where such uses now exist; and
- D. Preserve appropriately sited land for uses which must be located near the coast to function.

Industrial-General (IG). The IG District is intended to provide areas for a variety of industrial and service uses. Retail, service, and other supporting uses serving employees and businesses are also allowed. This district implements General (Light) Industrial General Plan/Local Coastal Plan Land Use Designation.

Industrial-Coastal-Dependent (ICD). The ICD District is intended to provide areas for coastal dependent industrial land uses that are given priority by the California Coastal Act for location adjacent to the coastline. This district implements Coastal-Dependent Industrial General Plan/Local Coastal Plan Land Use Designation.

17.07.020 Land Use Regulations

Table TBD, Land Use Regulations-Industrial Districts, sets the land use regulations for Industrial Districts. The regulations for each district are established by letter designation as follows:

“P” designates permitted uses

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit pursuant to Chapter TBD, Use Permits

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit pursuant to Chapter TBD, Use Permits

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table

“-” designates uses that are not permitted

For all uses, approval of a Coastal Development Permit pursuant to Chapter TBD, Coastal Development Permits, may be required. See Chapter TBD, Coastal Zone (-CZ) Overlay District.

Land uses are defined in Chapter TBD, Land Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to specific regulations applicable to the particular use classification located in other sections of this Code.

TABLE TBD: LAND USE REGULATIONS – INDUSTRIAL DISTRICTS

*P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed
Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District*

Land Use Classification	IG (M-1)	ICD (M-2)	Additional Regulations
	<i>Previous district name in ()</i>		
Residential Uses			
Residential Housing Types	Permitted if existing. New units not allowed.		
Caretaker Unit	P	-	
Public/Semi Public Uses			
Colleges and Trade Schools	P	-	
Government Offices	P	P(1)	
Harbor, Port, and Marina Facilities	-	P	
Instructional Services	P	-	
Park and Recreation Facilities	M	-	
Commercial Uses			
Animal Care, Sales, and Services	See subclassifications below		
<i>Animal Daycare</i>	P	-	

TABLE TBD: LAND USE REGULATIONS – INDUSTRIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	IG (M-1)	ICD (M-2)	Additional Regulations
	<i>Previous district name in ()</i>		
<i>Animal Shelter and Boarding</i>	P	-	
<i>Veterinary Services</i>	P	-	
Agriculture	-	P(1)	
Automobile/Vehicle Sales and Services	See subclassifications below		
<i>Automobile/Vehicle Rentals</i>	P	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Sales and Leasing</i>	P	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Repair, Major</i>	P	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Service and Repair, Minor</i>	P	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	P	P(1)	See §TBD, Automobile/Vehicle Sales and Services
<i>Service Stations</i>	P	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Towing and Impound</i>	P	-	See §TBD, Automobile/Vehicle Sales and Services
<i>Washing</i>	P	C(1)	See §TBD, Automobile/Vehicle Sales and Services
Business Services	P	-	
Food Preparation	P	-	
Maintenance and Repair Services	P	C(1)	
Nonpermanent Vending	See Chapter TBD, Nonpermanent Vending		
Offices	See subclassifications below		
<i>Business and Professional</i>	P	P(1)	
Retail Sales	See subclassifications below		
<i>Food and Beverage Sales</i>	P	-	
<i>General Retail</i>	P	P(1)	
Industrial Uses			
Construction and Material Yards	P	-	
Custom Manufacturing	P	-	

TABLE TBD: LAND USE REGULATIONS – INDUSTRIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	IG (M-1)	ICD (M-2)	Additional Regulations
	<i>Previous district name in ()</i>		
Food and Beverage Manufacturing	See subclassifications below		
<i>Limited/Small Scale</i>	P	-	
<i>General/Large Scale</i>	M	-	
General Industrial	M	M(1)	
Light Industrial	P	P(1)	
Oil and Gas Explorations and Development Offshore	-	C	See §TBD, Off-shore Oil Development
Recycling Facilities	See subclassifications below		
<i>Recycling Collection Facilities</i>	P	-	See §TBD, Recycling Facilities
<i>Recycling Processing Facilities</i>	C	-	See §TBD, Recycling Facilities
Research and Development	P	C(1)	
Salvage and Wrecking	C	C(1)	
Warehousing and Storage	See subclassifications below		
<i>Indoor Warehousing and Storage</i>	P	P(1)	
<i>Outdoor Storage</i>	C	C(1)	
<i>Self Storage</i>	C	-	See §TBD, Self Storage
Wholesaling and Distribution	P	P(1)	
Transportation, Communication, and Utility Uses			
Docks, Piers, and other Coastal-Related Infrastructure	-	P	
Light Fleet-Based Services	P	-	
Public Works and Utilities	P	P	
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities		
Transportation Passenger Terminals	P	-	
Other Uses			
Accessory Uses and Structures	See Section TBD, Accessory Structures, and Section TBD, Accessory Uses		

TABLE TBD: LAND USE REGULATIONS – INDUSTRIAL DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	IG (M-1)	ICD (M-2)	Additional Regulations
	<i>Previous district name in ()</i>		
Nonconforming Use	See Chapter TBD, Nonconforming Uses, Structures, and Lots		
Recharging Station	See Section TBD, Recharging Stations		
Solar Energy Systems	See Section TBD, Solar Energy Systems		
Temporary Use	See Section TBD, Temporary Uses		

Specific Limitations:

1. Limited to coastal-dependent and coastal-related uses. Development priority shall be given to coastal-dependent uses.

Chapter 17.08 Public and Semi-Public Districts

Note: The names of existing zoning districts are changed as follows:

SCH: Public Facility (PF)

GC: Park and Recreation (PR)

OA: Open Space (OS)

Use allowances have been refined consistent with the General Plan/Coastal Land Use Plan land use designations and State and federal law.

17.08.010 Purpose and Applicability

The purposes of Public and Semi-Public Districts are to:

- A. Provide land for development of public, quasi-public, and open space uses that provide services to the community and support existing and new residential, commercial, and industrial land uses.
- B. Provide areas for educational facilities, cultural and institutional uses, health services, parks and recreation, general government operations, utility and public service needs, and other similar and related supporting uses.
- C. Provide opportunities for outdoor recreation, and meet the recreational needs of Morro Bay residents.
- D. Reserve areas for passive recreation and habitat protection.

Additional purposes of each Public and Semi-Public District:

Public Facility (PF). The PF District is intended for facilities that serve the public, such as government buildings and service facilities, schools, hospitals, cultural centers, and other public and quasi-public uses. The Public Facility District implements the Public/Institutional General Plan/Local Coastal Plan Land Use Designation.

Park and Recreation (PR). The PR District is intended to identify and maintain areas for active recreation, including City parks and other areas that support recreational activities. Uses include parks, playgrounds, campgrounds, picnic areas, sports fields, golf courses, recreational clubs, and other appropriate recreational uses. This District implements the Open Space/Recreation and the Golf Course General Plan/Local Coastal Plan Land Use Designations.

Open Space (OS). The OS District is intended for open space, undeveloped parkland, habitat and natural resource areas, and other areas that provide open space, habitat protection and enhancement, or support passive recreation such as beach areas, linear parks, trails. This District implements the Open Space/Recreation General Plan/Local Coastal Plan Land Use Designation.

17.08.020 Land Use Regulations

Table TBD, Land Use Regulations-Public and Semi-Public Districts, sets the land use regulations for Public and Semi-Public Districts. The regulations for each district are established by letter designation as follows:

“P” designates permitted uses

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit pursuant to Chapter TBD, Use Permits

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit pursuant to Chapter TBD, Use Permits

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table

“-” designates uses that are not permitted

For all uses, approval of a Coastal Development Permit pursuant to Chapter TBD, Coastal Development Permits, may be required. See Chapter TBD, Coastal Zone (-CZ) Overlay District.

Land uses are defined in Chapter TBD, Land Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to specific regulations applicable to the particular use classification located in other sections of this Code.

TABLE TBD: LAND USE REGULATIONS – PUBLIC AND SEMI-PUBLIC DISTRICTS

*P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed
Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District*

Land Use Classification	PF (SCH)	PR (GC)	OS (OA)	Additional Regulations
	Previous district name in ()			
Public/Semi Public Uses				
Campgrounds and Recreational Vehicle Parks	-	C	-	
Cemetery	P	-	-	
Colleges and Trade Schools	P	-	-	
Community Assembly	P	P	-	

TABLE TBD: LAND USE REGULATIONS – PUBLIC AND SEMI-PUBLIC DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	PF (SCH)	PR (GC)	OS (OA)	Additional Regulations
	<i>Previous district name in ()</i>			
Cultural Institutions	P	P	-	
Day Care Centers	P	-	-	See §TBD, Day Care
Emergency Shelter	P	-	-	See §TBD, Emergency Shelters
Government Offices	P	-	-	
Harbor, Port, and Marina Facilities	C	-	-	
Hospitals and Clinics	See subclassifications below			
<i>Hospitals</i>	C	-	-	
<i>Clinics</i>	P	-	-	
<i>Skilled Nursing Facilities</i>	C	-	-	
Instructional Services	P	-	-	
Park and Recreation Facilities	P	P	P(1)	
Public Safety Facilities	P	-	-	
Schools	P	-	-	
Social Service Facilities	P	-	-	
Commercial Uses				
Animal Care, Sales, and Services	See subclassifications below			
<i>Animal Shelter and Boarding</i>	C(2)	-	-	
Commercial Entertainment and Recreation	See subclassifications below			
<i>Indoor Sports and Recreation</i>	P	P	-	
<i>Outdoor Entertainment</i>	C	C	-	
<i>Outdoor Recreation</i>	P	P	-	
Eating and Drinking Establishments	See subclassifications below			
<i>Restaurant</i>	-	C	-	
Farmer’s Markets	P	P	-	See §TBD, Farmer’s Markets
Nonpermanent Vending	See Chapter TBD, Nonpermanent Vending			

TABLE TBD: LAND USE REGULATIONS – PUBLIC AND SEMI-PUBLIC DISTRICTS

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed

Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

Land Use Classification	PF (SCH)	PR (GC)	OS (OA)	Additional Regulations
	Previous district name in ()			
Retail Sales	See subclassifications below			
Food and Beverage Sales	P(3)	P(3)	-	
General Retail	P(3)	P(3)	-	
Industrial Uses				
Recycling Facilities	See subclassifications below			
Reverse Vending Machines	C	-	-	See §TBD, Recycling Facilities
Recycling Collection Facilities	C	-	-	See §TBD, Recycling Facilities
Recycling Processing Facilities	C	-	-	See §TBD, Recycling Facilities
Transportation, Communication, and Utility Uses				
Public Works and Utilities	P	-	-	
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities			
Transportation Passenger Terminals	P	-	-	
Urban Agriculture Uses				
Community Garden	P	P	-	See §TBD, Urban Agriculture
Market Garden, less than one acre	P	P	-	See §TBD, Urban Agriculture
Market Garden, one acre or more	M	M	-	See §TBD, Urban Agriculture
Other Uses				
Accessory Uses and Structures	See Section TBD, Accessory Structures, and Section TBD, Accessory Uses			
Nonconforming Use	See Chapter TBD, Nonconforming Uses, Structures, and Lots			
Recharging Station	See Section TBD, Recharging Stations			
Solar Energy Systems	See Section TBD, Solar Energy Systems			
Temporary Use	See Section TBD, Temporary Uses			

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Note: A Coastal Development Permit may be required, See Chapter TBD, Coastal Zone (-CZ) Overlay District

<i>Land Use Classification</i>	<i>PF (SCH)</i>	<i>PR (GC)</i>	<i>OS (OA)</i>	<i>Additional Regulations</i>
	<i>Previous district name in ()</i>			

Specific Limitations:

1. Limited to trails, wildlife preserves and open space uses that maintain the site in its natural state. No building, structure or improvements shall be constructed in these areas, except for those required for public access, public restrooms, informational signage, trash containers, parking facilities, and facilities needed for protecting environmental resources and general upkeep and maintenance of the property.
2. Limited to government or non-profit animal shelter located a minimum of 100 feet from a residential use or district.
3. Limited to gift shops and cafes associated with a Public/Semi Public use.

Chapter 17.09 Waterfront and Harbor Area Districts

Note: Use regulations of the existing CF, H, and WF districts are carried forward. There are no substantive changes to the use regulations for these districts.

17.09.010 Purpose and Applicability

The specific purposes of the Waterfront and Harbor Area Districts are to:

- A. Ensure that waterfront development is attractive and pedestrian-friendly through greater pedestrian-oriented development, street furniture, and a more efficient solution to traffic circulation and automobile parking. Achieve an architectural character for the Embarcadero area that is in keeping with a working fishing community.
- B. Preserve the attraction of the City as a tourist destination with visitor-serving facilities, shopping and amusement areas, recreational amenities, and public parks and beaches, but still retain the City's small-town "fishing port" character.

Additional purposes of each Waterfront and Harbor Area District are as follows:

Commercial Fishing (CF). This District is intended to preserve areas that serve or facilitate licensed fishing activities or commercial fishing and incidental uses pursuant to Measure "D" of the June 2, 1981 City ballot. The CF District is intended to retain the City's small-town fishing image and to ensure that development does not conflict with the fishing industry. Land uses are limited to coastal dependent uses including boating and fishing facilities, marine sales and services, and incidental parking and utility uses.

Harbor (H). This District designates areas within City limits covered by water, excluding sensitive habitat areas, for those uses which must be located on the water in order to function, or as an accessory use to a land based/shore facility or structure.

Waterfront (WF). This District is intended to provide for the continued mixture of visitor-serving commercial and recreational and harbor-dependent land uses in appropriate waterfront areas.

17.09.020 Land Use Regulations

A. CF District.

1. ***Expressly Prohibited Uses.*** The City shall not grant any permit, authorization or other approval of any State-owned tidelands subject to city lease between Beach Street and Target Rock, unless such development or use is primarily for the purpose of serving or facilitating licensed commercial fishing activities or noncommercial recreational fishing activities, or if clearly incidental thereto. For purposes of illustration, and not by way of limitation, no approval shall be granted

for any new passenger-for-hire boats or supporting facilities, or for any new restaurant, cafe, gift shop, or other retail establishment servicing the general public and any existing such uses shall hereafter be considered nonconforming and shall not be expanded or enlarged.

2. **Permitted Uses.** The following uses are permitted in the CF District.
 - a. Fishing nature observation and access to water uses in accordance with the provisions of the Title 15, Harbor and Ocean Regulations, of the Morro Bay Municipal Code.
 - b. Existing uses may remain and be redeveloped in the same use provided the use is not expanded or enlarged and parking is provided pursuant to Chapter TBD, Parking and Loading.
3. **Conditionally Permitted Uses.** The following uses may be permitted in the CF District subject to Conditional Use Permit approval.
 - a. Licensed commercial fishing and noncommercial recreational fishing facilities, and support facilities.
 - b. Support use, structures, connections, and appurtenances to water uses including wharves, docks, piers, slips, quays, launches, fuel docks, hoists, and other facilities necessary or convenient for the promotion and accommodation of commerce and navigation.
 - c. Parks, public open spaces, beach, bike lanes, benches, boardwalks, kiosks, fences and other facilities necessary or convenient for the promotion and accommodation of public access to the waterfront.
 - d. Government buildings and land based support facilities, including but not limited to connections and appurtenances to docks and piers, which are necessary and convenient for the safety and maintenance of waterways.
 - e. Cooling water intake facilities, if found to be consistent with Section 17.09.020.A.1, Expressly Prohibited Uses.

B. H District.

1. **Permitted Uses.** The following uses are permitted in the H District.
 - a. Commercial and recreational boating and fishing;
 - b. Swimming;
 - c. Scuba diving and wind surfing in areas designated by the City Council pursuant to Title 15, Harbor and Ocean Regulations, of the Morro Bay Municipal Code;
 - d. Bird and animal observation;

- e. Viewshed; and
 - f. Moorage in inclement weather.
2. ***Conditionally Permitted Uses.*** The following uses may be permitted in the H District subject to Conditional Use Permit approval if the Planning Commission determines they will not impede navigation, nor adversely affect the current tidal flushing of the harbor, or increase shoaling, or otherwise substantially alter the natural shoreline processes and/or existing land forms, unless there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.
- a. *Mariculture;*
 - b. *Houseboat or Vessel Habitation.* Houseboat or vessel habitation as regulated by Title 15, Harbor and Ocean Regulations, of the Morro Bay Municipal Code and subject to the provision of adequate parking as determined by the Planning Commission;
 - c. *Promotion and Accommodation of Commerce and Navigation.* Wharfs, docks, piers, slips, quays, launches, moorings, fuel docks, hoists, observation decks and other facilities necessary or convenient for the promotion and accommodation of commerce and navigation;
 - d. *Recreational Boating and Commercial Fishing.* Recreational boating and commercial fishing facilities subject to the following:
 - i. New recreational boating and passenger for hire facilities shall only be located in the bay south of Beach Street and not be located North of Beach Street.
 - ii. Only new licensed commercial fishing facilities may be located in the bay north of Beach Street.
 - iii. Existing recreational boating and passengers-for-hire facilities located north of Beach Street may be modified but not expanded.
 - iv. Prior to allowing new noncommercial recreational boating facilities, the planning commission shall consider the present and future demand for such facilities and for other coastal dependent uses, to ensure that new recreational boating facilities will not preclude reasonable expansion of commercial fishing facilities and other coastal dependent uses.
 - e. *Preservation of the Morro Bay Wetland Estuarine System.* Diking, dredging and filling where the planning commission finds such activities are consistent (both on an individual and cumulative project basis) with the

preservation of the Morro Bay wetland estuarine system, and limited to the following:

- i. New or expanded port, and coastal-dependent industrial facilities, including commercial fishing facilities.
- ii. Maintaining existing, or restoring previously dredged depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
- iii. Incidental public service purposes, including but not limited to burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
- iv. Mineral extraction, including sand for restoring beaches.
- v. Restoration purposes and off-site biological improvement area for mitigation offset purposes.
- vi. Nature study, aquaculture or similar resource-dependent activities.

C. **WF District.**

1. ***Existing Residential Uses.*** The number of residential uses existing in the WF District at the time of adoption of the Ordinance codified in this Chapter shall be permitted to remain.
2. ***Development Priority.*** Development priority shall be given to coastal-dependent uses which are consistent with traffic, circulation and parking constraints as determined by the City.
3. ***Conditionally Permitted Uses.*** The following uses may be permitted in the WF District subject to Conditional Use Permit approval.
 - a. Visitor-serving commercial and recreational uses, including but not limited to those allowed in the VSC District, but excluding parking structures and overnight recreational vehicle camping.
 - b. Retail and wholesale seafood markets and seafood processing.
 - c. Dockage and support facilities for licensed commercial fishing and recreational (including sport fishing), boats subject to the following additional conditions: Prior to allowing support structures and uses for new recreational boating facilities, the planning commission shall consider the present and future demand for such facilities and for other coastal-development uses, to ensure that new recreational boating facilities will not prelude reasonable expansion of commercial fishing facilities and other coastal dependent uses.

- d. Support uses, structures, connections, and appurtenances to water uses including wharves, docks, pier, slips, quay, launches, fuel docks, hoists, and other facilities necessary or convenient for the promotions and accommodation of commerce and navigation.
- e. Parks, observation decks and platforms, patios, boardwalks, benches, kiosks, kiosks and other facilities necessary or convenient for the promotion and accommodation of public access to the waterfront.

Standards for Specific Uses

Chapter 17.10 Standards for Specific Uses

Note: This chapter establishes standards and requirements applicable to particular uses regardless of which district they are located within. Substantive changes to existing provisions are noted.

17.10.010 Purpose

The purpose of this Chapter is to establish standards for the location, site planning, development, and operations of certain land uses that are allowed by Division II, District Regulations, within individual or multiple districts, and for activities that require special standards to minimize the impacts of these uses and activities on surrounding properties and to protect the health, safety, and welfare of their occupants and of the general public.

17.10.020 Applicability

Each land use and activity covered by this Chapter shall comply with the requirements of the section applicable to the specific use or activity, in addition to any applicable standard this Zoning Code requires in the district where the use or activity is proposed and all other applicable provisions of this Code.

- A. The uses that are subject to the standards in this Chapter shall be located only where allowed by base or overlay district use regulations or by a specific plan.
- B. The uses that are subject to the standards in this Chapter are allowed only when authorized by the planning permit required by district regulations except where this Chapter establishes a different planning permit requirement for a specific use.

17.10.030 Accessory Uses

An accessory use shall be ancillary to a primary use and shall be allowed only in conjunction with a primary use or building to which it relates under the same regulations as the main use in any district. These regulations are found in the use regulation tables in Division II, District Regulations, and may be subject to specific standards found in this Chapter or within each district, as specified in the tables. Accessory uses and structures are also subject to the development and site regulations found in Chapter TBD, General Site Regulations.

17.10.040 Accessory Dwelling Units

Note: Regulations for Accessory Dwelling Units have been updated consistent with State law that limits the ability of local jurisdictions to regulate certain aspects of accessory dwelling unit development, including setbacks for garage conversions and dwelling units constructed above a garage, utilities, parking, and instances where accessory dwelling units are constructed entirely within existing structure.

Accessory dwelling units shall comply with all provisions of the base, overlay, or specific plan district, except as modified by this Section.

- A. **Residential Density.** An accessory dwelling unit is a residential use that is consistent with the existing general plan and zoning designations for lots within the residential district. Any accessory dwelling unit constructed pursuant to this Section shall not be considered as a dwelling unit in density calculations.
- B. **Primary Dwelling Unit Required.** The lot shall contain an existing detached single-unit dwelling at the time an application for an accessory dwelling unit is submitted, or the application for the accessory dwelling unit may be made in conjunction with the development of the primary dwelling.
- C. **Number of Units.** No more than one accessory dwelling unit shall be permitted on any one lot.
- D. **Floor Area.**
 - 1. **Detached Accessory Dwelling Units.** The total floor area, including an attached garage, of an accessory dwelling unit that is detached from the primary dwelling unit shall not exceed 900 square feet or 50 percent of the living area of the primary dwelling, whichever is less; except that a maximum of 1,200 square feet may be allowed with Conditional Use Permit approval.
 - 2. **Attached Accessory Dwelling Units.** The total floor area of an accessory dwelling unit that is attached to the primary dwelling unit shall not exceed 30 percent of the living area of the primary dwelling unit.
- E. **Setbacks.** Accessory dwelling units shall comply with the setback standards applicable to other structures within the district in which the lot is located except as provided below.
 - 1. **Garage Conversions.** No setback shall be required for an existing, legally permitted, garage that is converted to an accessory dwelling unit. However, no addition may be constructed to the converted garage that increases the encroachment into the setback.

2. **Accessory Dwelling Unit Constructed Above a Garage.** If an accessory dwelling unit is constructed above a garage, a setback of no more than five feet from the interior lot lines shall be required for the accessory dwelling unit.
- F. **Design and Materials.** The exterior design and materials of the accessory dwelling unit shall be visually compatible with the primary dwelling in regard to the roof, building walls, doors, windows, horizontal/vertical expression, and architectural detail.
- G. **Utilities.** Accessory dwelling units shall be metered separately from the primary dwelling for gas, electricity, communications, water, and sewer services except for accessory dwelling units constructed entirely within existing structures pursuant to Subsection TBD, Special Provisions for Accessory Dwelling Units Constructed Entirely Within Existing Structures.
- H. **Conversion of Enclosed Parking.** If enclosed parking for the primary dwelling, is converted or demolished in conjunction with the construction of an accessory dwelling unit, it shall be replaced elsewhere on the property. The replacement spaces may be covered, uncovered, in a tandem configuration, or in a mechanical lift and shall conform to parking standards pursuant to Section TBD, Parking and Loading, except that uncovered parking may be allowed in a required setback with Minor Use Permit approval.
- I. **Required Parking.** Automobile parking is not required for an accessory dwelling unit. Required parking for the primary dwelling shall be provided pursuant to Chapter TBD, Parking and Loading.
- J. **Special Provisions for Accessory Dwelling Units Constructed Entirely Within Existing Structures.** Notwithstanding any other provision of this Section, the City shall ministerially approve an application for a building permit to create an accessory dwelling unit and shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge if all of the following requirements are satisfied:
 1. The lot is located within a Residential District on a lot that otherwise would not qualify for more than one dwelling unit,
 2. The construction will result in no more than one primary residence and one accessory dwelling unit on the lot,
 3. The proposed accessory dwelling unit will be contained entirely within the permitted floor area of the existing primary residence or an existing accessory structure on the same lot as the primary residence,
 4. The proposed accessory dwelling unit will have exterior access that is independent from the existing primary residence, and
 5. The interior setbacks of all structures on the lot are sufficient for fire safety.

For purposes of this Subsection, in order to be considered an existing primary residence or an existing accessory structure, the structure must be a legally permitted structure that conforms to current zoning or is legal nonconforming as to current zoning. Accessory dwelling units constructed pursuant to this Subsection shall not be required to provide fire sprinklers if they are not required for the primary residence.

K. **Occupancy Limitation.** The primary unit and accessory dwelling unit on a lot shall not be rented independently of each other when neither is occupied by the owner of the lot. Primary and accessory dwelling units may be rented under a single rental agreement if the owner is not occupying either unit. The terms of the single rental agreement shall not allow sub-lease of one unit. An owner is deemed to occupy a unit if they hold it off of the rental market for their own use. Accessory dwelling units shall not be used as short term rentals.

L. **Acceptance of Existing Accessory Dwelling Units.** Each accessory dwelling unit that existed on or before March 1, 2016, and that meets the requirements of the Uniform Housing Code, as determined by the Building Inspector, on a lot that includes the required number of parking spaces for both the primary dwelling and the accessory dwelling unit, is exempt from the unit size and design requirements of this Section; provided a timely Acceptance Certificate is issued pursuant to the provisions below.

1. **Acceptance Certificate Required.** To obtain an Acceptance Certificate, an owner of an existing accessory dwelling unit must file an application with the Community Development Department for acceptance of the unit on or before [DATE]. (*within two years of certification of this ordinance*)

2. **Application and Procedure.** An application for a certificate timely filed must include a site and floor plan, documentation of ownership, additional materials as required to establish the approximate date the accessory dwelling unit was built, and a fee, as established by City Council resolution. Upon receipt of the application, the Building Inspector will schedule an inspection.

a. If the accessory dwelling unit meets basic health and safety standards as identified in the then current Uniform Housing Code, then an Acceptance Certificate will be issued and the accessory dwelling unit address will be entered into the City's database indicating the accessory dwelling unit is legal.

b. If the required inspection determines the accessory dwelling unit does not meet health and safety standards identified in the then current Uniform Housing Code, and it is brought into compliance within a period of not more than 12 months after the date of inspection, then an Acceptance Certificate will be issued and the accessory dwelling unit address will be entered into the City's database indicating the accessory dwelling unit is legal.

- c. If the required inspection determines the accessory dwelling unit does not meet health and safety standards identified in the then current Uniform Housing Code, and it is not brought into compliance within a period of not more than 12 months after the date of inspection, then that unit shall be deemed illegal and shall be demolished within six months of notice from the City.
3. Notwithstanding the foregoing application, inspection and certification process, no person shall rent or occupy an accessory dwelling unit that fails to meet the standards required by the Uniform Housing Code.
4. An accessory dwelling unit, which receives an Acceptance Certificate, but does not meet site development standards, will be considered a legal nonconforming unit.

17.10.050 Adult Entertainment Businesses

Placeholder. Existing Chapter 17.70, Adult Entertainment Businesses will be incorporated into the final Zoning Code.

17.10.060 Animal Keeping

Note: Existing provisions for the keeping of livestock and other animals are carried forward. New provisions are included for the keeping of bees.

The keeping of animals, including dogs, cats, poultry, rabbits, and other fowl, livestock, and pygmy livestock are subject to the provisions of Title 7, Animals, of the Morro Bay Municipal Code. In addition to the provisions contained in Title 7, Animals, of the Morro Bay Municipal Code, keeping of animals is subject to the following standards:

A. Bees.

1. ***Number of Hives.*** In all districts except the Agriculture District, maximum of two hives per parcel unless otherwise approved with a Minor Use Permit. No limit in the Agriculture District.
2. ***Hive Placement Requirements.***
 - a. Hives shall be located at least five feet from all property lines.
 - b. Hive entrances shall face away from or parallel to the nearest property line(s).
 - c. Hives must either be screened so that the bees must fly over a six-foot barrier, which may be vegetative, before leaving the property, or be placed at least eight feet above the adjacent ground level.

3. **Hive Management Requirements.**

- a. Hives shall be continually managed to provide adequate living space for their resident bees to prevent swarming.
- b. Hives shall be requeened at least once every two years to prevent swarming.
- c. A water source for bees shall be provided at all times on the property where the bees are kept to discourage bee visitation at swimming pools, hose bibs and other water sources on adjacent public or private property.
- d. Hive maintenance materials or equipment must be stored in a sealed container or placed within a building or other bee-proof enclosure.

4. **Nuisance.** Bees or hives shall be considered a public nuisance and subject to Section TBD, Enforcement, when any of the following occurs:

- a. Colonies of bees exhibit defensive or objectionable behavior, or interfere with the normal use of neighboring properties.
- b. Colonies of bees swarm.
- c. Bees or hives do not conform to this Code.
- d. Hives become abandoned by resident bees or by the owner.

B. **Livestock.** The keeping of livestock is limited to lots one acre or larger in size in the RL or AG District.

1. **Livestock Density in the RL District.** The maximum allowed livestock density in the RL District is two cattle or horses or four sheep or goats per acre. Where there is a combination of cattle or horses and sheep or goats, one bovine animal or horse is the equivalent of two sheep or goats.
2. **Livestock Density in the AG District.** The maximum allowed livestock density in the Agriculture District is four cattle or horses or eight sheep or goats per acre. Where there is a combination of cattle or horses and sheep or goats, one bovine animal or horse is the equivalent of two sheep or goats. Additional density may be permitted on a temporary basis, not to exceed a period of 45 days.
3. **Exception.** One livestock may be kept for temporary education projects such as FFA, 4-H, and school projects, on a lot that does not otherwise permit the keeping of livestock.

17.10.070 Automobile/Vehicle Sales and Services

Note: This is a new section with standards applicable to automobile/vehicle sales and service establishments.

Automobile/Vehicle sales and service establishments shall be located, developed and operated in compliance with following standards.

A. Landscaping and Screening.

1. A masonry wall at least six feet in height shall be provided along all lot lines adjacent to a Residential District.
2. At least 10 percent of the site shall be landscaped. All landscaped areas shall be permanently maintained in compliance with Chapter TBD, Landscaping.
3. A landscaped planter with a minimum inside width of six feet and enclosed within a six-inch-high curb shall be provided along the front and street side property lines, except for vehicular circulation openings. A landscaping buffer with a minimum inside width of at least three feet shall be provided along all other property lines.
4. A 600-square-foot planter with a minimum dimension of 20 feet shall be provided at the corner of intersecting streets unless a building is located at the corner.
5. Additional screening and landscaping may be required where necessary to prevent visual impacts on adjacent properties.

B. Standards for Specific Automobile/Vehicle Sales and Leasing Activities. In addition to the other standards of this Section, the following provisions apply to identified automobile/vehicle sales and leasing activities.

1. **Automobile/Vehicle Sales and Leasing.** Automotive servicing or repair is permitted as an accessory use for automobile/vehicle sales and leasing establishments that offer maintenance and servicing of the type of vehicles sold on site.
2. **Automobile/Vehicle Service and Repair, Major and Minor.** Major and minor automobile/vehicle service and repair uses, as well as any other uses, such as auto dealerships or service stations, that perform auto servicing as an accessory activity, are subject to the following standards.
 - a. **Noise.** All body and fender work or similar noise-generating activity shall be conducted within an enclosed masonry or similar building with sound-attenuating construction to absorb noise. Air compressors and other service equipment shall be located inside a building.

- b. *Work Areas.* All work shall be conducted within an enclosed building except: pumping motor vehicle fluids, checking and supplementing various fluids, and mechanical inspection and adjustments not involving any disassembly.
 - c. *Vehicle Storage.* Vehicles being worked on or awaiting service or pick-up shall be stored within an enclosed building or in a parking lot on the property that is screened in compliance with Section TBD.N, Screening. Unattended vehicles may not be parked or stored on the sidewalk adjoining the property, in the street, or in any portion of the public right-of-way within the City.
 - d. *Litter.* The premises shall be kept in an orderly condition at all times. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside a building.
3. ***Automobile/Vehicle Washing.*** Automobile/vehicle washing facilities are subject to the following standards.
- a. *Washing Facilities.* No building or structure shall be located within 30 feet of any public street or within 20 feet of any interior property line of a Residential District. Vehicle lanes for car wash openings shall be screened from public streets to a height of 40 inches. Screening devices shall consist of walls and/or berms with supplemental plant materials.
 - b. *Hours of Operation.* Automobile/vehicle washing facilities are limited to 7:00 a.m. to 10:00 p.m., seven days a week. When abutting a Residential District, the hours of operation shall be between 8:00 a.m. to 8:00 p.m., seven days a week.
4. ***Service Stations.*** Service stations and any other commercial use that includes fuel pumps for retail sales of gasoline are subject to the following standards.
- a. *Pump Islands.* Pump islands shall be located a minimum of 20 feet from any property line to the nearest edge of the pump island. A canopy or roof structure over a pump island may encroach up to 10 feet within this distance.
 - b. *Work Areas.* All work shall be conducted within an enclosed building except: pumping motor vehicle fluids, checking and supplementing various fluids, and mechanical inspection and adjustments not involving any disassembly.
 - c. *Abandonment.* Any service station shall in the case of abandonment or non-operation of the primary use be dismantled and the site cleared within 12 months subsequent to the close of the last business day.

- C. **Required Findings.** The decision-making authority shall only approve a Use Permit for an automobile/vehicle sales and service facility if it finds that:
1. The project is designed so that form and scale are harmonious and consistent with the character of the specific site, the adjacent uses and structures, and the surrounding neighborhood.
 2. The site design, including the location and number of driveways, will promote safe and efficient on-site and off-site traffic circulation.
 3. Service bay openings are designed to minimize the visual intrusion on surrounding streets and properties.
 4. Lighting is designed to be low-profile, indirect or diffused and to avoid adverse impacts on surrounding uses.
 5. The washing facility will not have an adverse impact on water supply and quality.
- D. **Conditions of Approval.** Conditions of approval may include limitations on operational characteristics of the use; restrictions on outdoor storage and display, location of pump islands, canopies and service bay openings; and/or requirements for buffering, screening, lighting, planting areas, or other site elements, in order to avoid adverse impacts on adjacent lots or the surrounding area.

17.10.080 Day Care

Note: New limitations on the hours of operation and requirement for a pick-up and drop-off plan are incorporated.

Day care centers shall be located, developed and operated in compliance with the following standards:

- A. **License.** The operator shall secure and maintain a license from the State of California Department of Social Services.
- B. **Outdoor Space.** A minimum of 75 square feet of outdoor space for each child who is not an infant shall be provided unless waived by the Director provided the applicant can demonstrate that there is a public park, school or other public open areas in close proximity.
1. The outdoor space shall be either owned or leased by the applicant and cannot be shared with other property owners unless permission is granted by the other property owners.
 2. The outdoor space shall not be located in any required front or street side setback.

3. The outdoor space shall be screened with a periphery wall, constructed of wood or masonry, or landscaping screen and shall achieve 75 percent opacity. Chain metal fencing or barbed wire is prohibited.
- C. **Hours of Operation.** Hours of operation shall only be within the hours of 6:00 a.m. and 8:00 p.m., Monday through Friday. Additional hours may be allowed subject to approval of a Minor Use Permit.
- D. **Pick-up and Drop-off Plan.** A plan and schedule for the pick-up and drop-off of children or clients shall be submitted for approval by the Director. The plan shall demonstrate that adequate parking and loading are provided to minimize congestion and conflict points on travel aisles and public streets. The plan shall include an agreement for each parent or client to sign that includes, at a minimum:
1. A scheduled time for pick-up and drop-off with allowances for emergencies; and
 2. Prohibitions of double-parking, blocking driveways of neighboring properties, or using driveways of neighboring properties to turn around.

17.10.090 Drive Through Facilities

Note: This is a new section with standards applicable to drive-through facilities.

Drive-in or drive-through facilities shall be located, developed and operated in compliance with the following standards:

- A. **Circulation Plan.** A pedestrian and vehicular circulation plan shall be submitted for approval by the review authority. Such plan shall indicate how drive-through, pedestrian, and vehicular circulation will be designed to allow safe, unimpeded movement of vehicles at street access points and within the travel aisles and parking space areas and provide for pedestrian safety. The plan shall also indicate how vehicles will circulate to and through the drive-through or use drive-up facilities in manner that will not impede traffic flow on any public right-of-way.
- B. **Drive Aisles.** Drive-through aisles shall be inwardly focused within the site and located away from adjoining streets and adjoining properties, wherever feasible. Drive aisles shall be developed in accordance with the following except where modified by the review authority.
1. A minimum 15-foot interior radius at curves and a minimum 12-foot width is required.
 2. Each drive-in and drive-through entrance and exit shall be at least 100 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least 25 feet from the nearest curb cut on an adjacent property.

3. Each entrance to an aisle and the direction of flow shall be clearly designated by signs and/or pavement markings or raised curbs outside of the public right-of-way.
- C. **Landscaping.** Each drive-through aisle shall be screened with a combination of decorative walls and landscape to a minimum height of 20 inches to prevent headlight glare and direct visibility of vehicles from adjacent streets and parking lots.
- D. **Pedestrian Walkways.** Pedestrian walkways shall not intersect drive-through aisles, unless no alternative exists. In such cases, pedestrian walkways shall have clear visibility, emphasized by enhanced paving or markings.

17.10.100 Emergency Shelters

Note: Existing provisions for emergency shelters are carried forward. In cases where current provisions use 'appropriate' as a threshold, quantifiable and measurable standards are proposed.

Emergency shelters shall be located, developed, and operated in compliance with the following standards:

- A. **Applicability.** It is the purpose of this Section to facilitate and encourage the provision of emergency shelter for homeless persons and households by allowing permanent year-round emergency shelters without a Conditional Use Permit or other discretionary action in the Community Commercial (CC) District, subject only to the same development standards that apply to the other permitted uses in this District and standards of this Code unique to emergency shelters, as authorized by Government Code Section 65583(a)(4).
- B. **Location.** To avoid overconcentration of emergency shelter facilities, emergency shelters shall be located a minimum of 300 feet from any other emergency shelter, in accordance with Government Code Section 65583(a)(4)(A)(v).
- C. **Capacity.** The maximum number of beds or persons to be served nightly by an emergency shelter shall be 35.
- D. **Length of Stay.** The maximum length of stay by a homeless person in an emergency shelter shall be six months.
- E. **Waiting Areas.** A minimum of 10 square feet per bed or 100 square feet, whichever is greater, of waiting area shall be provided within the premises for clients and prospective clients to ensure that public sidewalks or private walkways are not used as queuing or waiting areas.
- F. **Lighting.** Exterior lighting shall be provided for the entire outdoor and parking area of the property.

- G. **Management.** On-site management shall be provided. The operator of the shelter shall submit a management and security plan for approval by the Director. The Plan shall address operational requirements pursuant to this Section and issues identified by the Director, including emergencies, transportation, client supervision, security, client services, staffing, good neighbor issues.
- H. **Security.** Security shall be provided during the hours that the emergency shelter is in operation.
- I. **Limitations.** No individual or household shall be denied emergency shelter because of an inability to pay.

17.10.110 Employee Housing

Note: Existing standards applicable to employee housing, consistent with state law, are carried forward.

- A. **Six or Fewer Employees.** Employee housing providing accommodations for six or fewer employees shall be deemed to be a single-unit structure with a residential land use, and shall be treated the same as a single unit dwelling of the same type in the same zoning district.
- B. **Districts Where Agriculture Uses Are Allowed.** The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located, and may consist of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing shall be considered to be an activity that in no way differs from an agricultural use.

17.10.120 Farmer's Markets

Note: This is a new section with standards applicable to farmer's markets located on private property.

Farmer's markets shall be located, developed, and operated in compliance with the following standards:

- A. **Management Plan.** A management plan shall be prepared and provided to the Director. The management plan shall include the following:
 - 1. Identification of a market manager or managers, who shall be present during all hours of operation.

2. A set of operating rules addressing the governance structure of the market; the method of assigning booths and registering vendors; hours of operation; maintenance; security; refuse collection; and parking.
- B. **Hours of Operation.** Market activities may be conducted between the hours of 7:00 a.m. and 10:00 p.m. with specific hours and duration to be approved by the City. Set-up of market operations cannot begin more than two hours prior to the operational hours of the market and take-down shall be completed within two hours of the close of the market.
- C. **Waste Disposal.** Adequate composting, recycling, and trash containers shall be provided during hours of operation, and shall be removed from site for appropriate disposal. The site shall be cleaned at the end of each day of operations, including the removal of all stalls and debris.

17.10.130 Home Occupations

Note: Current standards applicable to home occupations are carried forward. Provisions related to cottage food operations are incorporated, consistent with state law.

Home occupations shall be located, developed, and operated in compliance with the following standards:

- A. **Applicability.** This Section applies to home occupations in any residential unit in the City regardless of the zoning designation. It does not apply to family day care, which is regulated separately.
- B. **General Standards.** All home occupations shall be located and operated consistent with the following standards:
1. **Residential Appearance.** The residential appearance of the unit within which the home occupation is conducted shall be maintained, and no exterior indication of a home occupation is permitted except signs in conformance with Section TBD, Signs.
 2. **Location.** All home occupation activities shall be conducted entirely within the residential unit, within a garage that is attached to the residential unit, or an enclosed accessory building. When conducted within a garage, the doors thereof shall be closed, and the area occupied shall not preclude the use of required parking spaces for parking.
 3. **Employees.** A maximum of one employee or independent contractors other than residents of the dwelling shall be permitted to work at the location of a home occupation except as otherwise allowed for cottage food operations.

4. **On-Site Client Contact.**
 - a. **Number.** The number of customers or clients shall be limited to one at any time except for personal instruction services (e.g., musical instruction or training, art lessons, academic tutoring) which may have up to three students at one time.
 - b. **Hours.** Hours for clients shall be limited to 8:00 a.m. to 8:00 p.m. weekdays and 10:00 a.m. to 5:00 p.m. on weekends and holidays.
 5. **Direct Sales Prohibition.** Home occupations involving the display or sale of products or merchandise are not permitted from the site except by mail, telephone, internet, or other mode of electronic communication or except as otherwise allowed for cottage food operations.
 6. **Hazardous Materials.** Activities conducted and equipment or materials used shall not change the fire safety or occupancy classifications of the premises, nor use utilities different from those normally provided for residential use. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit.
 7. **Nuisances.** A home occupation shall be conducted such that no offensive or objectionable noise, dust, vibration, smell, smoke, heat, humidity, glare, refuse, radiation, electrical disturbance, interference with the transmission of communications, interference with radio or television reception, or other hazard or nuisance is perceptible at or beyond any lot line of the unit or structure within which the home occupation is conducted, or outside the dwelling unit if conducted in other than a single-unit detached residence.
 8. **Traffic and Parking Generation.** Home occupations shall not generate a volume of pedestrian, automobile, or truck traffic that is inconsistent with the normal level of traffic in the vicinity or on the street on which the dwelling is located or which creates the need for additional parking spaces, or involve deliveries to or from the premises in excess of that which is customary for a dwelling unit.
 9. **Commercial Vehicles.** No vehicle larger than a three-quarter ton truck may be used in connection with a home occupation.
- C. **Cottage Food Operations.** A cottage food operation is allowed as a home occupation and an accessory use to any legally established residential unit subject to the following standards:
1. **Registration.** Cottage food operations shall be registered as “Class A” or “Class B” cottage food operations and shall meet the respective health and safety standards set forth in Section 114365 et seq. of the California Health and Safety Code.

2. **Sales.** Sales directly from a cottage food operation are limited to the sale of cottage food products. A cottage food operation shall not have more than \$50,000 in gross annual sales in each calendar year.
 3. **Operator and Employee Allowed.** Only the cottage food operator and members of his or her household living in the unit, as well as one full-time equivalent cottage food employee, may participate in a cottage food operation.
 4. **Equipment.** Cottage food operations may employ kitchen equipment as needed to produce products for which the operation has received registration, provided that equipment would not change the residential character of the unit, result in safety hazards, or create smoke or steam noticeable at the lot line of an adjoining residential property. Venting of kitchen equipment shall not be directed toward neighboring residential uses.
- D. **Prohibited Home Occupations.** The following specific businesses are not permitted as home occupations.
1. Vehicle sales and services;
 2. Animal care, sales, and services;
 3. Eating and drinking establishments;
 4. Hotels and motels;
 5. Hospitals and clinics;
 6. Personal services; and
 7. Retail sales.

17.10.140 Nonpermanent Vendors

Note: The provisions of this section apply to nonpermanent vendors on private property. Current provisions limit nonpermanent vendors to those that sell flowers and balloons unless authorized by the Planning Commission. The proposed regulations expand this definition to include all nonpermanent vendors that sell or prepare and serve food or other consumer products. Standards and limitations are proposed for the location and operation of nonpermanent vendors. Modifications to the standards of this section may be allowed through the Modification process.

Nonpermanent vendors are allowed in compliance with the following standards:

- A. **Location.** Nonpermanent vendors are limited to nonresidential districts.
- B. **Number.** Maximum one nonpermanent vendor per day per lot unless authorized through a Modification pursuant to Chapter TBD, Modifications.

- C. **Duration.** Maximum six hours per day per lot. No lot may have a nonpermanent vendor onsite for more than 90 days total in any 12-month period.
- D. **Parking Surface.** The vehicle shall only be stopped or parked on surface paved with concrete, asphalt, or other surface approved by the Director.
- E. **Required Parking.** No parking spaces are required for a nonpermanent vendor that meets all of the standards under this Section.
- F. **Displaced Parking.** Nonpermanent vendors may displace up to three required nonresidential parking spaces for a maximum of six hours per day per parking lot, provided that no more than 25 percent of the total number of parking spaces on site are displaced. Required parking spaces for an existing nonresidential use may be displaced if the existing nonresidential use is not open during the event.
- G. **Location.** Vehicles shall not be left unattended at any time, or be left onsite when inactive, or stored overnight.
- H. **Obstructions.** Location and operation including customers, seating, and equipment, shall not obstruct the right-of-way, sight distances, or otherwise create hazards for vehicle or pedestrian traffic. The location shall comply with applicable accessibility requirements and the Americans with Disabilities Act.
- I. **Nuisances.** Nonpermanent vendors shall be responsible for keeping the area clean of any litter or debris and shall provide trash receptacles for customer use on site. No vendor shall ring bells, play chimes, play an amplified musical system, or make any other notice to attract attention to its business while operating within City limits. The use of prohibited or unpermitted signs for nonpermanent vendors is not allowed.
- J. **Modifications.** Modifications to the standards of this Section may be approved pursuant to Chapter TBD, Modifications.

17.10.150 Off-shore Oil Development

Placeholder. Existing Section 17.30.060 applicable to off-shore oil development will be incorporated into the final Zoning Code.

17.10.160 Outdoor Dining and Seating

Note: Existing provisions for outdoor dining and seating are carried forward with additional specificity added for clarity on hours of operation, location, noise, and litter removal. To encourage the provision of outdoor eating areas, current standards requiring additional parking for outdoor eating areas greater than 125 square feet is revised to require additional parking for outdoor eating areas greater than 350 square feet. Outdoor dining areas up to 350 square feet are allowed as accessory to a legally established eating and drinking establishment. Outdoor dining areas more than 350 square feet but less than 1,000 square feet in size are allowed with Minor Use Permit approval, and larger areas require Conditional Use Permit approval.

Outdoor dining and seating areas shall be located, developed, and operated in compliance with the following standards:

- A. **Applicability.** The standards of this Section apply to outdoor dining and seating located on private property. Outdoor dining and seating located in the public right-of-way is subject to an encroachment permit issued by the Public Works Department.
- B. **Accessory Use.** Outdoor dining and seating shall be conducted as an accessory use to a legally established eating and drinking establishment that is located on the same lot or an adjacent lot.
- C. **Use Permit Required.** Outdoor dining and seating area occupying 350 square feet or less area is allowed as an accessory use to a legally established eating and drinking establishment that is located on the same lot or an adjacent lot. Outdoor dining and seating area occupying more than 350 square feet require use permit approval as follows:
 - 1. More than 350 square feet and less than 1,000 square feet: Minor Use Permit required.
 - 2. More than 1,000 square feet: Conditional Use Permit required.
- D. **Hours of Operation.** Hours of operation shall be limited to the hours of operation of the associated eating and drinking establishment.
- E. **Parking.** Where an outdoor dining and seating area occupies less than 350 square feet, additional parking spaces for the associated eating and drinking establishment are not required. Parking shall be provided according to the required ratio in Chapter TBD, Parking and Loading, for any outdoor dining and seating area exceeding 350 square feet.
- F. **Location.** Outdoor dining and seating areas may be located in required setback areas but shall not encroach into pedestrian pathways or required parking areas. Outdoor dining and seating areas may be allowed to encroach into a public right-of-way with an approved encroachment permit issued by the Public Works Director.

- G. **Noise.** Amplified sound (e.g., music, television, etc.) shall not be audible beyond the lot line.
- H. **Litter Removal.** Outdoor dining and seating areas shall remain clear of litter at all times.

17.10.170 Outdoor Display and Sales

Note: Existing provisions for outdoor display and sales are carried forward. Outdoor display of produce, up to 125 square feet, is proposed to be permitted rather than requiring Minor Use Permit approval. Up to 125 square feet of outdoor display area for produce and up to 600 square feet of outdoor area for live plant displays are permitted. A Conditional Use Permit is required for additional area or other products.

Outdoor display and sales shall be located, developed, and operated in compliance with the following standards:

- A. **Temporary Outdoor Display and Sales.** The temporary outdoor display and sale of merchandise shall comply with Section TBD, Temporary Uses, and Chapter TBD, Temporary Use Permits.
- B. **Produce and Nursery Displays.** The outdoor display of fresh produce or of live plants associated with an existing Retail Sales establishment on the same site is allowed, and no additional parking is required, subject to the following standards.
 - 1. The display area shall not exceed 125 square feet in size for produce displays or 600 square feet for live plant displays unless a larger area is authorized pursuant to Conditional Use Permit approval.
 - 2. The display shall not disrupt the normal function of the site or its circulation and shall not encroach upon parking spaces, driveways, pedestrian walkways, or required landscaped areas.
 - 3. All produce shall be removed or enclosed at the close of each business day.
- C. **Permanent or Ongoing Outdoor Display and Sales.** The permanent or ongoing outdoor display of merchandise, except for vehicle sales and leasing requires Conditional Use Permit approval and shall comply with the following standards:
 - 1. **Relationship to Main Use.** The outdoor display and sales area shall be directly related to a business occupying a primary structure on the subject parcel.
 - 2. **Allowable Merchandise.** Only merchandise sold at the business is permitted to be displayed outdoors.
 - 3. **Display Locations.** The displayed merchandise shall occupy a fixed, specifically approved and defined location and shall not disrupt the normal function of the

site or its circulation and shall not encroach upon parking spaces, driveways, pedestrian walkways, or required landscaped areas.

17.10.180 Personal Services

Note: Existing standards applicable to personal service establishments are carried forward with additional limits on hours of operation for all personal service establishments and location limitations for fortune, palm, and card readers.

Personal service establishments shall be located, developed, and operated in compliance with the following standards:

- A. **Hours of Operation.** Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m. unless otherwise specified in a Minor Use Permit.
- B. **Fortune, Palm, and Card Reader.** Fortune, palm, and card reader establishments shall be located at a minimum of 100 feet from any other such establishment or sensitive use unless approved with a Minor Use Permit.
- C. **Massage Establishments.** Massage establishments shall comply with the City of Morro Bay Municipal Code. Establishments, including sole proprietorships, which offer massage in exchange for compensation that do not comply with the City of Morro Bay Municipal Code are prohibited.
- D. **Tattoo or Body Modification Parlor.** The following standards regulate the operation of facilities that perform tattooing and body modification to provide for the health, safety and welfare of the public and ensure compliance with California Health and Safety Code Section 119300 et seq.
 - 1. **Location.** Tattoo and body modification parlors shall be located a minimum of 100 feet from any other such establishment or sensitive use unless approved with a Minor Use Permit.
 - 2. **Registration Required.** Any person who is engaged in the business of tattooing or body modification shall provide evidence of registration with the San Luis Obispo County Department of Health.

17.10.190 Self Storage

Note: This is a new section with standards applicable to self storage establishments.

Self Storage facilities shall be located, developed, and operated in compliance with the following standards:

- A. **Business Activity.** All self storage facilities shall be limited to inactive items such as furniture and files. No retail, repair, or other commercial use shall be conducted out of the individual rental storage units.
- B. **No Hazardous Materials Storage.** No storage of hazardous materials is permitted.
- C. **Notice to Tenants.** As part of the rental process, the facility manager shall inform all tenants of conditions restricting storage of hazardous materials and limitation on the use of the storage units. These restrictions shall be included in rental contracts and posted at a conspicuous location within the front of each rental unit.
- D. **Open Storage.** Open storage, outside an enclosed building, shall be limited to vehicles and trailers and screened from public view by building façades or solid fences.
- E. **Exterior Wall Treatments and Design.** Exterior walls visible from a public street or Residential District shall be constructed of decorative block, concrete panel, stucco, or similar material. These walls shall include architectural relief through articulation, trim, change in color at the base, variations in height, the use of architectural “caps,” attractive posts, or similar measures. A gate(s) shall be decorative iron or similar material.
- F. **Screening.** Where screening walls are required or proposed, they shall be constructed of decorative block, concrete panel, stucco, or similar material. The walls shall include architectural relief through variations in height, the use of architectural “caps,” attractive posts, or similar measures. All gates shall be decorative iron or similar material.
- G. **Fencing.** A six-foot-high security fence shall be provided around the perimeter of the development at locations where the solid façades of the storage structures do not provide a perimeter barrier.

17.10.200 Recharging Stations

Note: This is a new section allowing recharging stations in parking and loading areas.

Recharging stations may be provided in any area designed for the parking or loading of vehicles.

17.10.210 Recycling Facilities

Note: This is a new section with standards applicable to recycling facilities.

Recycling facilities shall be located, developed, and operated in compliance with the following standards:

A. **Reverse Vending Machines.**

1. **Accessory Use.** Reverse vending machines may be installed as an accessory use to a permitted or conditionally permitted primary commercial or public/semi-public use on the same site.
2. **Location.** Machines shall be located within the same building as the permitted commercial or public/semi-public use or adjacent to the entrance of the commercial host use. Machines shall not be located within 50 feet of a Residential District or 1,000 feet of any business that sells alcohol. Machines shall not obstruct pedestrian or vehicular circulation.
3. **Identification.** Machines shall be clearly marked to identify the type of material to be deposited, operating instructions, the identity and phone number of the operator or responsible person to call if the machine is inoperative, and a notice stating that no material shall be left outside of the reverse vending machine.
4. **Signs.** The maximum sign area on a machine is four square feet, exclusive of operating instructions.
5. **Lighting.** Machines shall be illuminated to ensure comfortable and safe operation between dawn and dusk.
6. **Trash Receptacle.** Machines shall provide a 40-gallon garbage can for nonrecyclable materials located adjacent to the reverse vending machine.

B. **Recycling Collection Facilities.**

1. **Size.** Recycling collection facilities shall not exceed a building site footprint of 350 square feet or include more than three parking spaces (not including space periodically needed for the removal or exchange of materials or containers).
2. **Equipment.** No power-driven processing equipment, except for reverse vending machines, may be used.
3. **Location.** Facilities shall not be located within 50 feet of a Residential District or within 1,000 feet of any business that sells alcohol.
4. **Setback.** Facilities shall be set back at least 10 feet from any street lot line and not obstruct pedestrian or vehicular circulation.
5. **Containers.** Containers shall be constructed of durable waterproof and rustproof material and secured from unauthorized removal of material. Capacity sufficient to accommodate materials collected in the collection schedule.
6. **Identification.** Containers shall be clearly marked to identify the type of accepted material, hours of operation, the identity and phone number of the operator or responsible person to call if the machine is inoperative, and a notice stating that no material shall be left outside.

7. **Signs.** The maximum sign area shall be 20 percent of the area of the side of facility or container or 16 square feet, whichever is larger. In the case of a wheeled facility, the side is measured from the pavement to the top of the container. The Director may authorize increases in the number, size and nature of additional signs for necessary directional or identification purposes but not for outdoor advertising.
8. **Parking.** Patrons and the attendant shall not reduce available parking spaces below the minimum number required for the main use unless a parking study shows available capacity during recycling facility operation.
9. **Site Maintenance.** Sites shall be maintained clean, sanitary, and free of litter and any other undesirable materials.

C. **Recycling Processing Facility.**

1. **Location.** Facilities shall not abut a Residential District.
2. **Screening.** The facility shall be screened from public rights-of-way, by solid masonry walls or located within an enclosed structure.
3. **Outdoor Storage.** Exterior storage of material shall be in sturdy containers or enclosures that are secured and maintained in good condition. Storage shall not be visible above the height of the required solid masonry walls.
4. **Identification.** Facilities shall be clearly marked with the name and phone number of the facility operator and hours of operation.

17.10.220 Short-term Vacation Rentals

Note: Draft short-term vacation rental regulations require a 200-foot separation between short-term vacation rentals in residential districts. Parking shall be provided on-site and short-term vacation rentals are prohibited on properties that do not meet current parking requirements. Further, the number of tenancies per month are limited to four and the number of tenants shall not exceed the number that can be accommodated by the on-site parking or two persons per bedroom plus two additional persons. Other regulations related to the licensing and permitting of short-term vacation rentals are located in Chapter 5.47, Short-term Vacation Rental Permit, and Chapter 5.04, General Provisions, of the Morro Bay Municipal Code.

Short-term vacation rentals shall be located, developed, and operated in compliance with Chapter 5.47, Short-term Vacation Rental Permit, and Chapter 5.04, General Provisions, of the Morro Bay Municipal Code and the following standards.

- A. **Accessory Dwelling Unit Prohibition.** Short-term vacation rentals shall not be located within accessory dwelling units except as follows:

1. **Exemption.** Each legal conforming accessory dwelling unit for which the City has issued a valid business tax certificate prior to March 1, 2016, for use of that unit as a vacation rental, may continue to be used as a vacation rental, provided, that:
 - a. The business tax certificate has remained valid continuously from that date, and Transient Occupancy Tax has been paid in each of each year of operation.
 - b. Ownership of that accessory dwelling unit is not transferred in any way, by sale, foreclosure, inheritance or otherwise and
 - c. The habitable area of that accessory dwelling unit is not enlarged in any way.

If any or all of the conditions set forth in a, b, and c are not met, then the rental activity shall immediately cease and said accessory dwelling unit shall no longer be exempt from prohibition of use as a short-term vacation rental.

- B. **Location.** In Residential Districts, short-term vacation rentals shall be located a minimum of 200 feet from any other short-term vacation rental.
- C. **Parking.** The number of parking spaces required for the applicable Residential Housing Type pursuant to Table TBD, Required Number of Parking Spaces, shall be provided on-site.
 1. Short-term vacation rentals are prohibited on properties that do not provide the number of required parking spaces for the applicable Residential Housing Type pursuant to Table TBD, Required Number of Parking Spaces.
 2. Required parking shall be provided on-site. The allowance for off-site parking pursuant to Section TBD.B.1, Allowance for Off-Site Parking, shall not apply to short-term vacation rentals.
- D. **Number of Tenancies.** In Residential Districts, short-term vacation rentals are limited to four individual tenancies per calendar month. The first day of each tenancy determines the month assigned to that tenancy. No additional occupancy of the residence (with the exception of the property owner and private non-paying guests) shall occur.
- E. **Number of Tenants.** The number of tenants shall not exceed the number that can be accommodated by the provided onsite parking, and shall not exceed two persons per bedroom plus two additional persons.
- F. **No Transfer of Vacation Rental Upon Sale of Property.** A short-term vacation rental license shall not be transferred from a seller to a buyer of real property.
- G. **Existing Nonconforming Vacation Rentals.** Any short-term vacation rentals that are licensed and operating upon the effective date of this ordinance may continue to operate

so long as the vacation rental license remains in effect and in use, and Transient Occupancy Tax is paid.

17.10.230 Single Room Occupancy

Note: Existing provisions applicable to single room occupancy (SRO) units are carried forward.

Single-room occupancy (SRO) units shall be located, developed, and operated in compliance with the following standards.

- A. **Occupancy.** An SRO unit shall be occupied by a single person. Occupancy of SRO units may be restricted to seniors or be available to persons of all ages.
- B. **Facilities.** Units in an SRO housing development shall consist of a single room and may have a private or shared bathroom. A shared common kitchen and activity area may also be provided.
- C. **Management.** On-site management shall be provided.

17.10.240 Solar Energy Systems

Note: This is a new section with standards applicable to solar energy systems.

Solar energy systems shall be located, developed, and operated in compliance with the following standards:

- A. **Height.**
 - 1. **Ground-Mounted Solar Energy Systems.** The maximum height of a ground-mounted solar energy collector system is 25 feet or the maximum height allowed in the base or overlay district, whichever is less.
 - 2. **Roof-Mounted Solar Energy Systems.** Solar energy systems may extend up to five feet above the roof surface on which they are installed, even if this exceeds the maximum height limit in the district in which it is located.
- B. **Required Setback.** Solar energy systems less than six feet in height may be installed within a required side and rear setback, but no closer than three feet to any property line. All other solar energy systems shall meet the required setback of the base or overlay district.
- C. **Required Permit.** Roof-mounted solar energy systems and ground-mounted solar energy systems located over a parking area are allowed in all districts and no use permit is required. Ground-mounted solar energy systems that are not located over a parking area are allowed in all districts subject to Minor Use Permit approval.

17.10.250 Telecommunication Facilities

Note: Regulations contained in the current Zoning Ordinance Section 17.48.340, Satellite Dish Antennas, are carried forward. All other standards in this section are new. Stealth facilities in which the antenna and the support equipment are hidden from view in a structure or concealed as an architectural feature, as well as non-stealth facilities require Conditional Use Permit approval.

- A. **Applicability and Exemptions.** The requirements of this Section apply to all telecommunication facilities that transmit and/or receive electromagnetic signals, including but not limited to personal communications services (cellular and paging) and radio and television broadcast facilities. The requirements apply to telecommunication facilities that are the primary use of a property and those that are accessory facilities, except that the following accessory facilities are exempt:
1. Licensed amateur (ham) radio and citizen band operations.
 2. Hand-held, mobile, marine, and portable radio transmitters and/or receivers.
 3. Emergency services radio.
 4. Radio and television mobile broadcast facilities.
 5. Antennas and equipment cabinets or rooms completely located inside of permitted structures.
 6. A single ground- or building-mounted receive-only radio or television antenna not exceeding the maximum height permitted by this Code, including any mast, or a receive-only radio or television satellite dish antenna, subject to the following restrictions:
 - a. *Residential Districts.*
 - i. Satellite Dish One Meter or Less. A satellite dish that does not exceed one meter in diameter and is for the sole use of a resident occupying the same residential parcel is permitted anywhere on a lot in the Residential District so long as it is affixed to the interior side or rear of a structure, the rear half of the roof of the primary dwelling or garage, or is ground-mounted. Such an antenna may be mounted on a mast provided the overall height of the antenna and its supporting mast does not exceed a height of 12 feet above the roofline unless authorized with a Minor Use Permit.
 - (1) The Director may, without public notice or hearing, grant a waiver from the above standards if application of the standards:

- (a) Unreasonably delay or prevent use of a satellite antenna;
 - (b) Unreasonably increase the cost of the installation, maintenance or use of a satellite antenna; or
 - (c) Preclude a person from receiving or transmitting an acceptable quality signal from an antenna subject to the standards of this Section
 - ii. Satellite Dish Greater than One Meter. A satellite dish that is greater than one meter in diameter located in an R-3 or R-4 District if it:
 - (1) Is not visible from a street unless adequately screened by landscaping and/or materials that harmonize with the elements and characteristics of the property,
 - (2) Is not located in any front or street side yard,
 - (3) Does not exceed 14 feet in height, and
 - (4) Is set back from the property line a distance equal to the height of the antenna.
 - b. *Nonresidential Districts.*
 - i. Satellite Dish Two Meters or Less. A satellite dish that does not exceed two meters in diameter is permitted anywhere on a lot where a commercial or industrial use is allowed provided it is affixed to the interior side or rear of a structure or to the roof of a structure and is sited and screened to minimize visibility from a street. Such an antenna may be mounted on a mast provided the overall height of the antenna and its supporting mast does not exceed a height of 12 feet above the roofline unless authorized with a Minor Use Permit.
 - ii. Satellite Dish Greater than Two Meters. A satellite dish that is greater than two meters in diameter that is not located within a required front yard or street side yard and is screened from view from any public right-of-way and adjoining Residential District.
 - c. *Undergrounding Required.* All wires and/or cables necessary for operation of an antenna shall be placed underground or attached flush with the surface of the building or the structure of the antenna.
7. Any antenna or wireless communications facility that is exempt from local regulation pursuant to the rules and regulations of the Federal Communications

Commission (FCC) or a permit issued by the California Public Utilities Commission (CPUC). The owner or operator of such facility shall provide the Director with a copy of a current FCC or CPUC permit or a copy of applicable FCC regulations prior to its installation.

8. Minor modifications to existing wireless facilities, including replacement in-kind or with smaller or less visible equipment, that meet the standards set forth in this Section and will have little or no change in the visual appearance of the facility.

B. **Permit Requirements.** At the sole discretion of the Director, technical information submitted as part of a project application may be referred to a technical professional retained by the City to provide independent peer review of information for consistency with the requirements of this Chapter. The applicant shall pay the reasonable actual cost and a reasonable administrative fee for hiring a technical professional to provide peer review.

1. **Stealth Facilities.** Stealth facilities in which the antenna and the support equipment are hidden from view in a structure or concealed as an architectural feature, are permitted in all districts subject to Conditional Use Permit approval.
2. **Co-located Facilities.** Permitted by right when proposed to be co-located on a facility that was subject to a discretionary permit issued on or after January 1, 2007 and an environmental impact report was certified, or a negative declaration or mitigated negative declaration was adopted for the wireless telecommunication collocation facility in compliance with the California Environmental Quality Act and the collocation facility incorporates required mitigation measures specified in that environmental impact report, negative declaration, or mitigated negative declaration.
3. **Non-stealth Facilities.** Permitted in all districts subject to Conditional Use Permit approval.

C. **Standards.** Telecommunication facilities shall be located, developed, and operated in compliance with all of the following standards and with applicable standards of the zoning district in which they are located.

1. **Location and Siting.**
 - a. No new freestanding facility, including a tower, lattice tower, or monopole, shall be located within 1,000 feet of another freestanding facility, unless appropriate camouflage techniques have been used to minimize the visual impact of the facility to the extent feasible, and mounting on a building or co-location on an existing pole or tower is not feasible.
 - b. All wireless telecommunication facilities shall meet the building setback standards of the district which they are to be located.

- c. When feasible, providers of personal wireless services shall co-locate facilities in order to reduce adverse visual impacts. The Director may require co-location or multiple-user wireless telecommunication facilities based on a determination that it is feasible and consistent with the purposes and requirements of this Section.
 - d. When determined to be feasible and consistent with the purposes and requirements of this Section, the Director shall require the applicant to make unused space available for future co-location of other telecommunication facilities, including space for different operators providing similar, competing services.
2. **Support Structures.** Support structures for telecommunication facilities may be any of the following:
- a. An existing nonresidential building.
 - b. An existing structure other than a building, including, but not limited to, light poles, electric utility poles, water towers, smokestacks, billboards, lattice towers, and flag poles. This term includes an electric utility pole erected to replace an existing electric utility pole, if the replacement pole will serve both electric and wireless communications functions, and if the replacement pole is substantially equivalent to the predecessor pole in placement, height, diameter and profile.
 - c. An alternative tower structure such as a clock tower, steeple, functioning security light pole, functioning recreational light pole, or any similar alternative-design support structure that conceals or camouflages the telecommunication facility. The term "functioning" as used herein means the light pole serves a useful and appropriate lighting function as well as a wireless communications function.
 - d. Existing publicly-owned and operated monopole or a lattice tower exceeding the maximum height limit.
 - e. A single pole (monopole) sunk into the ground and/or attached to a foundation. Any new monopole shall be constructed to allow for co-location of at least one other similar communications provider.
 - f. A monopole mounted on a trailer or a portable foundation if the use is for a temporary communications facility.
3. **Height Requirements.**
- a. *Freestanding Antenna or Monopole.* A freestanding antenna or monopole shall not exceed the height limit of the district in which it is located.

- b. *Building-Mounted Facilities.* Building-mounted telecommunication facilities shall not exceed a height of 12 feet above the height limit of the district or 12 feet above the existing height of a legally established building or structure, whichever is lower, measured from the top of the facility to the point of attachment to the building.
 - c. *Facilities Mounted on Structures.* Telecommunication facilities mounted on an existing structure shall not exceed the height of the existing structure unless camouflaged as part of the structure design, except antennas may extend up to 12 feet above the height of an electric utility pole.
 - d. *Facilities Mounted on Light Poles.* A functioning security light pole or functioning recreational light pole shall have a height consistent with existing poles in the surrounding area or height usually allowed for such light poles.
4. ***Design and Screening.*** Telecommunication facility structures and equipment shall be located, designed and screened to blend with the existing natural or built surroundings, as well as any existing support structures, so as to reduce visual impacts to the extent feasible.
- a. *Stealth Facilities.* State of the art stealth design technology shall be utilized as appropriate to the site and type of facility. Where no stealth design technology is proposed for the site, a detailed analysis as to why stealth design technology is physically and technically infeasible for the project shall be submitted with the application.
 - b. *Other Facility Types.* If a stealth facility is not feasible, the order of preference for facility type is, based on their potential aesthetic impact: façade-mounted, roof-mounted, ground-mounted, and free-standing tower or monopole. A proposal for a new ground-mounted or free-standing tower shall include factual information to explain why other facility types are not feasible.
 - c. *Minimum Functional Height.* All free-standing antennas, monopoles, and lattice towers shall be designed to be the minimum functional height and width required to support the proposed antenna installation, unless it can be demonstrated that a higher antenna, monopole, or tower will facilitate co-location.
 - d. *Camouflage Design.* Telecommunication facilities that are mounted on buildings or structures shall be designed to match existing architectural features, incorporated in building design elements, camouflaged, or

otherwise screened to minimize their appearance in a manner that is compatible with the architectural design of the building or structure.

- e. *Equipment Cabinets.* Equipment cabinets shall be located within the building upon which antennae are placed, if technically feasible. Otherwise, equipment cabinets and buildings, and associated equipment such as air conditioning units and emergency generators, shall be screened from view by a wall or landscaping, as approved by the City. Any wall shall be architecturally compatible with the building or immediate surrounding area.
 - f. *Landscaping.* Landscaping shall be provided for and maintained to screen any ground structures or equipment visible from a public right-of-way.
 - g. *Lighting.* Artificial lighting of a telecommunication facility, including its components, is prohibited, unless required by the Federal Aviation Administration. A motion-sensor light may be used for security purposes if the beam is directed downwards, shielded from adjacent properties, and kept off except when personnel are present at night.
 - h. *Advertising.* No advertising shall be placed on telecommunication facilities, equipment cabinets, or associated structures.
5. ***Security Features.*** All facilities shall be designed to minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances.
- a. *Fencing.* Security fencing, if any, shall not exceed the fence height limit of the base district. Fencing shall be effectively screened from view through the use of landscaping. No chain link fences shall be visible from public view.
 - b. *Maintenance.* The permittee shall be responsible for maintaining the site and facilities free from graffiti.
6. ***Radio Frequency Standards, Interference, and Noise.***
- a. *Radio Frequency.* Telecommunication facilities shall comply with federal standards for radio frequency emissions and interference. Failure to meet federal standards may result in termination or modification of the permit.
 - b. *Interference.* Telecommunications facilities shall not interfere with public safety radio communications.
 - c. *Noise.* Telecommunication facilities and any related equipment, including backup generators and air conditioning units, shall not generate continuous noise in excess of 40 decibels (dBa) measured at the property line of any adjacent residential property, and shall not generate

continuous noise in excess of 50 dBa during the hours of 7:00 a.m. to 10:00 p.m. and 40 dBa during the hours of 10:00 p.m. to 7:00 a.m. measured at the property line of any nonresidential adjacent property. Backup generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:00 a.m. and 5:00 p.m.

7. **Co-location.** The applicant and owner of any site on which a telecommunication facility is located shall cooperate and exercise good faith in co-locating telecommunication facilities on the same support structures or site. Good faith shall include sharing technical information to evaluate the feasibility of co-location, and may include negotiations for erection of a replacement support structure to accommodate co-location. A competitive conflict to co-location or financial burden caused by sharing information normally will not be considered as an excuse to the duty of good faith.
 - a. All facilities shall make available unused space for co-location of other telecommunication facilities, including space for these entities providing similar, competing services. Co-location is not required if the host facility can demonstrate that the addition of the new service or facilities would impair existing service or cause the host to go offline for a significant period of time. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the City may require the applicant to obtain a third party technical study at applicant's expense. The City may review any information submitted by applicant and permittee(s) in determining whether good faith has been exercised.
 - b. All co-located and multiple-user telecommunication facilities shall be designed to promote facility and site sharing. Telecommunication towers and necessary appurtenances, including but not limited to parking areas, access roads, utilities and equipment buildings, shall be shared by site users whenever possible.
 - c. No co-location may be required where it can be shown that the shared use would or does result in significant interference in the broadcast or reception capabilities of the existing telecommunication facilities or failure of the existing facilities to meet federal standards for emissions.
 - d. Failure to comply with co-location requirements when feasible or cooperate in good faith as provided for in this Section is grounds for denial of a permit request or revocation of an existing permit.
8. **Fire Prevention.** All telecommunication facilities shall be designed and operated in a manner that will minimize the risk of igniting a fire or intensifying one that otherwise occurs.

- a. At least one-hour fire resistant interior surfaces shall be used in the construction of all buildings.
 - b. The exterior walls and roof covering of all above-ground equipment shelters and cabinets shall be constructed of materials rated as non-flammable in the Building Code.
 - c. Monitored automatic fire extinguishing systems shall be installed in all equipment buildings and enclosures.
 - d. Openings in all above-ground equipment shelters and cabinets shall be protected against penetration by fire and wind-blown embers to the extent feasible.
9. **Surety Bond.** As a condition of approval, an applicant for a building permit to erect or install a telecommunication facility shall be required to post a cash or surety bond in a form and amount acceptable to the City Attorney to cover removal costs of the facility in the event that its use is abandoned or the approval is otherwise terminated.

D. **Required Findings.**

1. **General Findings.** In approving a telecommunication facility, the decision-making authority shall make the following findings:
- a. The proposed use conforms with the specific purposes of this Section and any special standards applicable to the proposed facility;
 - b. The applicant has made good faith and reasonable efforts to locate the proposed facility on a support structure other than a new ground-mounted antenna, monopole, or lattice tower or to accomplish co-location;
 - c. The proposed site results in fewer or less severe environmental impacts than any feasible alternative site; and
 - d. The proposed facility will not be readily visible or it is not feasible to incorporate additional measures that would make the facility not readily visible.
2. **Additional Findings for Facilities Not Co-Located.** To approve a telecommunication facility that is not co-located with other existing or proposed facilities or a new ground-mounted antenna, monopole, or lattice tower the decision-making authority shall find that co-location or siting on an existing structure is not feasible because of technical, aesthetic, or legal consideration including that such siting:
- a. Would have more significant adverse effects on views or other environmental considerations;

- b. Is not permitted by the property-owner;
 - c. Would impair the quality of service to the existing facility; or
 - d. Would require existing facilities at the same location to go off-line for a significant period of time.
3. ***Additional Findings for Setback Reductions.*** To approve a reduction in setback, the decision-making authority shall make one or more of the following findings:
- a. The facility will be co-located onto or clustered with an existing, legally established telecommunication facility; and/or
 - b. The reduced setback enables further mitigation of adverse visual and other environmental impacts than would otherwise be possible.
4. ***Additional Findings for Any Other Exception to Standards.*** The Planning Commission may waive or modify requirements of this Section upon finding that strict compliance would result in noncompliance with applicable federal or State law.
- E. **Vacation and Removal of Facilities.** The service provider shall notify the Director of the intent to vacate a site at least 30 days prior to the vacation. The operator of a telecommunications facility shall remove all unused or abandoned equipment, antennas, poles, or towers within 60 days of discontinuation of the use and the site shall be restored to its original, pre-construction condition.

17.10.260 Temporary Uses

Note: Current regulations and permit requirements for temporary uses are carried forward with specific allowances for garage and yard sales, non-profit fundraising, and short-term events in nonresidential districts. Temporary events that do not meet the standards for temporary uses that require a Temporary Use Permit may be allowed with Conditional Use Permit approval.

This Section establishes standards for certain uses that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the site where they occur. The provisions of this Section shall not apply to temporary uses conducted or operated as part of an approved Farmer's Market or other event occurring under a special permit issued by the City of Morro Bay.

- A. **Temporary Uses Not Requiring a Use Permit.** The following types of temporary uses may be conducted without a temporary use permit. Other permits, such as Building Permits, may be required.

1. **Garage and Yard Sales.** Sales of personal property conducted by a resident of the premises may be conducted in accordance with the following standards.
 - a. No more than two garage/yard sales shall be conducted on a site in any twelve-month period.
 - b. No single sale event shall be conducted for longer than three consecutive days.
 - c. The display of property for sale shall be located on the lot and not within the public right-of-way.
 2. **Non-Profit Fund Raising.** Fund raising sales for up to three days per event is permitted on a site by a non-profit organization, not to be conducted more frequently than three times per year per site.
 3. **Temporary Construction Office Trailers.** On-site temporary construction offices during the period of construction. Screening may be required by the Director.
- B. **Temporary Uses Requiring a Temporary Use Permit.** Other temporary uses may be permitted pursuant to Chapter TBD, Temporary Use Permits, subject to the following standards. Additional or more stringent requirements may be established through the Temporary Use Permit process in order to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the City as a whole.
1. **Sales Offices and Model Homes.** Model homes with sales offices and temporary information/sales offices in new residential developments are subject to the following requirements.
 - a. *Time Limits.*
 - i. Temporary Sales Office. A temporary information/sales trailer may be used during the construction of the model homes for a maximum period of six months or completion of the first phase of the development, whichever occurs first. One six-month extension may be approved by the Director.
 - ii. Model Homes. Model homes may be established and operated for a term period of one year or until completion of the sale of the lots or units, whichever comes first. One-year extensions may be approved by the Director until the sale of all lots/residences is completed.
 - b. *Location of Sales.* Real estate sales conducted from a temporary sales office are limited to sales of lots or units within the development.

- c. *Return to Residential Use.* Prior to the sale of any of the model homes as a residence, any portion used for commercial purposes shall be converted to its intended residential purpose.
2. **Temporary Produce Stands in the Agriculture District.** Temporary seasonal stalls or stands not greater than 1,000 square feet in area for the sale of produce, hay or feed, 50 percent of which is grown on-site or on sites which are leased or owned by the same tenant/owner within the Agriculture District. Said use shall provide adequate access and parking.
3. **Seasonal Sales.** The annual sales of holiday related items such as Christmas trees, pumpkins and similar items may be permitted in accordance with the following standards:
 - a. *Location.* Seasonal sales are limited to nonresidential districts.
 - b. *Time Period.* Seasonal sales associated with holidays are allowed up to a month preceding and one week following the holiday. Christmas tree sales are allowed from Thanksgiving Day through December 31st.
 - c. *Goods, Signs and Temporary Structures.* All items for sale, as well as signs and temporary structures, shall be removed within 10 days after the end of sales, and the appearance of the site shall be returned to its original state.
4. **Temporary Refrigeration.** Premises within nonresidential districts on or near the waterfront that are associated with the processing or wholesale sale of fish, may be used to place temporary refrigeration facilities, provided that:
 - a. *Length of Use.* The temporary refrigeration facilities will be allowed only for a period not exceeding two weeks within any six months;
 - b. *Use Conflicts.* The installation of the facilities is found by the Director not to conflict with the use of the premises or with the enjoyment of neighboring premises; and
 - c. *Power Source.* The temporary refrigeration facilities shall be operated by a power source from the electric public utility.
5. **Special Events and Sales.** Other short term special events may be permitted in accordance with the following standards:
 - a. *Location.* Events are limited to nonresidential districts.
 - b. *Duration.* Events shall not exceed seven consecutive days or more than 10 cumulative days in a year.
 - c. *Signs.* Outdoor uses may include the addition of one nonpermanent sign up to a maximum size of four square feet in area.

- d. *Time Limit.* When located adjacent to a Residential District, the hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.
- C. **Temporary Uses Requiring a Conditional Use Permit.** Other temporary events and special events, outdoor sales, and displays that do not meet the standards for temporary uses that require a Temporary Use Permit, may be allowed with the approval of a Conditional Use Permit.

17.10.270 Urban Agriculture

Note: This is a new section with standards applicable to urban agriculture uses.

Urban agriculture uses shall be located, developed, and operated in compliance with the following standards.

A. **Community and Market Gardens.**

1. **Management.** A manager shall be designated for each garden who shall serve as liaison between gardeners, property owner(s), and the City.
2. **Hours of Operation.** Gardens shall only be tended between dawn and dusk unless additional hours are approved pursuant to a Minor Use Permit.
3. **Buildings and Structures.** Accessory buildings, such as sheds, greenhouses, and hoopouses are allowed and shall comply with the property development standards of the district.
4. **Equipment.** Use of mechanized farm equipment is prohibited except as provided below or approved pursuant to a Minor Use Permit.
 - a. Heavy equipment may be used initially to prepare the land for gardening.
 - b. Landscaping equipment designed for household use is permitted.
5. **Operational Plan.** The applicant shall submit an operational plan that identifies roles and responsibilities, contact information, and operations.
6. **Maintenance.**
 - a. The operator shall be responsible for the overall maintenance of the site and shall remove weeds, debris, etc. in a timely manner.
 - b. Soil amendments, composting, and waste material shall be managed and shall not attract nuisance flies or support growth of flies.
7. **Composting.**
 - a. Compost and compost receptacles shall be located so as not to be visible from a public right-of-way.

- b. Compost and compost receptacles shall be set back a minimum of 20 feet from residential buildings.
 - c. In Residential Districts, composting is limited to the materials generated on-site and shall be used on-site.
 - 8. **Utilities.** The land shall be served by a water supply sufficient to support the cultivation practices used on the site.
 - 9. **Restrooms.** If proposed, restrooms shall be connected to public utilities. Portable restrooms are not permitted.
- B. **Private Gardens.**
 - 1. **Buildings and Structures.** Accessory buildings, such as sheds, greenhouses, and hoopouses are allowed and shall comply with the property development standards of the district.
 - 2. **Equipment.** Only household garden tools and equipment, applicators and products, may be used. This includes, but not limited to, soil preparation, cultivation, planting, application of chemicals, dust control, harvesting, etc. Pull behind equipment is prohibited.
 - 3. **Composting.** Composting is limited to the materials generated on-site and shall be used on-site.
- C. **Urban Agriculture Stands.** Urban agriculture stands are permitted on the site of an urban agriculture use subject to the following regulations:
 - 1. **Maximum Size.** Limited to 120 square feet unless a larger size is approved pursuant to a Minor Use Permit.
 - 2. **Removal.** Urban agriculture stands shall be dismantled and removed during non-operating hours.
 - 3. **Sales.** Product sales are limited to produce and value-added products grown and produced on-site.
 - 4. **Hours of Operation.** Operating hours for an urban agriculture stand are limited to 8:00 a.m. to 7:00 p.m.
 - 5. **Days of Operation.** In Residential Districts, urban agriculture stands may operate a maximum of three days per week.

Use Classifications

Note: Many uses in the existing code have been renamed to reflect standard terminology in contemporary land use. In circumstances where the City desires more fine-tuned regulation additional subcategories of standard uses have been included. These include types of retail sales such as convenience markets and building materials sales and services. Some entirely new categories of uses have been introduced to the classification system, including urban agriculture.

Chapter 17.40 Use Classifications

17.40.010 Residential Uses

Residential Housing Types

Single-Unit Dwelling, Detached. A dwelling unit that is designed for occupancy by one household with private yards on all sides. This classification includes individual manufactured housing units.

Single-Unit Dwelling, Attached. A dwelling unit that is designed for occupancy by one household located on a separate lot from any other unit (except an accessory dwelling unit, where permitted), and is attached through common walls to one or more dwellings on abutting lots. An attached single-unit dwelling is sometimes called a “townhouse” or a “condominium”.

Two-Unit Dwelling. A residential building containing two dwelling units, both of which are located on a single parcel (also referred to as a “duplex”) The dwelling units are attached and may be located on separate floors or side-by-side.

Multi-Unit Residential. Three or more attached or detached dwelling units on a single lot. Types of multi-unit residential include townhomes, multiple detached residential units, and apartment buildings.

Accessory Dwelling Unit. An attached or detached unit that is ancillary to the primary unit and has a kitchen, sleeping, and bathroom facilities located on a lot with one single-unit dwelling, where one of the units is owner occupied.

Caretaker Unit. A dwelling unit on the site of a commercial, industrial, public or semi-public use, occupied by employees and their immediate families employed for the purpose of on-site

management, maintenance, or upkeep. Business guests/employees on temporary assignment are allowed to reside in the unit.

Employee Housing. Has the same meaning as “employee housing” as set forth in Health & Safety Code §17008 for farmworkers.

Family Day Care. A home which regularly provides care, protection and supervision of twelve or fewer children (or otherwise provided by the state, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away and include the following:

Small. A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10.

Large. A facility that provides care for nine to 14 children, including children who reside at the home and are under the age of 10.

Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses, dormitories, and other types of organizational housing.

Mobilehome Park. A development designed and occupied by mobile homes including development with facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile homes through a subdivision, cooperative, condominium or other form of resident ownership.

Residential Care Facilities. A facility licensed by the state of California to provide living accommodations, 24-hour care for persons requiring personal services, supervision, protection, or assistance with daily tasks. Amenities may include shared living quarters, with or without a private bathroom or kitchen facilities. This use classification includes those both for and not-for-profit institutions, but excludes Supportive Housing and Transitional Housing.

Small. A facility that is licensed by the state of California to provide care for six or fewer persons.

Large. A facility that is licensed by the state of California to provide care for more than six persons.

Residential Facility, Assisted Living. A facility that provides a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, recreational, and social activities. These facilities may include medical services. Examples include assisted living facilities, retirement homes, and retirement communities. These facilities typically consist of individual units or apartments, with or without

kitchen facility, and common areas and facilities. The residents in these facilities require varying levels of assistance.

Single Room Occupancy. A residential facility where living accommodations are individual secure rooms, with or without separate kitchen or bathroom facilities for each room, are rented to one or two-person households for a weekly or monthly period of time. This use classification includes extended stay hotels intended for long-term occupancy (more than 30 days) but excludes Hotels and Motels, and Residential Care Facilities.

Supportive Housing. Dwelling units with no limit on length of stay, that are occupied by the target population as defined in subdivision (d) of Section 53260 of the California Health and Safety Code, and that are linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community.

Transitional housing. Buildings configured as rental housing developments, but operated under program requirements that mandate the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

17.40.020 Public/Semi Public Uses

Campgrounds and Recreational Vehicle Parks. Any area of land where two or more recreational vehicles or camping spaces are rented, or held out for rent, for overnight stay in tents, tarpaulins, or other camping facilities or in recreational vehicles for 30 days or less.

Cemetery. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

Colleges and Trade Schools. Institutions of higher education providing curricula of a general, religious, or professional nature, granting degrees and including junior colleges, business and computer schools, management training, technical and trade schools, however excluding personal instructional services such as music lessons.

Community Assembly. A facility for public or private meetings, including community centers, banquet rooms/centers, civic and private auditoriums, union halls, meeting halls, and other membership organizations. Included in this classification is the use of functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, classrooms and storage.

Cultural Institutions. An institution and/or associated facility engaged in activities to promote aesthetic and educational interest among the community that are open to the public on a regular

basis. This classification includes performing arts centers for performances and events; spaces for display or preservation of objects of interest in the arts or sciences; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens, all of which are public or private. This does not include schools or institutions of higher education providing curricula of a general nature.

Day Care Centers. Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care. No person or patients are permitted to remain overnight. This category includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. Medical assistance, counseling, and meals may be provided. No individual or household may be denied emergency shelter because of an inability to pay.

Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, along with the storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that require maintenance and repair services and storage facilities for related vehicles and equipment (see Public Utilities).

Harbor, Port, and Marina Facilities. Facilities that provide a range of services related to the use of boats and other watercraft and commercial and recreational fishing. Services may include, but are not limited to, boating moorings; boat haul out; sales, storage, construction, repair, and maintenance of boats, boat parts, and other marine-related items; marine fueling stations and washing facilities; seafood processing, boat and watercraft charter operations; offices; bait and tackle shops; and hardware sales.

Hospital and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs, as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

Hospitals. A facility providing medical, psychiatric, or surgical services for sick or injured persons, primarily on an inpatient basis, and including supplementary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors. The institutions are to be licensed by the state of California to provide surgical and medical services.

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic

services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale.

Skilled Nursing Facility. A State-licensed facility or a distinct part of a hospital that provides continuous skilled nursing care and supportive care to patients whose primary need requires the availability of skilled nursing care on an extended basis. The facility provides 24-hour inpatient care and, as a minimum, includes physician, nursing, dietary, pharmaceutical services and an activity program. Intermediate care programs that provide skilled nursing and supportive care for patients on a less-than-continuous basis are classified as skilled nursing facilities.

Instructional Services. Establishments that offer specialized programs in personal growth and development such as music, martial arts, vocal, fitness and dancing instruction. This use classification also includes tutoring facilities offering academic instruction to individuals or groups.

Park and Recreation Facilities. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, golf courses, and botanical gardens, as well as related food concessions or community centers within the facilities.

Parking Lots and Structures. Surface lots and structures offering parking when such use is not incidental to another on-site activity.

Public Safety Facilities. Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training and maintenance facilities.

Schools. Facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of California.

Social Service Facilities. Facilities providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less than 24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is distinguished from licensed day care centers (see Day Care Facility), clinics, and emergency shelters providing 24-hour care (see Emergency Shelter).

17.40.030 Commercial Uses

Adult Entertainment Businesses. *Placeholder. Definition of Adult Entertainment Businesses included in existing Chapter 17.70, Adult Entertainment Businesses, will be incorporated into the final Zoning Code.*

Animal Care, Sales, and Services. Retail sales and services related to the boarding, grooming, and care of household pets including:

Animal Daycare. Facilities providing non-medical care on a less than 24-hour basis for four or more dogs, cats, or other household pets not owned by the business owner or operator.

Animal Shelter and Boarding. Commercial, non-profit, or governmental facility for keeping, boarding, training, breeding or maintaining, generally overnight or in excess of 24 hours, four or more dogs, cats, or other household pets not owned by the business owner or operator. Typical accessory uses include veterinary and grooming services for boarded animals, but exclude pet stores, grooming, and veterinary services for non-boarded animals.

Grooming and Pet Stores. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This use classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

Veterinary Services. Veterinary services for small animals. This use classification allows 24-hour accommodation of animals receiving medical services but does not include kennels.

Agriculture. The raising of tree, vine, field, forage, and other plant crops, intended to provide food or fibers, as well as keeping, grazing, or feeding of animals for animal products, animal increase, or value increase and the harvesting, sorting, cleaning, packing and shipping of agricultural products produced on the premises preparatory to sale or shipment in their natural form including all activities or uses customarily incidental thereto, but not including retail sales, the commercial packing or processing of products not grown on the premises or any other use which is similarly objectionable because of odor, smoke, dust, fumes, vibration or danger to life or property. This classification does not include the following uses: hog raising, slaughter house, fertilizer works, commercial dairying, pasturage agriculture, commercial animal and poultry husbandry, or operations for the reduction of animal matter.

Artist Studio. Work space for an artist or artisan including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. This use may include incidental retail

sales of items produced on the premises and does not include uses that are generally industrial in nature (See Custom Manufacturing).

Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, personal watercraft, recreational vehicles, trucks, vans, trailers, scooters, and motorcycles including the following:

Automobile/Vehicle Rentals. Establishment providing for the rental of automobiles or vehicles.

Automobile/Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of automobiles, light trucks, boats, personal watercraft, motorcycles, scooters, and recreational vehicles, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.

Automobile/Vehicle Repair, Major. Repair of automobiles, trucks, boats, personal watercraft, motorcycles, scooters, and recreational vehicles, generally on an overnight basis that may include disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. This classification excludes vehicle dismantling or salvaging and tire retreading or recapping.

Automobile/Vehicle Service and Repair, Minor. The service and repair of automobiles, light trucks, boats, personal watercraft, motorcycles, scooters, and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and smog checks, tire sales and installation, auto radio/electronics installation, auto air conditioning/heater service, and quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight.

Large Vehicle and Equipment Sales, Service and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape gardening activities. Includes large vehicle operation training facilities.

Service Stations. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services. This classification includes “mini-marts” and/or conveniences stores that sell products, merchandise, or

services that are ancillary to the primary use related to the operation of motor vehicles where such sale is by means other than vending machines.

Towing and Impound. Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services (for automobile dismantling, see Salvage and Wrecking).

Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.

Banks and Financial Institutions. Financial institutions providing retail banking services. This classification includes only those institutions serving walk-in customers or clients, including banks, savings and loan institutions, check-cashing services, and credit unions.

Business Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photofinishing, model building, taxi or delivery services with two or fewer fleet vehicles on-site.

Commercial Entertainment and Recreation. Provision of participant or spectator entertainment to the general public. These classifications may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Cinema/Theaters. Any facility for the indoor display of films, motion pictures, or dramatic, musical, or live performances.

Indoor Sports and Recreation. Establishments providing predominantly participant sports, indoor amusement and entertainment services conducted within an enclosed building, including coin-operated electronic amusement centers. Typical uses include bowling alleys, billiard parlors, card rooms, health clubs, ice and roller skating rinks, indoor racquetball courts, athletic clubs, and physical fitness centers.

Outdoor Entertainment. Predominantly spectator uses, conducted in open or partially enclosed or screened facilities. Typical uses include amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, and drive-in theaters.

Outdoor Recreation. Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, golf courses, miniature golf courses, tennis clubs, outdoor batting cages, swimming pools, archery ranges, and riding stables.

Drive-Through Facility. A motor vehicle drive-through facility which is a commercial building or structure or portion thereof which is designed or used to provide goods or services to the

occupants of motor vehicles. It includes, but is not limited to, banks and other financial institutions, fast food establishments, and deposit/pick-up establishments, but does not include drive-in movies, service stations, or car-wash operations.

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Night Clubs/Lounges. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks. This use classification includes micro-breweries where alcoholic beverages are sold and consumed on site and any food service is subordinate to the sale of alcoholic beverages.

Food and Beverage Tasting. Businesses serving samples of food or beverages; typically an ancillary use associated with a production facility such as wine or beer making, or retail sales.

Restaurant. Establishments where food and beverages may be consumed on the premises, taken out, or delivered. This use classification includes restaurants, cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, limited-service pizza parlors, self-service restaurants, and snack bars with indoor or outdoor seating for customers. This use classification excludes catering services that do not sell food or beverages for on-site consumption.

Farmer's Markets. Temporary but recurring outdoor retail sales of food, plants, flowers, and products such as jellies, breads, and meats that are predominantly grown or produced by vendors who sell them.

Food Preparation. Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, retail bakeries, and small-scale specialty food production.

Funeral Parlors and Interment Services. An establishment primarily engaged in the provision of services, involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

Lodging. An establishment providing overnight accommodations to transient patrons for payment periods of 30 consecutive calendar days or less.

Hotels and Motels. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general

public. This use classification includes motor lodges, motels, extended-stay hotels, and tourist courts.

Short-term Vacation Rental. The rental of any structure or any portion of any structure for occupancy for dwelling, lodging, or sleeping purposes for 30 consecutive calendar days or less in duration, including detached single-family residences, condominiums, duplexes, twinplexes, townhomes, and multiple-family dwellings.

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This use classification excludes maintenance and repair of motor vehicles (see Automotive/Vehicle Sales and Services) and personal apparel (see General Personal Services).

Nonpermanent Vendor. A moveable structure, stand, cart, truck, or trailer that is used to sell or prepare and serve food or other consumer products.

Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This use classification includes wholesale and retail nurseries offering plants for sale.

Offices. Offices of firms, organizations, or public agencies providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations with retail banking services (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings, but excludes clinics or independent research laboratory facilities (see Research and Development) and hospitals.

Business and Professional. Offices of firms, organizations, or agencies providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal, and tax preparation offices.

Medical and Dental. Offices providing consultation, diagnosis, therapeutic, preventive, or corrective personal-treatment services by doctors and dentists; medical and dental laboratories that see patients; and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use if it supports the on-site patient services.

Personal Services.

Fortune, Palm, and Card Reader. An establishment providing any type of fortune telling, palm or card reading, psychic services, future telling, spirit communication, and/or any other related type of trade, donation, or compensation, retail or otherwise.

General Personal Services. An establishment providing non-medical services to individuals as a primary use, of personal convenience, as opposed to products that are sold to individual consumers, or from/by companies. Personal services include barber and beauty shops, massage establishments, shoe and luggage repair, fortune tellers, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, and similar services.

Tattoo or Body Modification Parlor. An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Retail Sales.

Building Materials Sales and Services. Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include Construction and Material Yards, hardware stores less than 10,000 square feet in floor area, or plant nurseries.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, liquor stores, and retail bakeries.

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

17.40.040 Industrial Uses

Construction and Material Yards. Storage of construction materials or equipment on a site other than a construction site.

Custom Manufacturing. Any establishment primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment and the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, candle-making shops, woodworking, and custom jewelry manufacturers.

Food and Beverage Manufacturing. Establishments engaged in the production, processing, packaging or manufacturing of food or beverage products for off-site consumption.

Limited/Small Scale. A small-scale food and beverage products manufacturing and distribution establishment located in facilities less than 5,000 square feet per lot. The use may include wholesale or retail sales. It is characterized by local or regional products, specialty or artisanal foods, in facilities less than 5,000 square feet. Examples include small coffee roasters, micro-breweries, micro-distilleries, wine manufacturing, and wholesale bakeries.

General/Large Scale. A large-scale food and beverage manufacturing located in a facility over 5,000 square feet per lot.

Industrial. Establishments engaged in any of the following types of activities taking place within enclosed buildings: manufacturing finished parts or products primarily from previously prepared materials; providing industrial services; or conducting industrial or scientific research, including product testing. This classification includes micro-breweries and wineries where retail sales are clearly incidental and no alcoholic beverages are consumed on site.

Oil and Gas Explorations and Development Offshore. Any commercial or industrial facility, including but not limited to business or personnel office, oil or gas storage facilities, pipe, drilling materials, or equipment repair or storage facilities, or any other aid or support, which operates directly or indirectly in support of any offshore oil or gas exploration, development, drilling, pumping or production.

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities.

Reverse Vending Machine. An automated mechanical device that accepts, sorts and processes recyclable materials and issues a cash refund or a redeemable credit slip.

Recycling Collection Facility. An incidental use that serves as a neighborhood drop off point for the temporary storage of recyclable or reusable materials but where the processing and sorting of such items is not conducted on-site.

Recycling Processing Facility. A facility that receives, sorts, stores and/or processes recyclable materials.

Research and Development. A facility for the scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This use classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities.

Salvage and Wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Warehousing and Storage. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant.

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including but not limited to automobiles, feed, and lumber. Also includes cold storage, freight moving and storage, and warehouses. This classification excludes the storage of hazardous chemical, mineral, and explosive materials.

Outdoor Storage. Storage of commercial goods in open lots.

Self Storage. Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials (see Building Materials Sales and Services).

17.40.050 Transportation, Communication, and Utility Uses

Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, aircraft storage buildings, public terminal building and parking, air freight terminal, baggage handling facility, aircraft hangar and public transportation and related facilities, including bus operations, servicing and storage. Also includes support activities such as fueling and maintenance, storage, airport operations and air traffic control, incidental retail sales, coffee shops and snack shops and airport administrative facilities, including airport offices, terminals, operations buildings, communications equipment, buildings and structures, control towers, lights, and other equipment and structures required by the United States Government and/or the State for the safety of aircraft operations.

Docks, Piers and other Coastal-Related Infrastructure. Facilities necessary or convenient for the promotion and accommodation of commerce and navigation, such as wharfs, docks, piers, slips, quays, launches, moorings, fuel docks, hoists and observation decks.

Freight/Trucking Terminals. Facilities for freight, courier, and postal services. This classification does not include local messenger and local delivery services (see Light Fleet-Based Services).

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses.

Public Works and Utilities. Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery facilities, solid waste treatment and disposal, water or wastewater treatment plants, corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services, storage facilities for vehicles and equipment, their associated offices, and similar facilities of public agencies or public utilities.

Telecommunication Facilities. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

Transportation Passenger Terminals. Facilities for passenger transportation operations, including rail stations, bus terminals, and scenic and sightseeing facilities, but does not include terminals serving airports or heliports.

17.40.060 Urban Agriculture Uses

Community Garden. Use of land for and limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity, by several individuals or households.

Market Garden. The primary use of a site for cultivation of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs for sale or donation of its produce to the public.

Private Garden. A private food-producing garden that is accessory to the primary use of the site.

Staff Report

TO: City of Morro Bay Planning Commission **DATE:** July 11, 2018
FROM: Scot Graham, Community Development Director
SUBJECT: Reauthorization of Residential Design Guidelines

RECOMMENDATION

Staff recommends the Planning Commission recommend permanent approval of the Residential Design Guidelines to City Council and that the Council direct the PC to review and update the document once the GP/LCP/Zoning Code update is complete.

BACKGROUND/DISCUSSION

The Residential Design Guidelines are meant to apply to all single-family home development, including additions and remodels (See Attachment 4). The overall concept is to maintain and improve the quality of the development taking place in the City's residential neighborhoods. The guidance provided in the document is intended to direct homeowners, developers, residents and design professionals in identifying the main design components that define the character of a neighborhood and to use those elements to design new or remodeled homes. The Residential Design Guideline can be found at the following link: <http://www.morrobayca.gov/DocumentCenter/View/11765/Final-City-of-MB-Design-Guidelines-CC-7 14 15>

On July 15, 2015, the City Council adopted Resolution No. 52-15 authorizing use of the Interim Residential Design Guidelines for a period of twelve months. On October 11, 2016 the Council, after recommendation by Planning Commission, adopted Resolution No. 70-16 extending use of the Residential Design Guidelines for an additional 24 -months (See Resolution No. 70-16 provided as Attachment 1). Council, as part of adoption of Resolution No. 70-16, provided the following direction:

- Interim Residential Design Guidelines become a standalone document, separate from the General Plan, Local Coastal Program and Zoning Code
- Look toward updating the Guidelines as part of the GP/LCP update

Moving forward, the intent is to maintain the Residential Design Guidelines as a standalone document to allow greater ease in updating the Guidelines. The Planning Commission has

discussed design regulations in conjunction with the ongoing Zoning Code update (Module 2), resulting in development of Section 17.50.040 of the Draft Zoning Code, which includes Supplemental Regulation for residential development. Section 17.05.040 of the Draft Zoning Code is provided as Attachment 3 to the Staff Report.

The Design Guidelines document is due for a review; however, the task was not included in the Council Goals and Objectives for FY 18/19 (See FY 18/19 Goals and Objectives, provided in Attachment 2). Once the City has completed the update process for the GP/LCP/Zoning Code there will be time available to consider updates to the Guidelines. Assuming the PC is still interested in updating the Design Guidelines, it would be appropriate to include that request in any recommendation to Council.

CONCLUSION

Council adopted Resolution No. 70-16, on October 11, 2016, authorizing continued use of the Residential Design Guidelines for a period of 24-months, expiring on October 10, 2018. Staff is recommending the Planning Commission make a recommendation to Council to permanently approve the Design Guidelines and direct the PC to work on updating the Guidelines once the GP/LCP/Zoning Code update is complete.

ATTACHMENTS

1. City Council Resolution No. 70-16
2. FY 18/19 Goals and Objectives
3. Section 17.05.040 of the Draft Zoning Code (Module 2)
4. Residential Design Guidelines

RESOLUTION NO. 70-16

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
REAUTHORIZING USE OF INTERIM RESIDENTIAL DESIGN GUIDELINES FOR
AN ADDITIONAL 24 MONTHS

THE CITY COUNCIL
City of Morro Bay, California

WHEREAS, the City Council adopted Resolution 52-15 approving use of Interim Residential Design Guidelines for a period of 12-months; and

WHEREAS, the Planning Commission, on September 20, 2016, reviewed the Interim Residential Design Guidelines and recommended to Council: (i) the Guidelines be reauthorized for a period of 12 months, (ii) the Guidelines be maintained as a separate standalone permanent document and (iii) Staff be directed to work with the Planning Commission on updating the Guidelines; and

WHEREAS, the Interim Residential Design Guidelines are necessary to implement the neighborhood compatibility policies found in the General Plan and Local Coastal Program; and

WHEREAS, the City is in the process of updating its General Plan, Local Coastal Program, and Zoning Code, including an update of the Interim Residential Design Guidelines to create permanent Residential Design Guidelines; and

WHEREAS, the intent of the Interim Residential Design Guidelines is to be utilized for an additional 24-month period with the possibility the Guidelines may continue beyond that period of time; and

WHEREAS, the Interim Residential Design Guidelines are to be applied to both additions to existing single-family residences and to the development of new single-family homes; and

WHEREAS, the City Council has duly considered all evidence, including public comment by interested parties, and the evaluation and recommendations by staff, presented at its meeting on October 11, 2016.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California, as follows:

Section 1: Findings. Based upon all the evidence, the City Council adopts the following finding:

California Environmental Quality Act (CEQA)

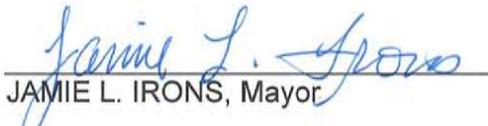
The Interim Residential Design Guidelines fall within the General Rule CEQA exemption, subsection 15061(b)(3) of the State CEQA Guidelines, which states where it can be seen with certainty there is no possibility the activity in question may have a significant effect on the environment that the activity is not subject to CEQA. The Interim Residential Design Guidelines fall within that category because the document is

intended to improve the quality of the built environment by including guidelines and consideration which, taken together, will improve project design and allow new development to better fit in with their local neighborhood character. The Interim Residential Design Guidelines do not promote new development, nor do they permit a higher density than is otherwise allowed by the General Plan, Local Coastal Program, and Zoning Code. They also do not remove, alter, or supplant any existing review processes, required findings, or zoning overlays. Rather the Interim Residential Design Guidelines provide a way for decision makers and community members to consider certain aesthetic and other design considerations which may protect and improve the built environment as part of the existing discretionary approval process.

Section 2. The City Council hereby approves use of the Interim Residential Design Guidelines Included as Exhibit A to Resolution 52-15 for an additional 24 months and directs future residential projects and actions be developed and evaluated using the guidance with the document. In addition, the Council's intent is for the Interim Residential Design Guidelines to be a separate and standalone document from the City's General Plan, Local Coastal Program, and Zoning Code; and the Council directs the Planning Commission be included in the update process for the Interim Residential Guidelines.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 11th day of October, 2016 on the following vote:

AYES: Irons, Headding, Johnson, Smukler
NOES: None
ABSENT: Makowetski
ABSTAIN: None



JAMIE L. IRONS, Mayor

ATTEST



DANA SWANSON, City Clerk

RESOLUTION NO. 52-15

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
ADOPTING INTERIM RESIDENTIAL DESIGN GUIDELINES**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, the Planning Commission of the City of Morro Bay has conducted nine separate hearings, over a 10-month period in support of development of Interim Residential Design Guidelines; and

WHEREAS, City staff conducted a Residential Design Guidelines workshop on May 16, 2015, to provide additional opportunity for public input; and

WHEREAS, the Interim Residential Design Guidelines are necessary to implement the neighborhood compatibility policies found in the General Plan and Local Coastal Program; and

WHEREAS, the intent of the Interim Residential Design Guidelines is to be utilized for an initial 12-month period with evaluation of the effectiveness of the Guidelines to take place at the end of the 12-month period with the possibility the use of the Guidelines may continue beyond that period of time; and

WHEREAS, the Interim Residential Design Guidelines are to be applied to both additions to existing single-family residences and to the development of new single-family homes; and

WHEREAS, the City Council has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at its meeting on July 14, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California, as follows:

Section 1: Findings. Based upon all the evidence, the City Council adopts the following finding:

California Environmental Quality Act (CEQA)

The Interim Residential Design Guidelines fall within the General Rule CEQA exemption, subsection 15061(b)(3) of the State CEQA Guidelines, which states where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment that the activity is not subject to CEQA. The Interim Residential Design Guidelines fall within that category because the document is intended to improve the quality of the built environment by including

guidelines and consideration which, taken together, will improve project design and allow new development to better fit in with their local neighborhood character. The Interim Residential Design Guidelines do not promote new development, nor do they permit a higher density than is otherwise allowed by the General Plan, Local Coastal Program, and Zoning Code. They also do not remove, alter, or supplant any existing review processes, required findings, or zoning overlays. Rather the Interim Residential Design Guidelines provide a way for decision makers and community members to consider certain aesthetic and other design considerations which may protect and improve the built environment as part of the existing discretionary approval process.

Section 2. The City Council hereby accepts and approves the Interim Residential Design Guidelines Included as Exhibit A of the Resolution and directs future residential projects and actions be developed and evaluated using the guidance with the document.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 14th day of July, 2015 on the following vote:

AYES: Irons, Headding, Johnson, Smukler
NOES: None
ABSENT: Makowetski
ABSTAIN: None

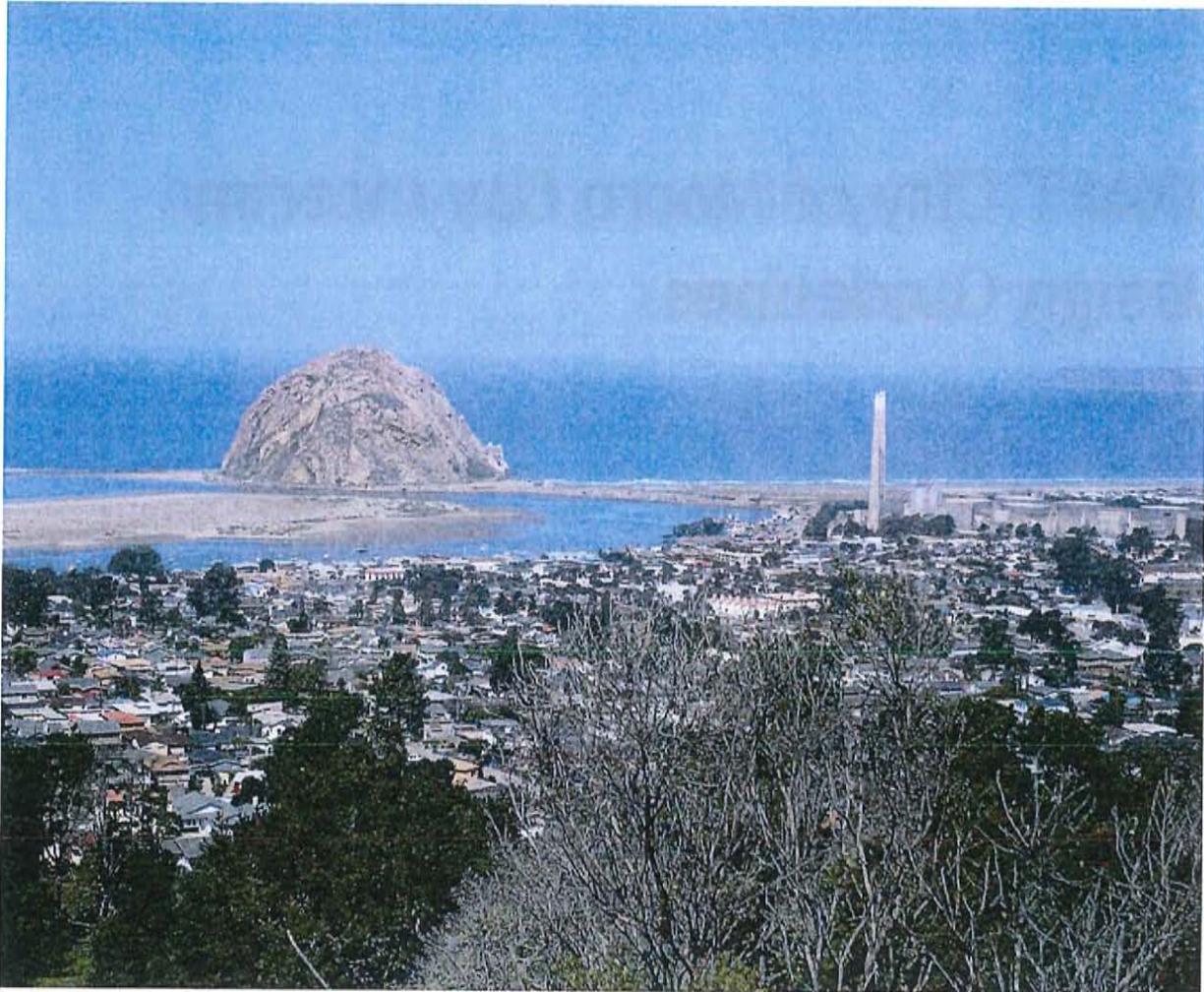


JAMIE L. IRONS, Mayor

ATTEST:



DANA SWANSON, City Clerk



DRAFT City of Morro Bay Interim Design Guidelines

Residential

sgraham 2015

DRAFT City of Morro Bay Interim Design Guidelines

Residential

Acknowledgements

City Council

Jamie Irons, Mayor
Christine Johnson, Councilmember
Noah Smukler, Councilmember
Matt Makowetski, Councilmember
John Heading, Councilmember

Planning Commission

Michael Lucas, Commissioner
Gerald Luhr, Commissioner
Richard Sadowski, Commissioner
Katherine Sorenson, Commissioner
Robert Tefft, Chairperson

City Staff

David Buckingham, City Manager
Scot Graham, Community Development Manager
Rob Livick, Public Works Director/City Engineer

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INTRODUCTION

Purpose of the Guidelines

The purpose of the Interim Design Guidelines is to maintain the high quality of the City of Morro Bay's neighborhoods by developing reasonable, sound and objective guidance to assist residents, homeowners, and designers in identifying the key design features and components that define the character of a neighborhood that can then be utilized in designing new or remodeled single family homes.

Neighborhood compatibility is generally represented by how a neighborhood looks and feels. The basic features that help define a neighborhood include: landscaping, pedestrian routes, street improvements, building material, architectural style, home size, scale, bulk, proximity of homes to one another, building height, and setbacks.

A majority of the neighborhoods in Morro Bay contain a wide variety of

architectural styles, which helps focus policy language on scale, height, bulk and consistency or integrity of the chosen architectural style.

The intent behind implementation of the Design Guidelines is to conduct design review on all single-family construction (additions included). The Guidelines are meant to implement the neighborhood compatibility policies found in the General Plan and Local Coastal Plan and as such, serve as a basis to provide consistent design review by both City Staff and the Planning Commission.

By applying the Design Guidelines as part of the project review process, the City of Morro Bay, has the opportunity to provide positive, constructive direction to development within the City. The Design Guidelines can save time, facilitate a positive response to community concerns about development proposals, avoid divisive controversy, reduce unnecessary delays and expenses, and most importantly, achieve high quality designs and more livable neighborhoods.

Single-Family Design Guidelines

The following guidelines are not meant to encompass the entire range of design possibilities, but instead are meant to provide basic guidance as to what is expected when development is proposed. The policies are not meant to discourage innovative designs nor encourage any specific style or design concept. Variations from the Guidelines will be considered when proposed project elements provide for a better project than would be possible adhering to the specific direction provided within the Guidelines.

Design Guidelines

A. Relationship to Homes in Immediate Neighborhood

1. The overall design of the home should pay particular attention to the adjacent homes while remaining visually compatible with the immediate neighborhood.
2. Maintain architectural integrity with design and material consistency on all facades.
3. When replacing or changing the exterior materials, use materials compatible with homes in the surrounding area.
4. Entryways or features, such as front doors and porches should be visible from the street. Use of tall walls, fences, landscaping or other design elements that block view of the entry should be avoided.

Utilize Figure 1, below, when determining what constitutes the immediate neighborhood within a standard subdivision. For consideration of neighborhood compatibility, greater weight should be given to the character of existing development closer to a proposed project than to more distant portions of the neighborhood. In some situations, factors may be present which require a definition of the immediate neighborhood that differs from that determined by use of the 500-foot radius. Examples include, but are not limited to, location and visibility of the home being built/modified. ***If questions arise regarding what constitutes the “Immediate Neighborhood,” then please consult City Staff.***

Figure 1. Immediate Neighborhood Map Example (500 Foot Radius).



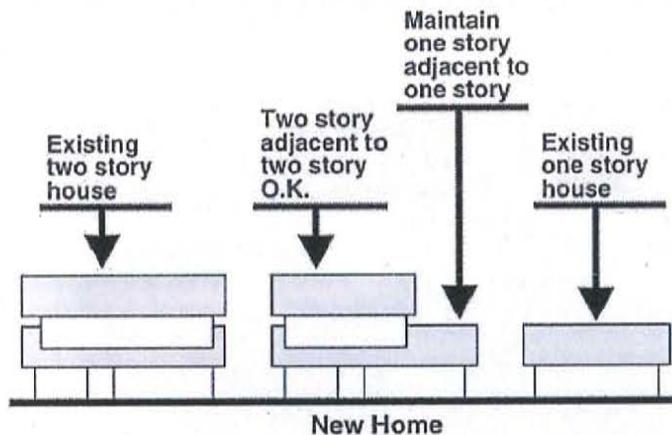
B. *Scale and Mass*

Building scale refers to the proportional relationship of a structure to objects/structures next to it. Mass is basically the size of a structure.

1. Proposed new construction or remodeling projects should be consistent

with the overall pattern of perceived scale and mass in the surrounding neighborhood. Compatibility cannot be achieved merely by demonstrating other selected residences nearby may be similar in size or larger than the proposed project, particularly if the selected examples are atypical of the neighborhood or at a distance from the proposed project. The apparent size, scale, and mass of a proposed project can be affected by thoughtful design, appropriate siting on the lot, landscaping, and other factors as well as by the actual size of the residence.

Figure 2. Placement options for second story when adjacent to single story home



2. The perceived scale, mass, and design should be appropriate to the original home.
3. Blocks where single-story houses or small two-story homes are the predominant block pattern, a second story may require special attention. Scale may be minimized by employing one or more of the following technique's:
 - a. Limit the house profile of the expanded or new home to an area generally consistent with the profiles of the existing homes.
 - b. Setting the second floor back from the front and sides of the first story a distance sufficient to reduce apparent overall scale of the building.
 - c. Limit the size of the second story relative to the first

story.

- d. Increase the front and/or side setbacks for the entire structure.
- e. Place at least 60 to 70 percent of the second floor area over the back half of the first story.
- f. Slope the new roof away from the adjacent homes.
- g. Incorporate the second story into the roof.

Figures 3 & 4 demonstrate incorporation of second floor into the roof helping to relate larger homes to smaller neighbors



Figure 4.



Figure 5. Second floor is pulled into the center of the roof providing a setback from the building edges helping to maintain adequate space, light and sense of openness to the adjacent residences.

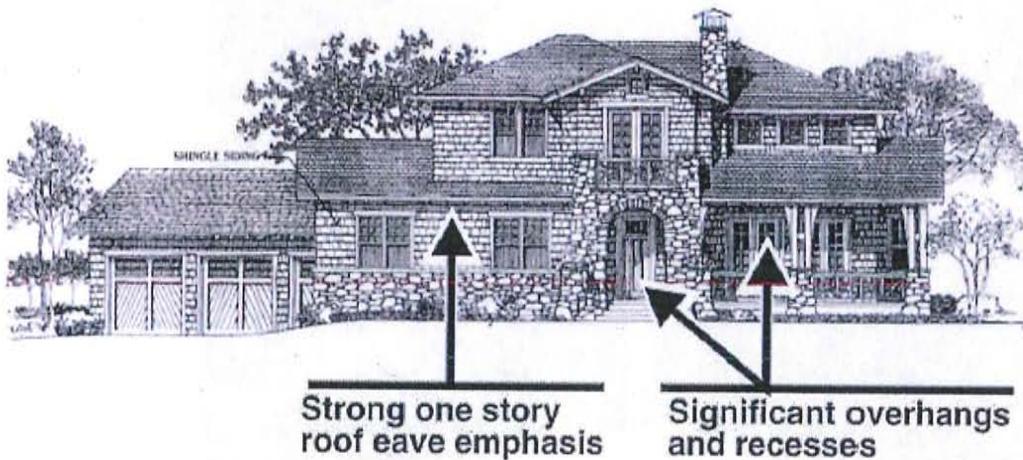
C. Surface Articulation

Residences should be designed with relief in building facades. Long

unarticulated wall and roof planes should be avoided, especially on two-story elevations.

1. Changes within the wall and roof planes can be accomplished when one of the forms is setback several feet or when a gable end fronts the street and through the use of porches that run across the street-facing elevation of the home.
2. Changes within the wall and roof planes can also be achieved through the use of various textures and materials. This can be seen in the use of horizontal wood lap siding, wood trim around windows and doors, shingle textures on the roof, deep recessed entries, use of roof segments separating the first- and second-floor facades.

Figure 6. Changes in wall plane and second-floor step backs are utilized, as well as a mix of materials and use of recessed areas help achieve relief in the building facade



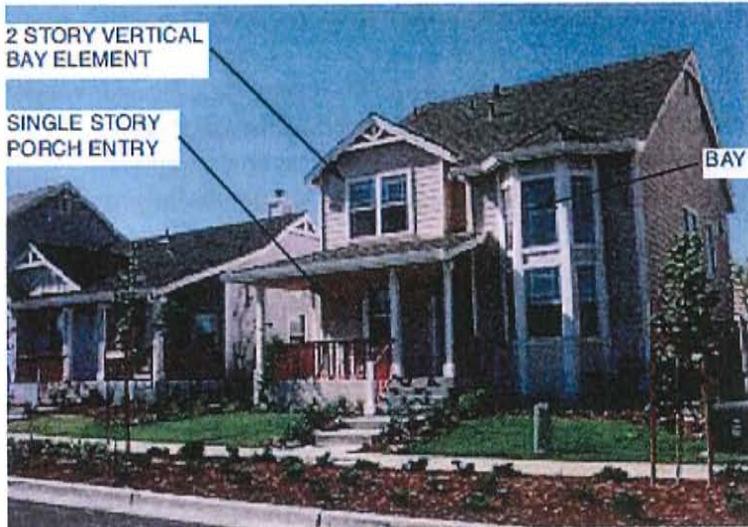


Figure 7. Design exhibits use of differing wall planes, two story entry element and covered porch to break up the front facade.

D. Building Orientation

1. Residences should contain visible front entryways, in scale with neighboring properties and oriented toward the public street.



Figure 8. Avoid exaggerated tall entries like this

Figure 9 & 10. Avoid formal entries in neighborhoods with informal homes (Figure 9) and in neighborhoods where entries are located under roof eaves as shown in the ranch style (Figure

10).



2. New/remodeled structures should not present height or bulk at front and side setback lines which is significantly greater than those of the adjacent homes.

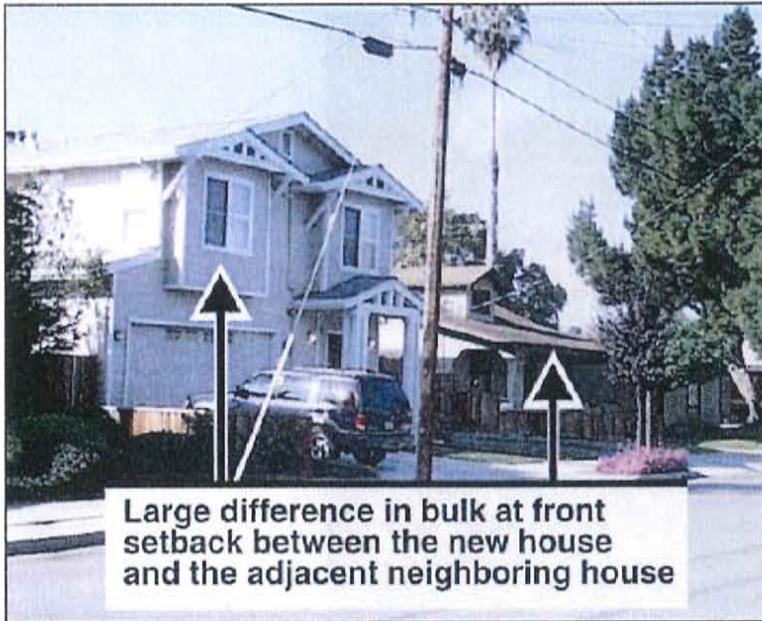


Figure 11. Homes with differing bulk and massing along front facade

3. Homes should be located on the lot in a similar manner as adjacent homes and within the applicable setback requirements.



Figure 12. Homes with similar setbacks on the street frontage

4. In cases where setbacks are similar in the neighborhood, new homes should match those of adjacent homes.
5. Where adjacent homes have differing setbacks, the setback of the new home should be the average of the two on either side.

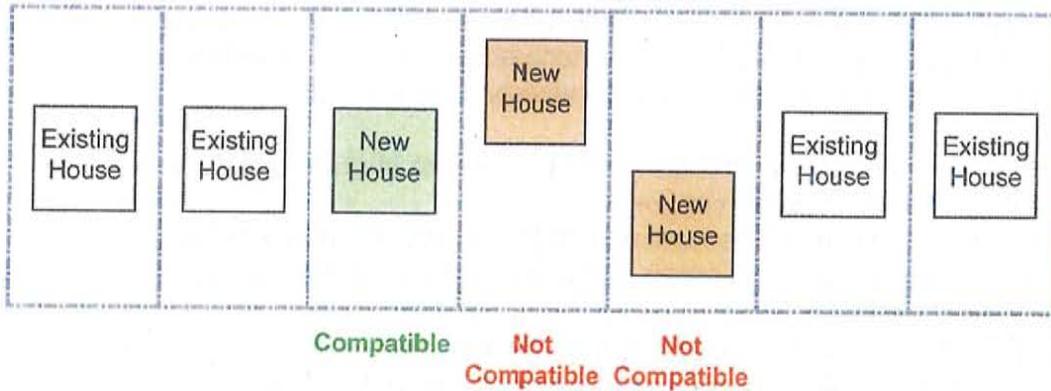


Figure 12a. In neighborhood where existing homes have consistent setbacks, new construction should match the siting of adjacent homes.

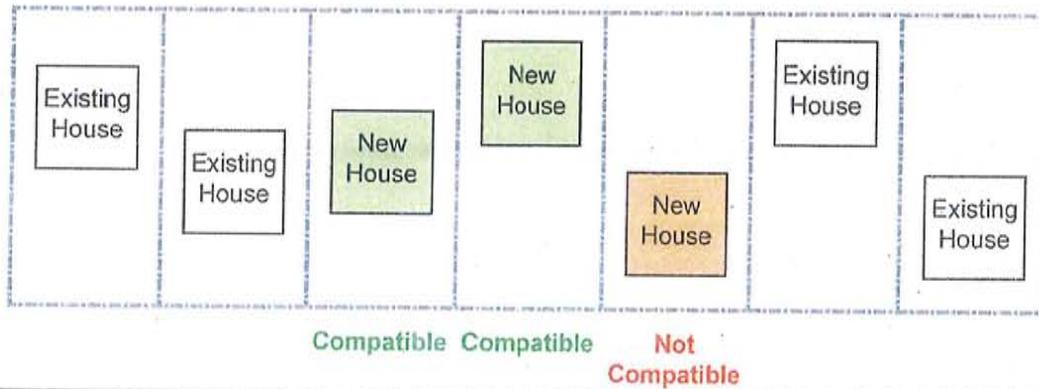


Figure 12b. In neighborhoods where existing homes have varied setbacks, the siting of new construction should be equal to or greater than the average setback of adjacent homes.

Exception to Averaging: Where the adjacent lots have a nonconforming setback, the applicant may have the option of conforming to the required zoning setback. In some instances, a varied setback from the neighborhood pattern may be necessary or

appropriate (such lot constraints include topography, trees, creeks, lot size and Environmentally Sensitive Habitat).

E. Garage and Driveway Design

In most cases, the curb appeal and livability of a home will be enhanced if the living area, rather than the garage is the most prominent feature of the front façade. Garage doors can have a noticeably negative impact to the street facing elevation of a home and, cumulatively on appearance of a neighborhood. To reduce the prominence of garages and driveways, home designs should to the extent feasible, reflect a careful consideration of the following principles:

1. Garages placed along the front elevation of a home should not exceed 50% of the linear front elevation width where possible. The remainder of the front elevation should be devoted to living area or a porch.
2. Garages exceeding 50% of the linear front elevation should include one or more of the following design options:
 - a. Recess garage from the front wall of the house a minimum of 5'
 - b. Provide an entry porch trellis extending in front of the face of the garage.
 - c. If the garage is the dominant feature from the street frontage, then it should be designed with architectural and visual interest.

Figure 13. Limiting driveway width of garages and setting them back from the front façade can minimize visual impact



Figures 14 – 18 provide examples of Decorative Garage Door ideas:

Figure 14.

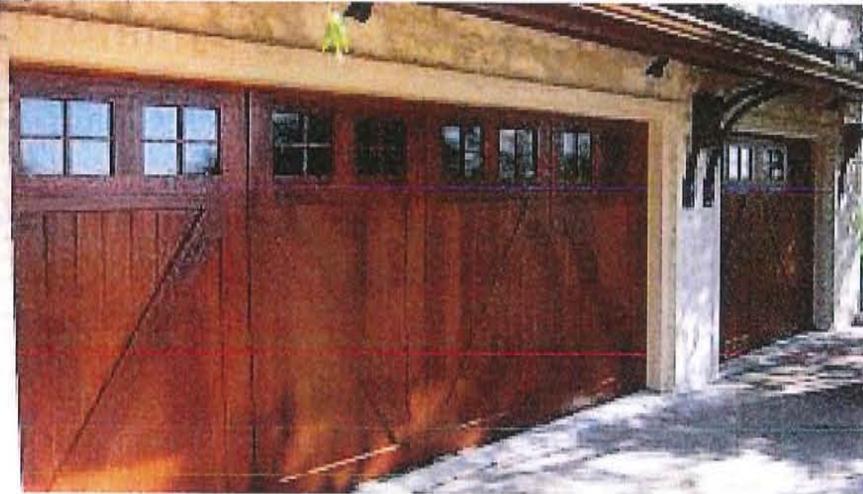


Figure 15.



Figure 16.



Figure 17.

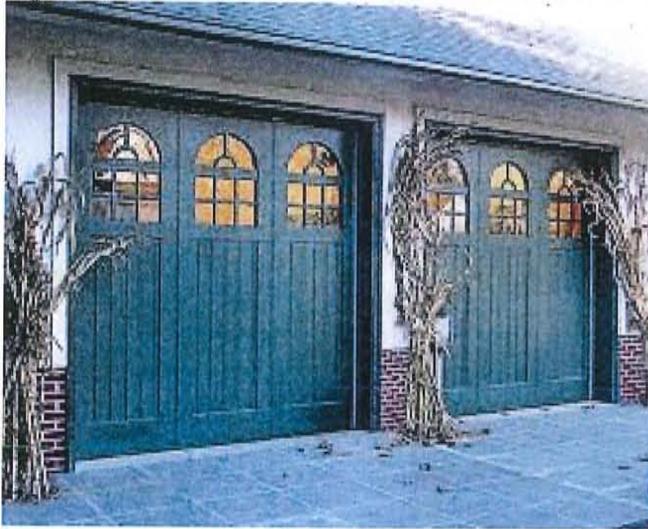


Figure 18.

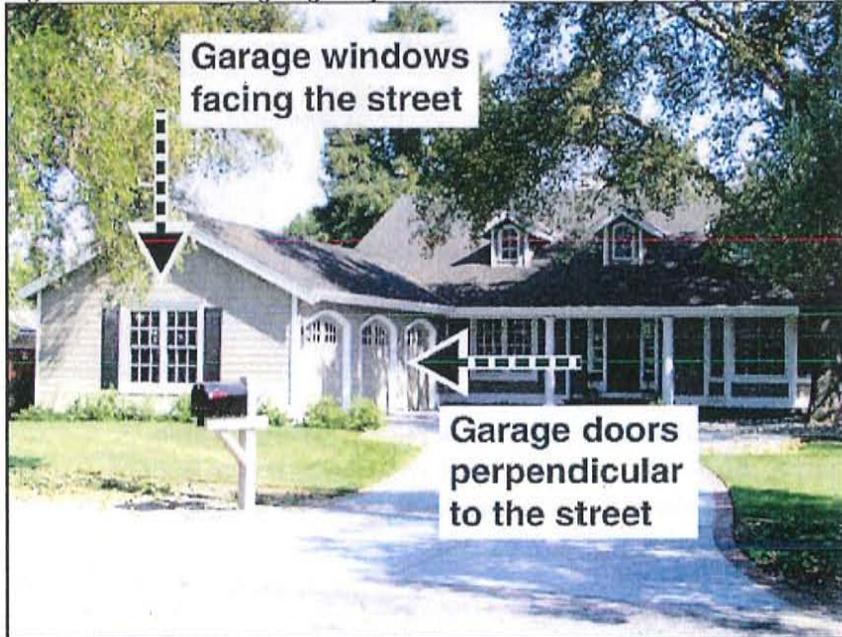


3. Garage entries should be oriented away from the street where possible. This can be accomplished through placement of the garage at the rear of property or through use of a side loaded garage (see figures 19 & 20).

Figure 19. Narrow driveway with garage located toward the rear of the property



Figure 20. Side loaded garage help minimize the visual impact of larger garages on the streetscape



4. Mitigate the impact of driveways on the streetscape by:
 - a. Limiting width of curb cuts to the minimum size needed to access the garage. This preserves on street parking and reduces paving in the front yard.
 - b. Utilizing decorative paving materials, permeable pavers or special patterns or colors to break up paved driveway areas in front setbacks (See figures 23 – 27).
 - c. Utilizing single width driveways or make use of “Hollywood” driveways (See figures 21 & 22).

Figure 21. Hollywood Driveway Design for single car garage



Figure 22. Hollywood driveway design for two car garage



Figures 23 – 27 provide examples of permeable paver drive options

Figure 23.



Figure 24.

Figure 25.



Figure 26.



Figure 27.



5. Other similar features as approved by the review authority.

F. Building Materials

Building materials should be consistently applied and shall be harmonious with adjacent materials (see figures 28 & 29). Piecemeal and frequent changes in building materials should be avoided.

1. When using a mix of material, avoid using too many materials.
2. Avoid using an even split of materials (*i.e.* 50/50) on facades.
3. It is preferred to have one material as the dominant surface with the second material utilized in a lesser or accent role.

Figure 28. Example of utilizing a mix of materials.

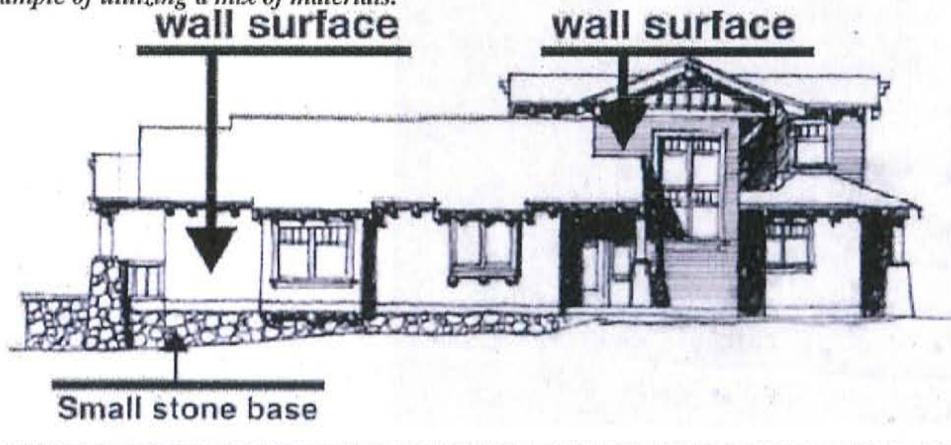
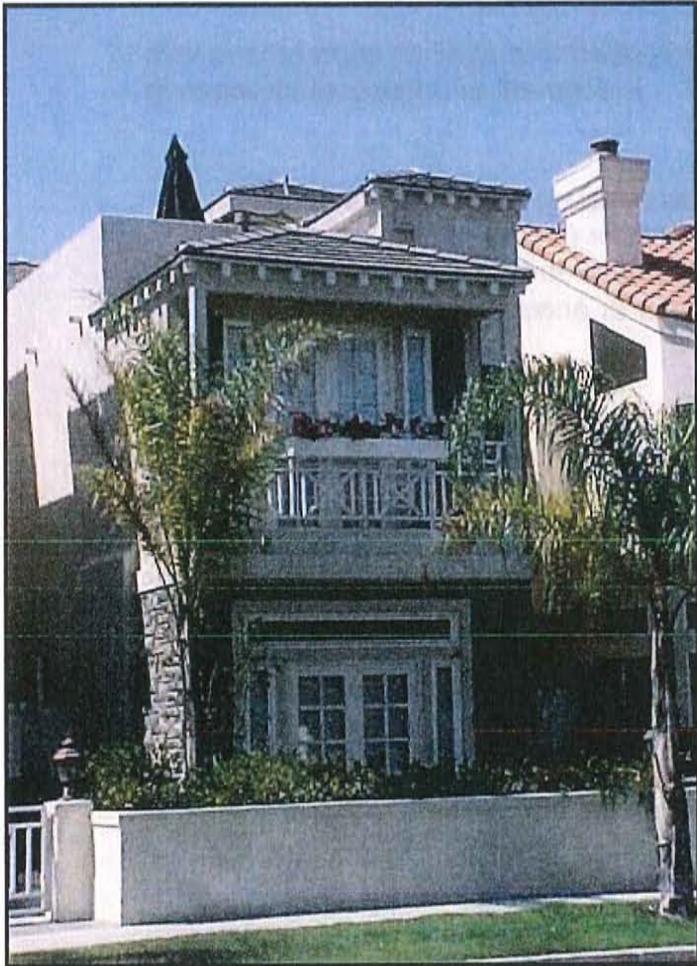


Figure 29. Use of complimentary building materials and color palette enhances building design



G. Architectural Elements

The architectural elements of a building include openings, doors, windows and architectural features such as roof elements, columns and dormers.

1. Architectural elements within the design should be in proportion to the overall home design.
2. Architectural elements should reflect the habitation and internal and external use of the structure.
3. For most traditional styles architectural elements should be balanced on the building elevations. One option to achieve balance is through the vertical and horizontal alignments of the elements.

4. When the architectural style of a residence does not call for symmetry, creative asymmetric placement of architectural elements may provide for dramatic interest.

Figure 30a. Some architectural styles require simple shapes and formal symmetry of the door and windows

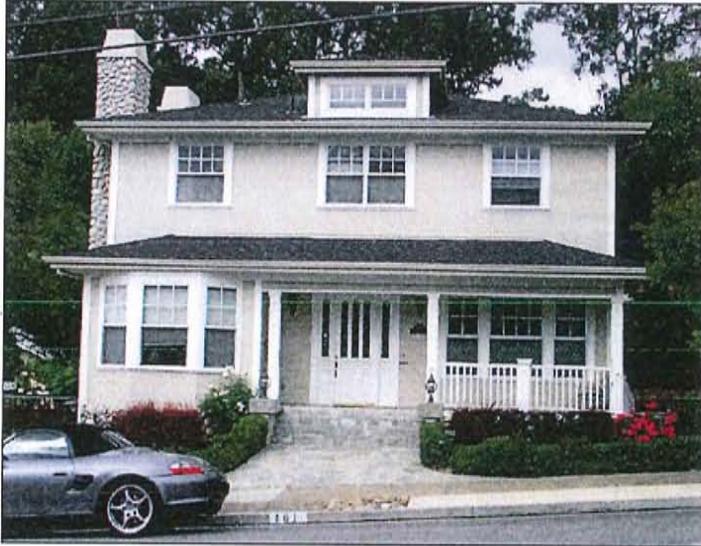


Figure 30b. Creative Asymmetric Placement of Architectural Elements



Figure 31. Avoid too many building elements competing for attention



H. *Additions to Existing Homes*

1. The design of the addition should be consistent with the materials and architectural elements utilized in the existing home and adjacent neighborhood. If differing materials or styles are chosen for the addition they should be complimentary in nature.
2. Second floor additions should integrate into the overall design of the home. The addition should look like an original part of the home.

Figure 32. Original single story home



Figure 33. Incorporating a second floor addition into the roof adds the desired space while respecting

the integrity of the existing house and the scale of the neighborhood.



3. Rooflines of the addition should be compatible with the roof slope of the existing house.
4. New windows and other architectural elements should be compatible with the shape, pattern, style, color and materials of the original architectural elements. If all windows are replaced, then the new windows should be compatible with the architectural style of the home.

Figure 34. Addition incorporated into the roof, but roofing material is not consistent with architectural style of the existing residence.

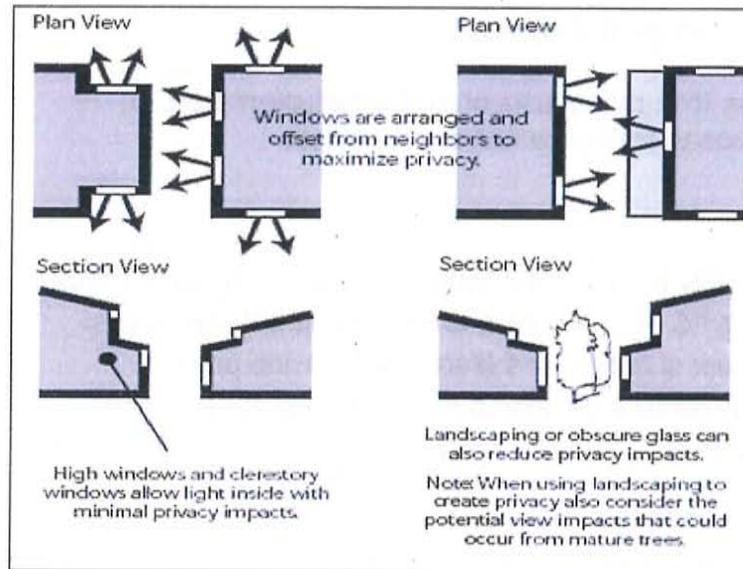


I. Privacy. Minimize privacy intrusions on adjacent residences.

While it may not be possible to ensure complete privacy between homes, given the small lot sizes in the City, designs should attempt to lessen the impact. Options for reducing privacy conflicts are noted below:

1. Windows should be placed so as to minimize views into the living spaces and yard spaces near neighboring homes. In particular, window placement in the side wall of a home should be offset to avoid looking directly into a neighboring room.
2. Decks and balconies should be designed and located with consideration given to the privacy of adjoining properties.
3. Other options for reducing privacy impacts between neighboring residences include: application of appropriate landscaping, use of smaller windows, designing sill height above eye level or utilizing frosted or textured glass to reduce visual exposure.

Figure 35. Design options for reducing privacy impacts



J. Landscaping

Residential landscaping should include the following:

1. Drought tolerant plant species that require little to no fertilizer, herbicides, and pesticides.
2. Plants appropriate for the sites characteristics; sun exposure, wind, soil moisture, and existing vegetation.
3. Non-invasive plant species, particularly near creeks, drainages or existing native vegetation. Plantings should be sited such that they will not interfere with onsite utility lines, including water and sewer lines.
4. Siting of trees to avoid unnecessarily obstructing views from adjacent properties. In view sensitive areas, proposed trees should be chosen that do not exceed a mature height that exceeds the maximum building height of the zone district. Proposed trees should also be continuously maintained at a height that does not exceed the maximum permitted height of the zone district. Existing mature trees are exempted from this policy.
5. Street trees should be chosen from the City's approved street tree list.
6. Mature landscaping should be preserved where possible, paying special

attention to the preservation of mature healthy trees.

7. Efficient drip irrigation systems that make use of soil moisture meters, and rain and wind shutoff devices to reduce water consumption.

K. Hillside Development

The hillside development guidelines apply to properties with lot sizes 5,000 square feet or greater and with slopes exceeding 15%. The intent of the following policies is to preserve, enhance and protect the visual quality of the Morro Bay hillside areas. Project design should take into consideration the site's natural features, topography, visual character, unique qualities and surrounding environment:

1. Step the building up or down the hill (see Figure 36).
2. Set the structure into the hillside topography while also balancing or limiting the amount of grading, beyond the footprint, to avoid erosion and visual impacts (see Figure 36).
3. Step back the taller portions of the structure to reduce the appearance of height.
4. Minimize exposed foundations, underfloor areas, and downhill cantilevers when structurally feasible and avoid use of tall support columns utilized for support of overhanging areas (see Figure 37).
5. Vary height of building elements (See figure 38)

Figure 36. House cut into slope and stepped into the hillside

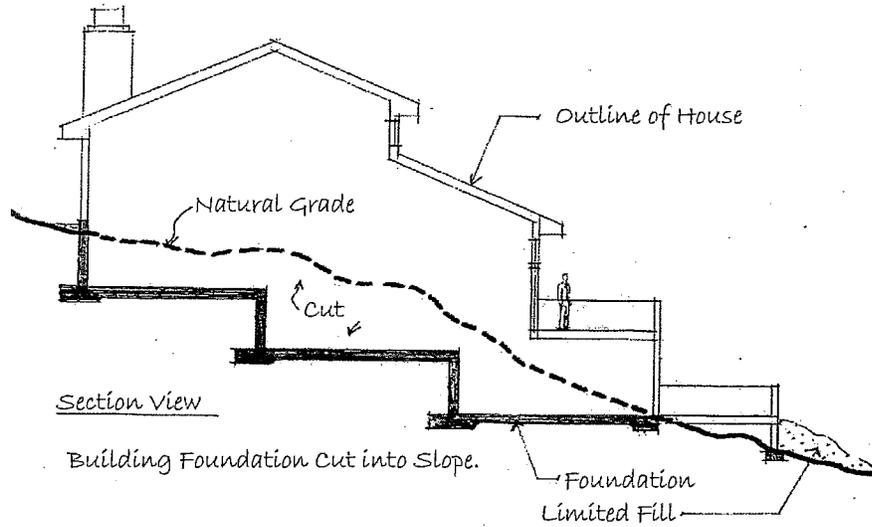


Figure 37. Avoid exposed understory with large cantilevers supported by tall columns

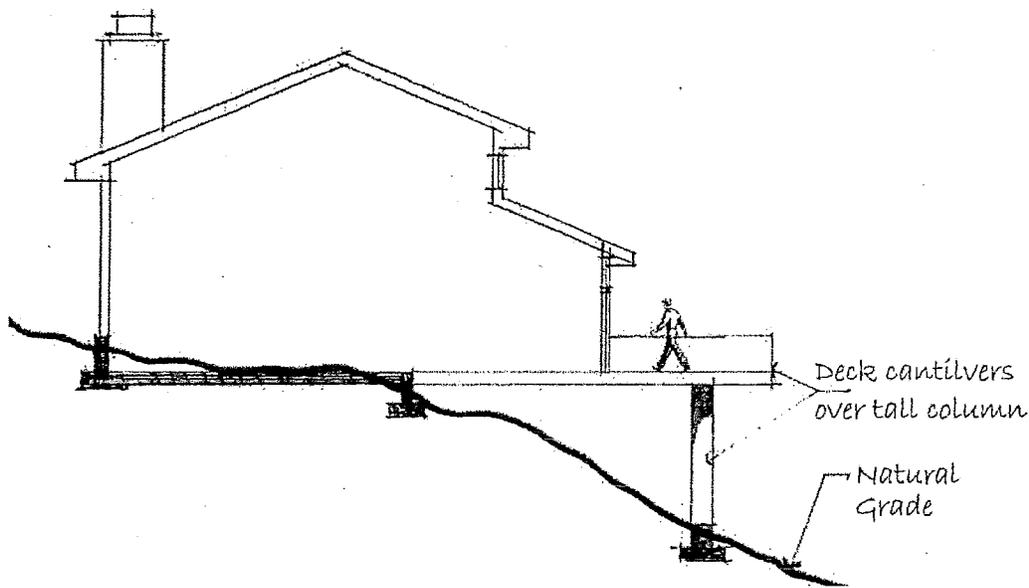
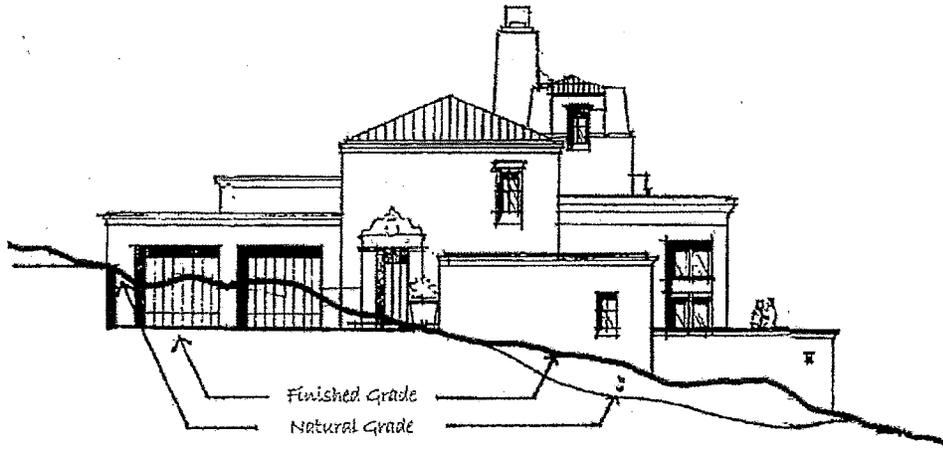


Figure 38. Vary Height of Building Elements



L. Solar Access

The City of Morro Bay encourages applicants to incorporate solar energy systems into their projects. Building placement and adjacencies should be considered such that they do not unreasonably affect solar access on neighboring properties. Solar panels and other roof mounted equipment can detract from the appearance of a home and appear obtrusive if not integrated into the design. The following policies should be considered when designing a solar system and when siting a home or addition:

1. For existing homes align solar equipment and panels with the underlying roof slope where feasible. Avoid panels with slopes that are different than that of the roof.
2. For new homes, the roof should be designed to accommodate future solar energy and hot water systems, taking into consideration orientation and slope.
3. Integrate the design of the equipment and panels into the design of the roof. Avoid a tacked on appearance.
4. Locate roof mounted solar equipment and panels below ridgelines and on sides of roofs away from street view wherever possible. Non-glare and non-reflective type panels should be utilized where possible.

5. The design and placement of roof mounted solar equipment and panels should account for heights of existing trees and future growth. This applies to both trees on-site and on neighboring properties.
6. Orient the massing of the home and roof forms away from the side yards of neighbors as much as possible to minimize blocking their solar access.
7. On flat roofs, set solar equipment back from the edge to reduce visibility.
8. Siting of new homes and additions should avoid shading existing solar systems and should take into consideration potential shading issues related to future solar installations on neighboring properties.
9. Minimize roof penetrations on South and West facing roofs.

M *Glossary.*

Bulk: The qualitative readily visible composition and perceived shape of a structures volume. Bulk is affected by variations in height, setbacks and stepbacks of upper stories.

Garage (Side Loaded): A garage with it entry doors located at an angle (usually a right angle) to the street which provides vehicular access to the garage.

Grading: Any excavation or filling of earth or combination of these activities.

Height Limit: The maximum allowed height of a structure as established by the Zoning Code utilizing an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

Hillsides: Lands with slopes exceeding 15% slope

Mass: The three-dimensional form of a building

Roof Pitch: The angle of the sloped planes of a roof, often expressed in the rise in inches for every foot of horizontal distance, as in a 4 in 12 pitch.

Scale: Building elements and details as they proportionally relate to each other and to humans.

Setbacks: The horizontal distances a structure is held away from the adjacent property lines. Also use to describe the offset distance between horizontal or vertical planes of a structure.

Solar Access: The potential to receive adequate sunlight in order for certain areas of a dwelling or lot to catch the sun's energy.

Trellis: A horizontal light framework, freestanding or projecting from the face of a wall, use for the purposes of sun shading and/or support of vines or other vegetation.

City Council Goals and Objectives for 2018

These are the top priority objectives and action items for 2018, and constitute the main work plan for the City in Calendar Year 2018.

Goal #1: Financial Sustainability and Economic Sustainability					
Objective #1: Securing Financial Sustainability through a comprehensive review of costs reduction and revenue enhancement opportunities					
Item #	Action Items	Departments Involved	Lead Department	Anticipated Council Date/Completion	Current Status
a)	Develop a cost control and reduction plan to achieve cuts to maintain a structurally balanced budget, including, but not limited to a complete review of staffing levels and non-labor costs in all departments.	All	City Manager, Finance	Council approved balanced budget for FY 18/19.	Next step is reengage employee budget group, and conduct outreach to community.
b)	Develop a staff-internal emergency cost reduction plan to inform future fiscal emergencies.	All	City Manager, Finance	Will bring to City Council in the fall.	No progress to date, though FY18/19 Budget process will inform this action item.
c)	Consider for November 2018 ballot a Marijuana Tax with consideration for funding for the Utility Discount Program and other City needs.	City Manager, Public Works, Finance, City Attorney, Planning, Police, Fire	City Manager	Council approved a ballot measure for November 2018.	Will go to Morro Bay voters in November 2018 for consideration.
d)	Evaluate opportunities for new or expanded revenue sources, including but not limited to: paid parking, other tax measures and a review of City fees.	All	City Manager, Finance	The parking discussion will take place in the in the Fall 2018.	Some analysis complete on paid parking. No progress on other items.
Objective #2: Consider the proposed strategies in the Economic Development Strategic and Waterfront and Downtown Strategic Plans and act on those most likely to generate revenues in the near term.					
Item #	Action Items	Departments Involved	Lead Department	Anticipated Council Date/Completion	Current Status
a)	Bring to Council for information, consideration and possible implementation a review of circulation and parking management plans, wayfinding, and other options for the Waterfront and Downtown and other business districts.	Planning, Public Works, Harbor, City Manager, Finance, Tourism	Planning	This will be an on-going priority for staff. Parking item to come to Council in the Fall 2018.	Some analysis complete on parking; the wayfinding plan will be developed with the four business areas as part of the MOU with the Chamber of Commerce.
b)	Evaluate Memorandum of Understanding (MOU) with the Morro Bay Chamber of Commerce and other arrangements to further economic development objectives.	City Manager, Planning, Tourism, Harbor	City Manager	Council authorized the CM to enter into an agreement with the Chamber for these services in June 2018.	City and Chamber will begin business outreach in July 2018.
c)	City Council review proposal to modernize the Morro Bay Aquarium Site structure and operations.	City Manager, Planning, Harbor, City Attorney	Harbor	Item likely to come to City Council in Summer/Fall 2018.	On-going meetings with new Aquarium CEO.
d)	Establish Financial Partnership policy, and Lease site evaluation/audits on a 3-year rotating basis.	Harbor, Planning, City Manager, Finance	Harbor	Item will come to City Council in Fall 2018.	Packaged item to City Council, rolled into the Lease Management Policy update.
e)	Offshore Windfarm opportunity/proposal development and review.	Harbor, Planning, City Manager	Harbor	Item will come to City Council in Fall 2018.	Economic analysis complete. Outreach to federal agencies and fishermen community continues.
Objective #3: Miscellaneous Action Items Related to Financial Sustainability and Economic Development					
Item #	Action Items	Departments Involved	Lead Department	Anticipated Council date/Completion	Current Status
a)	Overall evaluation of tourism, including Vacation Rentals & RV Parks Tourism Business Improvement District (TBID) Assessment options, ADR, overall tourism effort and effectiveness since the transition to the City, hotelier involvement, board functionality, and the annual financial report. Also include information on the partnership with VisitSLO BID.	Tourism, City Manager	Tourism	Staff will come back to City Council in the Fall of 2018 with recommendations regarding Vacation Rentals and performance metrics.	City Council reviewed TBID in May 2018, as part of the budget process.
b)	Improve internal management of homeless related issues (how the City coordinates internally and with partners on homeless issues).	Police, Fire, Public Works, City Manager	Police	Mostly an internal operational issue, though staff will bring items to Council as appropriate.	Staff reviewing best practices in homeless management.
c)	Community Choice Energy feasibility study.	City Manager	City Manager	Council to review option to move forward with City of SLO in the Fall of 2018.	Council approved moving forward with a study in partnership with City of SLO. Staff working with City of SLO to select vendor and conduct feasibility study

City Council Goals and Objectives for 2018

Goal #2: Water Reclamation Facility (WRF) and OneWater Review and Implementation					
Objective #1: Water Reclamation Facility Project Review and Implementation					
Item #	Action Items	Departments Involved	Lead Department	Anticipated Council date/Completion	Current Status
a)	Assign a budget for the WRF.	Finance, Public Works	Finance	Will provide Council with regular updates on the WRF budget.	Completed for FY18/19 Budget.
b)	Take appropriate selection action and bring to Council for approval, a contract for the design-build construction delivery of the new WRF.	Public Works	Public Works	Staff will return to Council for a contract review following the Prop. 218 process.	Council directed staff to negotiate with the preferred proposer in June 2018.
c)	Following CEQA guidelines, bring the WRF Environmental Impact Report (EIR) to Council for approval and certification.	Public Works, Planning, City Attorney	Public Works	Council will review EIR in August 2018.	Draft EIR completed in March 2018. Planning Commission/WRF Citizen Advisory Committee reviewed in early July. City Council to review in August 2018.
d)	Complete water/sewer rate study and bring to Council for Prop 218 process consideration any rate increase requirements to fund the proposed WRF	Public Works, Finance, City Manager	Public Works/Finance	Council to consider authorizing the Prop. 218 process at its July 10, 2018 meeting.	Draft rate study complete, reviewed by three advisory committees and City Council.
e)	Complete and submit the State Revolving Fund loan application with the State Water Control Board and Water Infrastructure Finance and Innovation Act (WIFIA) loan application with the U.S. Environmental Protection Agency (EPA) for the WRF project to secure subsidized loan financing for the project. Review and consider other state and federal funding.	Public Works	Public Works	Staff will submit WIFIA application in July 2018. SRF loan application will be submitted following completion of the Prop. 218 process and EIR process.	Council authorized staff to apply for the WIFIA loan at its June 28, 2018 Special meeting.
f)	Complete the acquisition of the preferred site for the WRF project.	Public Works, Planning, City Attorney	Public Works	Will bring purchase agreement to Council in the Fall 2018.	MOU with property owner in place cannot complete property acquisition until after EIR Certification.
g)	Review and update the Utility Discount Program and develop and implement a communication plan to increase public awareness of the water and sewer rate subsidization program for low-income individuals and families.	Public Works, Finance	Public Works	Staff directed to bring the item back for another consideration in July or August 2018.	Council adopted resolution for the Utility Discount Program at its June 13, 2018 Special meeting.
h)	Hire and onboard new Program Manager for the WRF project.	City Manager, Public Works	City Manager	Council to review the Program Management Budget sometime in Fall 2018.	City contracted with Carollo Engineers as Program Manager in April 2018.
Objective #2: OneWater Review and Implementation					
Item #	Action Items	Departments Involved	Lead Department	Anticipated Council date/Completion	Current Status
a)	Bring to Council for consideration a "OneWater" plan for the City that considers all water resources – from storm water to groundwater to wastewater – as a single "water resource."	Public Works	Public Works	PWAB and Council to review the final plan in Summer/Fall 2018.	City Council reviewed OneWater Team water supply options and draft master plan for CIP projects.
b)	Engage business community and broader community in dialogue about water issues, including state water.	City Manager, Public Works, Tourism	Public Works	Will be an ongoing effort.	Water is part of broader outreach on the WRF project.
Goal #3: Public Infrastructure and Facility Maintenance and Improvement					
Item #	Action Items	Departments Involved	Lead Department	Anticipated Council date/Completion	Current Status
a)	Inventory, evaluate and refresh existing programs for volunteer groups to assist in providing routine maintenance in the City, while soliciting and facilitating additional volunteer group support for routine maintenance and small capital projects.	Public Works, Harbor, City Manager, Recreation	Public Works	Adopt a Thing program approved by City Council.	Staff is implementing the program.
b)	Compete the approved RFQ process for a marine services facility (boatyard) and bring to Council for information and consideration of next steps prior to any decision on feasibility study.	Harbor, Planning, City Manager, Public Works	Harbor	Council consideration of financial feasibility Request for Proposal (RFP) in Fall 2018.	Staff and Harbor Advisory Committee developing financial feasibility RFP.
c)	Council review of "Adopt a Thing" policy and staff implementation of the policy and creation of the program.	Public Works, Harbor, Recreation, City Manager	Public Works	Program approved by City Council.	Staff implementing the program.

City Council Goals and Objectives for 2018

Goal #:4 Land Use Plans and Zoning Policies Updates					
Item #	Action Items	Departments Involved	Lead Department	Anticipated Council date/Completion	Current Status
a)	Complete the General Plan/Local Coastal Plan rewrite.	Planning, City Manager	Planning	Staff will bring draft plans to Council for formal consideration in September 2018.	Coastal Commission staff is reviewing an administrative draft of the document.
b)	Complete the zoning code update, which includes a review of the Short-term Vacation Rental Policy and Secondary Unit (more commonly known as ADU or "Granny Unit") Ordinance.	Planning, City Manager, City Attorney, Finance	Planning	Staff will bring entire proposed zoning code update to City Council in September 2018 (including the Secondary Unit ordinance). Vacation Rental ordinance will likely come forward to Council in May 2018.	The zoning code is broken into 5 modules. Module 1 is complete (i.e. reviewed by Planning Commission). Module 2 is being updated based on recent PC input. An administrative draft of module 3 is being reviewed by staff. Module 3 includes the vacation rental policy.

Goal #:5 Improved Communication and Miscellaneous Priorities					
Objective #1: Improve Community Outreach and Communications					
Item #	Action Items	Departments Involved	Lead Department	Anticipated Council date/Completion	Current Status
a)	Conduct an assessment of the City's communication and outreach effectiveness.	All	City Manager	No anticipated discussion with City Council at this time.	Professional review of city's communication and outreach efforts would cost approximately \$20k - \$30K.
b)	Improve website, including adding Water Reclamation Facility updates on the front of the website.	All	City Manager	This will not require City Council review.	On-going effort by City staff, as time allows.
c)	Enhance accountability of goals, objectives, measurements, progress and completion with consistency, and communicate progress on Council's Strategic Goals and Objectives.	All	City Manager	Staff is bringing a status report of the 2018 Goals and Objectives to City Council at the July 10, 2018 Council meeting.	Staff is developing a public friendly Goals and Objectives document to place on the City website.
Objective #2: Miscellaneous Action Items					
Item #	Action Items	Departments Involved	Lead Department	Anticipated Council date/Completion	Current Status
a)	Create greater efficiencies and coordination with partners (community organizations)	City Manager, Recreation, Tourism, Public Works, Harbor	Recreation	Council to consider the Partnership Policy in Fall 2018.	Staff reviewing the Partnership Policy and related administrative policies.
b)	Implement Marijuana Ordinance.	All	City Manager	Council has already approved the ordinance.	The application period is now open. Staff will consider proposals in later Summer/early Fall 2018.

17.05.040 Supplemental Regulations

- A. **Paving.** The maximum amount of paving in street-facing yards is 50 percent of the required yard.
- B. **Residential Development.**
1. ***All Residential Development, Window Placement.*** Windows shall be offset to avoid direct sight lines into and from neighboring properties.
 2. ***Single Unit, Detached, Development.*** All detached single unit development on lots 5,000 square feet or more in size shall meet the following development standards.
 - a. ***Front Elevation Second Story Stepback.*** A minimum of 60 percent of the second story front elevation shall be setback a minimum of three feet from the first floor wall.
 - b. ***Building Massing.*** Two-story structures shall meet one of the following conditions:
 - i. The floor area of the second level shall not exceed 75 percent of the first level and the front and side elevation shall not be single solid planes; or
 - ii. A minimum of 25 percent of each building elevation shall be setback at least three feet from the remaining area of the elevational plane.
 3. ***Single Unit, Attached, and Multi-Unit Development.*** All attached single unit and multi-unit residential development shall meet the following development standards.
 - a. ***Building Design.*** Exceptions to the following building design requirements may be granted through Design Review approval where the review authority finds that adequate design features have been included to create visual variety and avoid a large-scale and bulky appearance.
 - i. **Entrance Orientation.** All units located along public rights-of-way shall have the primary entrance facing the right-of-way.
 - ii. **Entrance Projection or Recess.** Building entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet and a minimum area of 30 square feet.
 - iii. **Maximum Building Length.** The maximum building length is 100 feet.

- iv. Roof Line. The roof ridge line at each elevation shall demonstrate an offset of at least 18 inches for each one to three units exposed on that elevation. Large, continuous roof planes are prohibited.
 - v. Window Trim or Recess. Trim at least two inches in width shall be provided around all windows, or window must be recessed at least two inches from the plane of the surrounding exterior wall.
 - vi. Façade Articulation. All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in depth for every 25 horizontal feet of wall. If located on a building with two or more stories, the articulated elements must be greater than one story in height, and may be grouped rather than evenly spaced in 25-foot modules. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises may count towards meeting this requirement.
 - vii. Building Colors. Every building shall have at least two complementary colors.
- b. *Private Storage Space.* Each unit shall have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet. The required private storage shall be accessible from the exterior of the structure and may be used for bicycle parking.
- c. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided according to the following standards.
- i. Internal Connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - ii. To Circulation Network. Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - iii. To Neighbors. Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - iv. To Transit. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.

v. Pedestrian Walkway Design.

- (1) Walkways shall be a minimum of five feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
- (2) Where a required walkway crosses parking areas or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
- (3) Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.

C. **Small Lot Single Unit Development.** Single-unit development located on lots less than the minimum lot size established for Residential Districts may be approved with a Conditional Use Permit subject to the following standards.

1. **Development Standards.** Small lot single unit development is subject to the development standards and supplemental regulations of the base zone district except as specified below.
 - a. **Maximum Density.** Density shall be determined by the base zone district; however, density shall mean the average density of the entire site, excluding property dedicated for a public purpose.
 - b. **Setbacks.**
 - i. Perimeter Setbacks. The minimum setbacks from the property lines on the perimeter of the small lot single unit development shall be the required setbacks of the underlying base zone.
 - ii. Interior Street Setbacks. The minimum setbacks from the back of sidewalk of any interior street or edge of pavement where there is no sidewalk shall be 18 feet to the garage door and 10 feet to any living area or covered porch.
 - iii. Side Yard Setbacks. The side yard setback shall be a minimum of three feet. For attached units, a minimum side yard setback of 10 feet shall be provided at the end of the row of the attached units.
 - iv. Rear Yard Setbacks. Rear yard setback shall be a minimum of 10 feet.
 - c. **Entrances.**

- i. Dwelling units that abut a public right-of-way or private street shall orient the primary entryway toward the street.
 - ii. Dwelling units located in the interior of the development shall orient the primary entryway toward and visible from a pedestrian pathway that is connected to a public right-of-way or private street.
 - iii. There shall be a minimum eight foot separation between the primary entryway of a unit and the adjacent building wall of a neighboring unit.
 - d. *Open Space.* Open space shall be provided pursuant to the open space requirements of the underlying base zone. In the RS and RL Districts, open space shall be provided pursuant to the open space requirements of the RM District.
 - e. *Parking.* Parking shall be provided in accordance with Chapter TBD, Parking and Loading, except that small lot single unit development of attached dwelling units shall be subject to the parking requirements for multi-unit residential.
2. **Required Findings.** A Conditional Use Permit for a small lot single unit development shall only be approved if the following findings are made in addition to any other findings required by this Code:
- a. The development will result in a density that is no higher than otherwise permitted in the zoning district and open space standards that are no less than required for a similar development within the zoning district;
 - b. The design of the development provides for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking, and development amenities; and
 - c. The project relates to the existing and planned land use and circulation plans of the community, and does not constitute a disrupting element in the development pattern of the neighborhood.



Morro Bay Design Guidelines

Residential



July 2015

Morro Bay Design Guidelines

Residential

Acknowledgements

City Council

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John Heading, Councilmember

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INTRODUCTION

Purpose of the Guidelines

The purpose of the Interim Design Guidelines is to maintain the high quality of the City of Morro Bay’s neighborhoods by developing reasonable, sound and objective guidance to assist residents, homeowners, and designers in identifying the key design features and components that define the character of a neighborhood that can then be utilized in designing new or remodeled single family homes.

Neighborhood compatibility is generally represented by how a neighborhood looks and feels. The basic features that help define a neighborhood include: landscaping, pedestrian routes, street improvements, building material, architectural style, home size, scale, bulk, proximity of homes to one another, building height, and setbacks.

A majority of the neighborhoods in Morro Bay contain a wide variety of architectural styles, which helps focus policy language on scale, height, bulk and consistency or integrity of the chosen architectural style.

The intent behind implementation of the Design Guidelines is to conduct design review on all single-family construction (additions included). The Guidelines are meant to implement the neighborhood compatibility policies found in the General Plan and Local Coastal Plan and as such, serve as a basis to provide consistent design review by both City Staff and the Planning Commission.

By applying the Design Guidelines as part of the project review process, the City of Morro Bay, has the opportunity to provide positive, constructive direction to development within the City. The Design Guidelines can save time, facilitate a positive response to community concerns about development proposals, avoid divisive controversy, reduce unnecessary delays and expenses, and most importantly, achieve high quality designs and more livable neighborhoods.

Single-Family Design Guidelines

The following guidelines are not meant to encompass the entire range of design possibilities, but instead are meant to provide basic guidance as to what is expected when development is proposed. The policies are not meant to discourage innovative designs nor encourage any specific style or design concept. Variations from the Guidelines will be considered when proposed project elements provide for a better project than would be possible adhering to the specific direction provided within the Guidelines.

Design Guidelines

A. Relationship to Homes in Immediate Neighborhood

1. The overall design of the home should pay particular attention to the adjacent homes while remaining visually compatible with the immediate neighborhood.
2. Maintain architectural integrity with design and material consistency on all facades.
3. When replacing or changing the exterior materials, use materials compatible with homes in the surrounding area.
4. Entryways or features, such as front doors and porches should be visible from the street. Use of tall walls, fences, landscaping or other design elements that block view of the entry should be avoided.

Utilize Figure 1 below when determining what constitutes the immediate neighborhood within a standard subdivision. For consideration of neighborhood compatibility, greater weight should be given to the character of existing development closer to a proposed project than to more distant portions of the neighborhood. In some situations, factors may be present which require a definition of the immediate neighborhood that differs from that determined by use of the 500-foot radius. Examples include, but are not limited to, location and visibility of the home being built/modified. ***If questions arise regarding what constitutes the “Immediate Neighborhood,” then please consult City Staff.***

Figure 1. Immediate Neighborhood Map Example (500 Foot Radius).



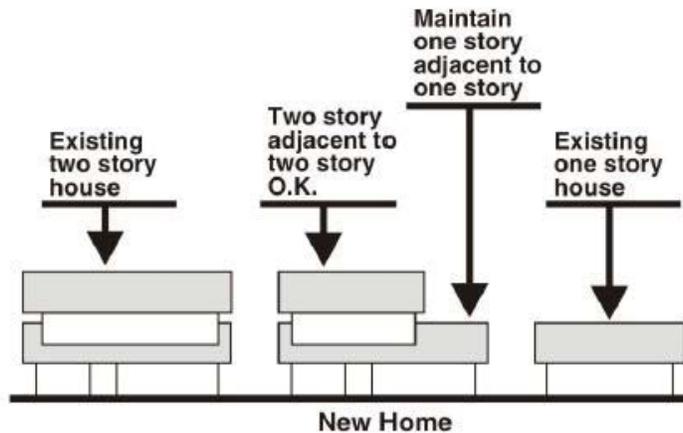
B. *Scale and Mass*

Building scale refers to the proportional relationship of a structure to objects/structures next to it. Mass is basically the size of a structure.

1. Proposed new construction or remodeling projects should be consistent with the overall pattern of perceived scale and mass in the surrounding neighborhood. Compatibility cannot be achieved merely by

demonstrating other selected residences nearby may be similar in size or larger than the proposed project, particularly if the selected examples are atypical of the neighborhood or at a distance from the proposed project. The apparent size, scale, and mass of a proposed project can be affected by thoughtful design, appropriate siting on the lot, landscaping, and other factors as well as by the actual size of the residence.

Figure 2. Placement options for second story when adjacent to single story home



2. The perceived scale, mass, and design should be appropriate to the original home.
3. Blocks where single-story houses or small two-story homes are the predominant block pattern, a second story may require special attention. Scale may be minimized by employing one or more of the following techniques:
 - a. Limit the house profile of the expanded or new home to an area generally consistent with the profiles of the existing homes.
 - b. Setting the second floor back from the front and sides of the first story a distance sufficient to reduce apparent overall scale of the building.
 - c. Limit the size of the second story relative to the first story.

- d. Increase the front and/or side setbacks for the entire structure.
- e. Place at least 60 to 70 percent of the second floor area over the back half of the first story.
- f. Slope the new roof away from the adjacent homes.
- g. Incorporate the second story into the roof.

Figures 3 & 4 demonstrate incorporation of second floor into the roof helping to relate larger homes to smaller neighbors



Figure 4.



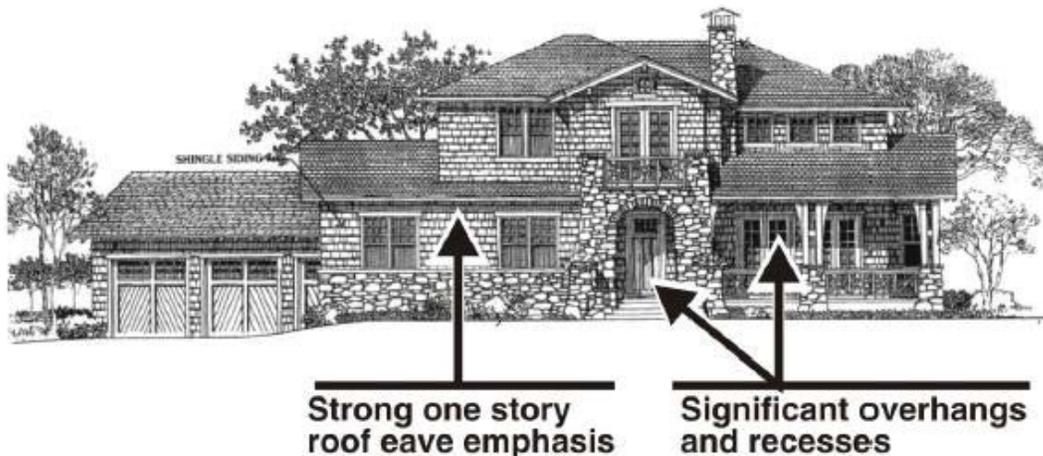
Figure 5. Second floor is pulled into the center of the roof providing a setback from the building edges helping to maintain adequate space, light and sense of openness to the adjacent residences.

C. Surface Articulation

Residences should be designed with relief in building facades. Long unarticulated wall and roof planes should be avoided, especially on two-story elevations.

1. Changes within the wall and roof planes can be accomplished when one of the forms is setback several feet or when a gable end fronts the street and through the use of porches that run across the street-facing elevation of the home.
2. Changes within the wall and roof planes can also be achieved through the use of various textures and materials. This can be seen in the use of horizontal wood lap siding, wood trim around windows and doors, shingle textures on the roof, deep recessed entries, use of roof segments separating the first- and second-floor facades.

Figure 6. Changes in wall plane and second-floor step backs are utilized, as well as a mix of materials and use of recessed areas help achieve relief in the building facade



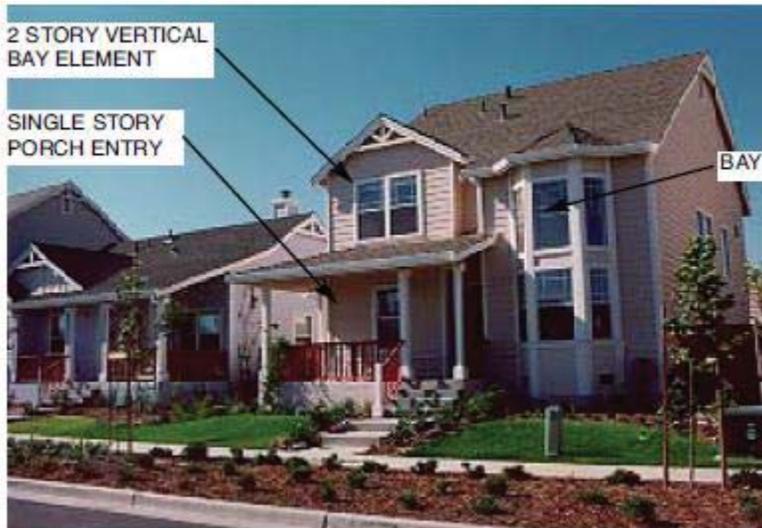


Figure 7. Design exhibits use of differing wall planes, two story entry element and covered porch to break up the front facade.

D. Building Orientation

1. Residences should contain visible front entryways, in scale with neighboring properties and oriented toward the public street.



Figure 8. Avoid exaggerated tall entries like this

Figure 9 & 10. Avoid formal entries in neighborhoods with informal homes (Figure 9) and in neighborhoods where entries are located under roof eaves as shown in the ranch style (Figure 10).



2. New/remodeled structures should not present height or bulk at front and side setback lines which is significantly greater than those of the adjacent homes.



Figure 11. Homes with differing bulk and massing along front facade

3. Homes should be located on the lot in a similar manner as adjacent homes and within the applicable setback requirements.



Figure 12. Homes with similar setbacks on the street frontage

4. In cases where setbacks are similar in the neighborhood, new homes should match those of adjacent homes.
5. Where adjacent homes have differing setbacks, the setback of the new home should be the average of the two on either side.

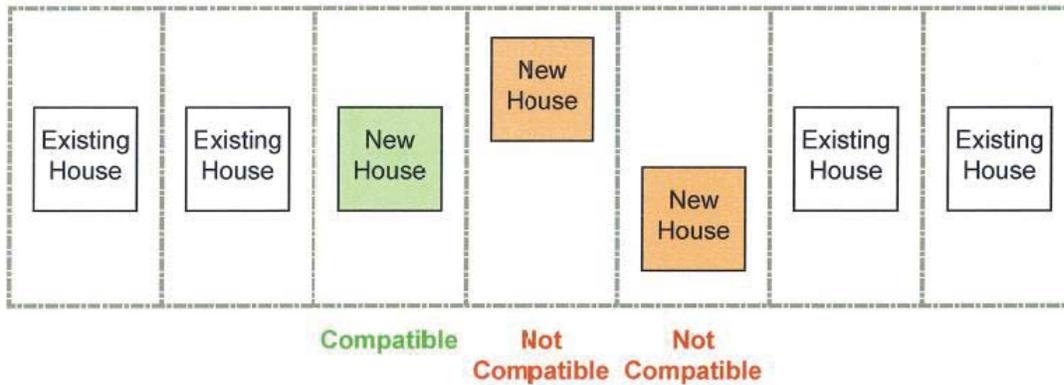


Figure 12a. In neighborhood where existing homes have consistent setbacks, new construction should match the siting of adjacent homes.

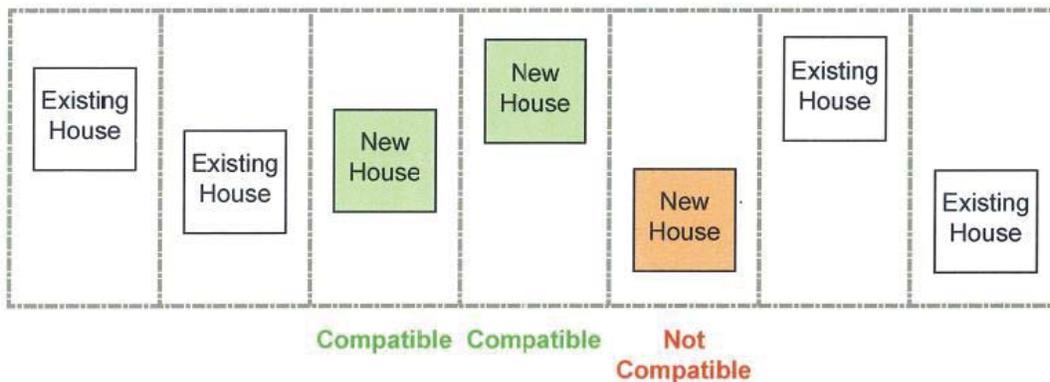


Figure 12b. In neighborhoods where existing homes have varied setbacks, the siting of new construction should be equal to or greater than the average setback of adjacent homes.

Exception to Averaging: *Where the adjacent lots have a nonconforming setback, the applicant may have the option of conforming to the required zoning setback. In some instances, a varied setback from the neighborhood pattern may be necessary or appropriate (such lot constraints include topography, trees, creeks, lot size and Environmentally Sensitive Habitat).*

E. Garage and Driveway Design

In most cases, the curb appeal and livability of a home will be enhanced if the living area, rather than the garage is the most prominent feature of the front façade. Garage doors can have a noticeably negative impact to the street facing elevation of a home and, cumulatively on appearance of a neighborhood. To reduce the prominence of garages and driveways, home designs should to the extent feasible, reflect a careful consideration of the following principles:

1. Garages placed along the front elevation of a home should not exceed 50% of the linear front elevation width where possible. The remainder of the front elevation should be devoted to living area or a porch.
2. Garages exceeding 50% of the linear front elevation should include one or more of the following design options:
 - a. Recess garage from the front wall of the house a minimum of 5'
 - b. Provide an entry porch trellis extending in front of the face of the garage.
 - c. If the garage is the dominant feature from the street frontage, then it should be designed with architectural and visual interest.

Figure 13. Limiting driveway width of garages and setting them back from the front façade can minimize visual impact



Figures 14 – 18 provide examples of Decorative Garage Door ideas:

Figure 14.



Figure 15.



Figure 16.



Figure 17.

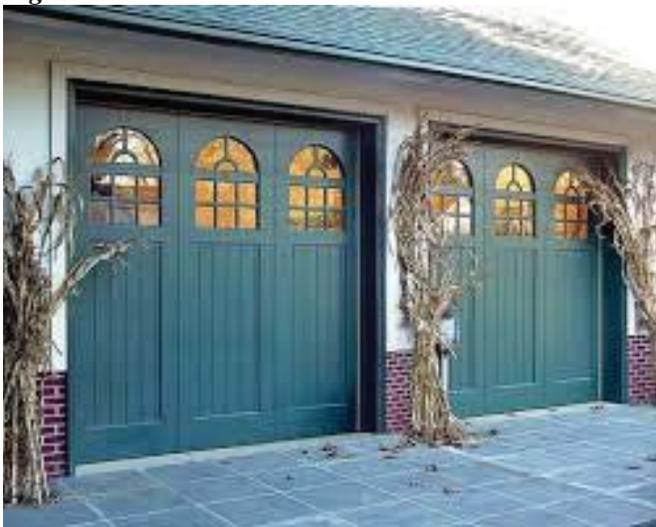


Figure 18.

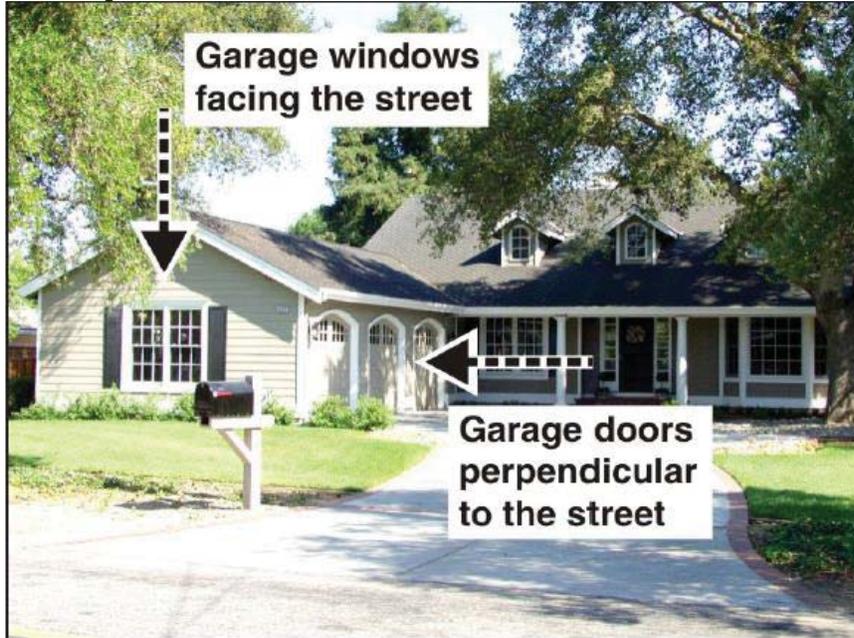


3. Garage entries should be oriented away from the street where possible. This can be accomplished through placement of the garage at the rear of property or through use of a side loaded garage (see figures 19 & 20).

Figure 19. Narrow driveway with garage located toward the rear of the property



Figure 20. Side loaded garage help minimize the visual impact of larger garages on the streetscape

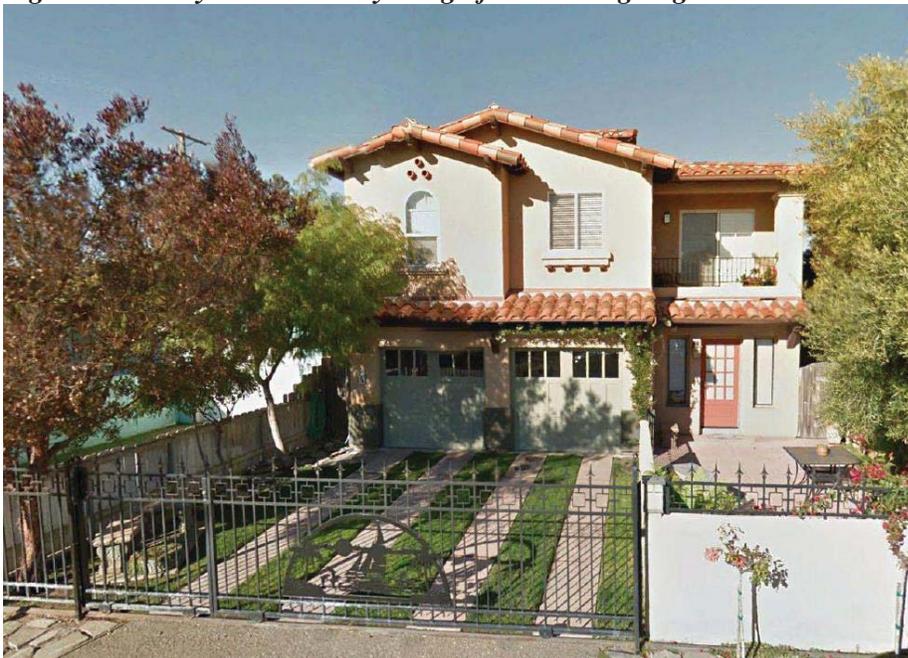


4. Mitigate the impact of driveways on the streetscape by:
 - a. Limiting width of curb cuts to the minimum size needed to access the garage. This preserves on street parking and reduces paving in the front yard.
 - b. Utilizing decorative paving materials, permeable pavers or special patterns or colors to break up paved driveway areas in front setbacks (See figures 23 – 27).
 - c. Utilizing single width driveways or make use of “Hollywood” driveways (See figures 21 & 22).

Figure 21. Hollywood Driveway Design for single car garage



Figure 22. Hollywood driveway design for two car garage



Figures 23 – 27 provide examples of permeable paver drive options

Figure 23.



Figure 24.



Figure 25.



Figure 26.



Figure 27.



5. Other similar features as approved by the review authority.

F. Building Materials

Building materials should be consistently applied and shall be harmonious with adjacent materials (see Figures 28 & 29). Piecemeal and frequent changes in building materials should be avoided.

1. When using a mix of material, avoid using too many materials.
2. Avoid using an even split of materials (*i.e.* 50/50) on facades.
3. It is preferred to have one material as the dominant surface with the second material utilized in a lesser or accent role.

Figure 28. Example of utilizing a mix of materials.

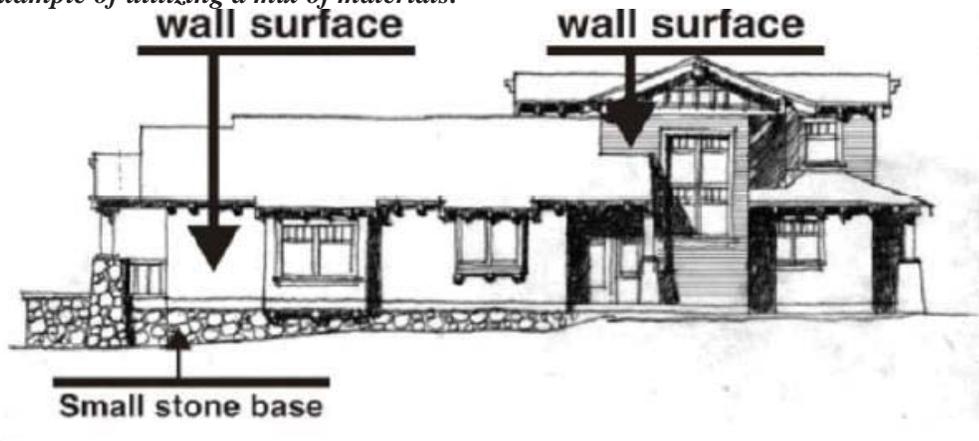


Figure 29. Use of complimentary building materials and color palette enhances building design



G. Architectural Elements

The architectural elements of a building include openings, doors, windows and architectural features such as roof elements, columns and dormers.

1. Architectural elements within the design should be in proportion to the overall home design.
2. Architectural elements should reflect the habitation and internal and external use of the structure.
3. For most traditional styles architectural elements should be balanced on

the building elevations. One option to achieve balance is through the vertical and horizontal alignments of the elements.

4. When the architectural style of a residence does not call for symmetry, creative asymmetric placement of architectural elements may provide for dramatic interest.

Figure 30a. Some architectural styles require simple shapes and formal symmetry of the door and windows



Figure 30b. Creative Asymmetric Placement of Architectural Elements

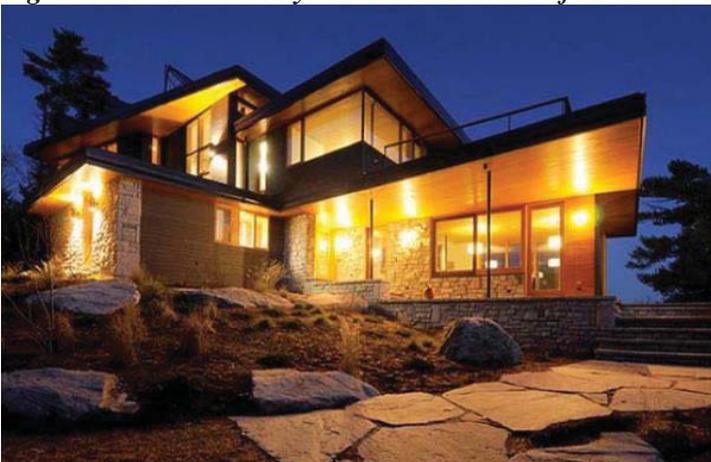


Figure 31. Avoid too many building elements competing for attention



H. Additions to Existing Homes

1. The design of the addition should be consistent with the materials and architectural elements utilized in the existing home and adjacent neighborhood. If differing materials or styles are chosen for the addition they should be complimentary in nature.
2. Second floor additions should integrate into the overall design of the home. The addition should look like an original part of the home.

Figure 32. Original single story home



Figure 33. Incorporating a second floor addition into the roof adds the desired space while respecting the integrity of the existing house and the scale of the neighborhood.



3. Rooflines of the addition should be compatible with the roof slope of the existing house.
4. New windows and other architectural elements should be compatible with the shape, pattern, style, color and materials of the original architectural elements. If all windows are replaced, then the new windows should be compatible with the architectural style of the home.

Figure 34. Addition incorporated into the roof, but roofing material is not consistent with architectural style of the existing residence.

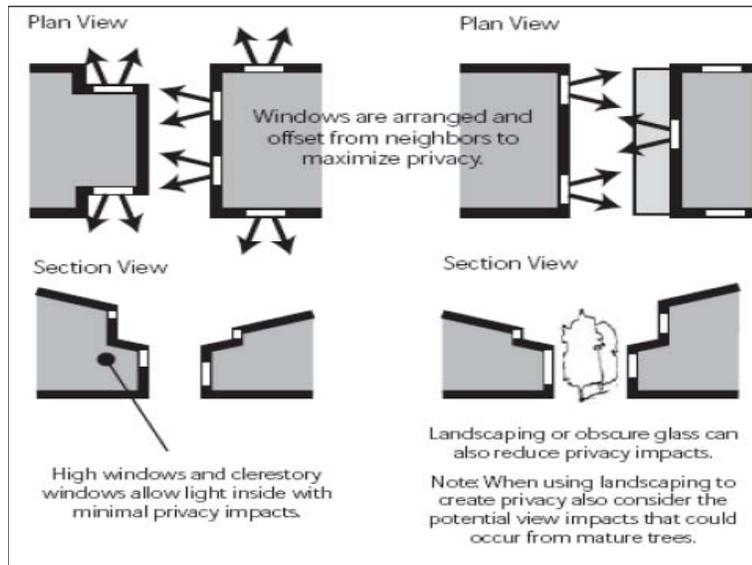


I. Privacy. Minimize privacy intrusions on adjacent residences.

While it may not be possible to ensure complete privacy between homes, given the small lot sizes in the City, designs should attempt to lessen the impact. Options for reducing privacy conflicts are noted below:

1. Windows should be placed so as to minimize views into the living spaces and yard spaces near neighboring homes. In particular, window placement in the side wall of a home should be offset to avoid looking directly into a neighboring room.
2. Decks and balconies should be designed and located with consideration given to the privacy of adjoining properties.
3. Other options for reducing privacy impacts between neighboring residences include: application of appropriate landscaping, use of smaller windows, designing sill height above eye level or utilizing frosted or textured glass to reduce visual exposure.

Figure 35. Design options for reducing privacy impacts



J. Landscaping

Residential landscaping should include the following:

1. Drought tolerant plant species that require little to no fertilizer, herbicides, and pesticides.
2. Plants appropriate for the sites characteristics; sun exposure, wind, soil moisture, and existing vegetation.
3. Non-invasive plant species, particularly near creeks, drainages or existing native vegetation. Plantings should be sited such that they will not interfere with onsite utility lines, including water and sewer lines.
4. Siting of trees to avoid unnecessarily obstructing views from adjacent properties. In view sensitive areas, proposed trees should be chosen that do not exceed a mature height that exceeds the maximum building height of the zone district. Proposed trees should also be continuously maintained at a height that does not exceed the maximum permitted height of the zone district. Existing mature trees are exempted from this policy.
5. Street trees should be chosen from the City's approved street tree list.

6. Mature landscaping should be preserved where possible, paying special attention to the preservation of mature healthy trees.
7. Efficient drip irrigation systems that make use of soil moisture meters, and rain and wind shutoff devices to reduce water consumption.

K. Hillside Development

The hillside development guidelines apply to properties with lot sizes 5,000 square feet or greater and with slopes exceeding 15%. The intent of the following policies is to preserve, enhance and protect the visual quality of the Morro Bay hillside areas. Project design should take into consideration the site's natural features, topography, visual character, unique qualities and surrounding environment:

1. Step the building up or down the hill (see Figure 36).
2. Set the structure into the hillside topography while also balancing or limiting the amount of grading, beyond the footprint, to avoid erosion and visual impacts (see Figure 36).
3. Step back the taller portions of the structure to reduce the appearance of height.
4. Minimize exposed foundations, underfloor areas, and downhill cantilevers when structurally feasible and avoid use of tall support columns utilized for support of overhanging areas (see Figure 37).
5. Vary height of building elements (See figure 38)

Figure 36. House cut into slope and stepped into the hillside

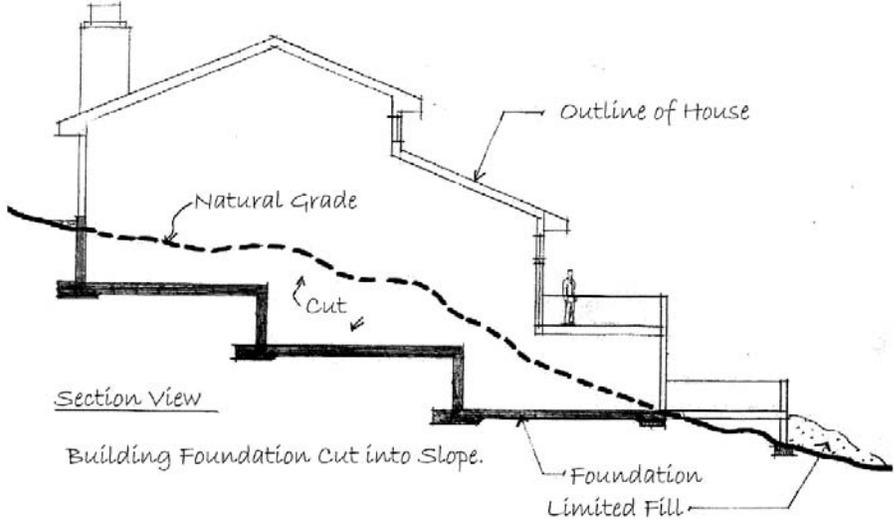


Figure 37. Avoid exposed understory with large cantilevers supported by tall columns

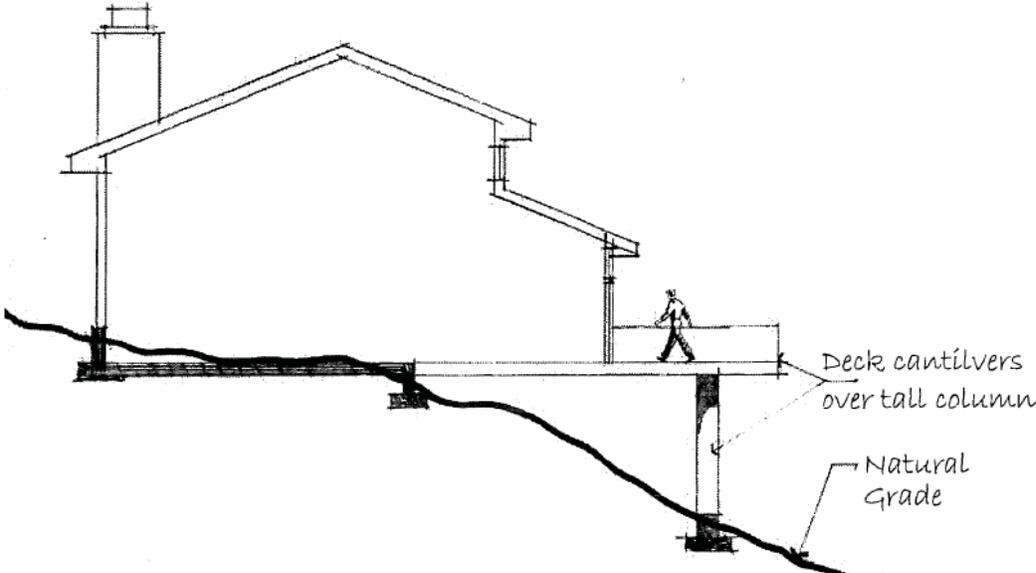
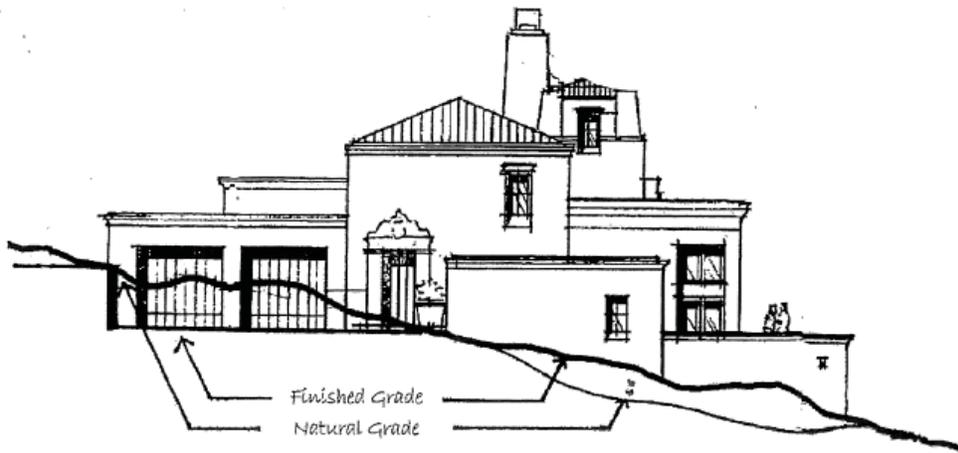


Figure 38. Vary Height of Building Elements



L. Solar Access

The City of Morro Bay encourages applicants to incorporate solar energy systems into their projects. Building placement and adjacencies should be considered such that they do not unreasonably affect solar access on neighboring properties. Solar panels and other roof mounted equipment can detract from the appearance of a home and appear obtrusive if not integrated into the design. The following policies should be considered when designing a solar system and when siting a home or addition:

1. For existing homes align solar equipment and panels with the underlying roof slope where feasible. Avoid panels with slopes that are different than that of the roof.
2. For new homes, the roof should be designed to accommodate future solar energy and hot water systems, taking into consideration orientation and slope.
3. Integrate the design of the equipment and panels into the design of the roof. Avoid a tacked on appearance.
4. Locate roof mounted solar equipment and panels below ridgelines and on sides of roofs away from street view wherever possible. Non-glare and non-reflective type panels should be utilized where possible.

5. The design and placement of roof mounted solar equipment and panels should account for heights of existing trees and future growth. This applies to both trees on-site and on neighboring properties.
6. Orient the massing of the home and roof forms away from the side yards of neighbors as much as possible to minimize blocking their solar access.
7. On flat roofs, set solar equipment back from the edge to reduce visibility.
8. Siting of new homes and additions should avoid shading existing solar systems and should take into consideration potential shading issues related to future solar installations on neighboring properties.
9. Minimize roof penetrations on South and West facing roofs.

M. Glossary.

Bulk: The qualitative readily visible composition and perceived shape of a structures volume. Bulk is affected by variations in height, setbacks and stepbacks of upper stories.

Garage (Side Loaded): A garage with it entry doors located at an angle (usually a right angle) to the street which provides vehicular access to the garage.

Grading: Any excavation or filling of earth or combination of these activities.

Height Limit: The maximum allowed height of a structure as established by the Zoning Code utilizing an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

Hillsides: Lands with slopes exceeding 15% slope

Mass: The three-dimensional form of a building

Roof Pitch: The angle of the sloped planes of a roof, often expressed in the rise in inches for every foot of horizontal distance, as in a 4 in 12 pitch.

Scale: Building elements and details as they proportionally relate to each other and to humans.

Setbacks: The horizontal distances a structure is held away from the adjacent property lines. Also use to describe the offset distance between horizontal or vertical planes of a structure.

Solar Access: The potential to receive adequate sunlight in order for certain areas of a dwelling or lot to catch the sun's energy.

Trellis: A horizontal light framework, freestanding or projecting from the face of a wall, use for the purposes of sun shading and/or support of vines or other vegetation.