



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, March 5, 2019
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Vice-Chairperson Michael Lucas
Commissioner Jesse Barron

Chairperson Gerald Luhr

Commissioner Joseph Ingraffia
Commissioner Susan Stewart

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 City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Commission at this time.

Public comment is an opportunity for members of the public to provide input to the governing body. To increase the effectiveness of the Public Comment Period, the Commission respectfully requests the following guidelines and expectations be followed:

- When recognized by the Chair, please come forward to the podium to speak. Though not required, it is helpful if you state your name, city of residence and whether you represent a business or group. Unless otherwise established by the Chair, comments are to be limited to three minutes.
- All remarks should be addressed to Commission, as a whole, and not to any individual member thereof.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any 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 Planning Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Planning Commission meetings is welcome and your courtesy will be appreciated.
- The Commission in turn agrees to abide by its best practices of civility and civil discourse according to Resolution No. 07-19.

PRESENTATIONS

1. **Erica Crawford, Morro Bay Chamber of Commerce CEO:** What Does the Morro Bay Chamber of Commerce Do?

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 January 15, 2018.

Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

B-1 **Case No.:** S00-130

Site Location: 787 Main Street, Morro Bay, CA

Proposal: Abandonment of public right of way along Morro Bay Blvd from the corner of Main Street to the end of the parcel that is 787 Main Street, and along Main Street in front of 787 Main Street, 775 Main Street and 767 Main Street. Abandonment request is for approximately 135 square feet (1-foot-wide and approximately 134 feet in length) of right of way along Morro Bay Blvd and 400 square feet of Main Street right of way (2-feet-wide and approximately 200 feet in length) in front of these three parcels. The abandonment is necessary to resolve a long-standing historic building encroachment in the public right of way (The Barber shop on Morro Bay Blvd near the corner of Main Street and the Pizza Port building, constructed prior to 1920).

CEQA Determination: Categorically Exempt, Section 15301, Class 1.

Staff Recommendation: Conditionally approve and make finding of consistency with General Plan

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

C. NEW BUSINESS

C-1 Planning Commission FY 19/20 Work Plan. The Planning Commission will discuss and provide direction for potential items to be included in their FY 19/20 work plan. Items discussed may also help inform the Council goal setting process.

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

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

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 March 19, 2019 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 805-772-6264 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.

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.



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 March 05, 2019

#	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	Matson Bay	787 Main Street	2/14/19	S00-130	Request for ROW abandonment to resolve an building encroachment	Submittal received and review is complete. Agendized for PC on March 5, 2019.				nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
1	Ranat	2598 Main	2/19/19	VAR 19-001	Variance request to allow approval of an as-built bathroom parcially within the site yard setback.	Submittal is under review.				nh
2	Claasen	1700 Embarcadero	2/21/19	MAJ 19-002	Major modifcaiton of existing permit to add solar cover over stored RV's (on city owned property)	Under reievw				nh
3	Griggs	495 Atascadero Ave	2/25/19	CUP19-03	Conditional use permit to approve as-built shed on RV park site.	Under review				nh
4	Patel	2790 Indigo	1/31/19	CDP19-004 and CUP19-01	CDP / CUP for new 2,424 SFR, 420 sf garage	Under review. Incomplete letter sent 2/19/19.				wu
5	Wilson	1141 Main Street	1/31/19	CUP19-02	Proposed Change in use; partial cmmercial retail & partial apartment	Under review.				nh
6	Brebes	493 Oahu	1/16/19	CDP19-002	Admin. CDP for conversion of existing interior space to create a 561sf accessory dwelling unit.	Incomplete letter sent 2/1/19. Awaiting resubmittal.				wu
7	Thayer	464 Bernardo	12/20/18	CDP18-018	Admin Coastal Development Permit for SFR & ADU	Under review. Correction letter sent 1/11/19. Resubmittal on 2/19/19 currently under reievw.				wu
8	Verma	316 Main St	12/19/18	CDP 18-017	New construction of 724sf ADU on 3rd floor, with reasonable accomodation for elevاتور reducing parking garage to single car.	Application deemed incomplete, comments sent to application on 1/22/19. Resubmittal received Jan 25, 2019, under review.				nh
9	U.S. Coast Guard	1279 Embarcadero	12/17/18	CUP18-10	Conditional Use Permit for 800sf addition to existing US Coast Guard Station	Incomplete letter sent 1/17/19. Resubmittal on 2/19/19.				cj

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10	Smith	2481 Nutmeg	12/17/18	CDP18-016	Admin Coastal Development Permit for construction of 634sf Accessory Development Unit by converting existng unconditioned crawlspace under SFR.	Incomplete letter sent 1/16. Resubmittal 1/25 under review. Contacted agent with questions and waiting a response.				wu
11	Najarian	1339 Berwick	11/30/18	CDP 18-014	Admin CDP for new construction of SFR and ADU with attached garage	Application deemed incomplete, comments sent to applicant on 12/27/18.				nh
12	Smith	441 La Jolla	11/6/18	CDP 18-013	Admin CDP for remodel of existing studio into an ADU	Application deemed incomplete, comments sent to applicant on 11/29/18. Resubmittal received 1/7/19, and is under review. Application deemed incomplete, may be withdrawn by applicant.				nh
13	Stavros	461 Fairview	9/14/18	CDP 18-009	Admin CDP for demo of existing non-conforming SFR (955SFR and 297sf garage) and construct new 2203sf 2-story residence with new 432 sf garage	Incomplete Letter Sent 10/10. Project resubmitted 10/26. Discussion with agent about project design 11/9. All required application submittal documents received 1/3 and project is under review. Action taken 1/31. Project appealed 2/8. PC hearing to follow.				wu
14	Hobab	982 Carmel	9/19/18	CDP 18-010/MUP 18-04/PKG 18-03	Coastal Development, Minor Use, and Parking Exception for the construction of an Accessory Dwelling Unit	Incomplete letter sent 10/17. Resubmittal rcv'd 11/27. Application deemed incomplete 12-21-18.				nh
15	Kenney	1130 Scott	9/7/18	CUP 18-06 and CDP 18-008 and PKG 18-01	Conditional Use and Coastal Developmetn permits for 1416 sf commercial garage/shop with 2200 sf caretaker's unit. Parking exception for increased driveway width for small lots	Incomplete letter sent 10/23. Resubmittal received 1/23/19, under review. Disapproval letter sent 2/25/19				nh
16	Ranat	2598 Main	9/7/18	MUP 18-02	Minor use permit for commercial use in the MCR	Under Review. Spoke to agent, Cathy Novak 9/11 about the insufficient submittal missing majority of submittal docs. Correction Letter sent 10/9. Resubmittal on 12/3/18, deemed incomplete. Resubmittal received 1/2/19, waiting for owner's consent of revised plans. Plans received 1/18/19, and are under review. Application deemed incomplete, comments provided 2/1/19. Permit closed - see VAR 19-001.				nh
18	Henry	411 Trinidad	7/5/18	CP0-584	CDP for construction of a new single-family residence on a vacant lot	Under Intial Review. Correction letter sent 7/16/18.		PN- conditionally Approved 7/19/2018		nh
19	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. Correction letter sent 7/11/18. Resubmitted 10/22/18. Correction Letter sent 11/14				nh

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1	Patel	233 Atascadero	6/13/18	CP0-581/UP0-533	CDP and CUP for New 83 room hotel on vacant 2 acre lot	Under Initial Review. Incomplete letter sent 7/13/18. Resubmitted 9/11/18. Comment letter sent 10/19/18. Environmental review required. Cj. Met with Applicant's Agents 11-8-18 to review flood plain and height requirements. Project currently overheight and does not meet parking requirements. Story poles erected on 1/3/19 and scheduled for Conceptual Review by PC to evaluate height, parking, and findings of significant public benefit as allowed under the Planned Development (PD) overlay zone. PC comments provided to Applicant after 1-15-19 meeting. Applicant considering project revisions.				cj
20	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. Additional comments sent to Applicant's Agent 8/3/18, and 8/22/18. Proposals received for environmental review. Reimbursement agreement sent to applicant for environmental review on 10/15/18. Awaiting resubmittal.		PN- Conditionally Approved 7/17/2018		cj
21	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. Resubmittal rcv'd 11/8. Discussion with Agent who hasn't decided how to move forward as of 12/10. Discussion with agent again on 1/3. Waiting for resubmittal. Resubmittal received 2/11. Under review.				wu
22	Wood	361 Main	4/6/18	AD0-134 / UP0-526	Conditional Use Permit and Parking Exception for 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. Applicant notified 1-4-19 that Project requires a CUP and CDP, needs new application, fees and resubmittal for processing. Waiting for resubmittal.				nh
23	T-Mobile	1478 Quintana	2/26/18	A00-056	Modification to UP0-052/CP0-073 for upgrade to existing wireless site	Under initial review. Correction Letter sent 3/30. Unauthorized work completed by owner. Spoke with the agent 11/5 about process moving forward. Spoke with agent again 2/7. Awaiting resubmittal.		JW approved		wu
24	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
25	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. Project Inactive as of 10/2018		PN-Conditionally approved 5/11/17		nh
26	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. Applicant reviewing site work changes to minimize site disturbance.		PN-Conditionally Approved 2/28/2018		nh
Projects Appealed to Planning Commission or PC Continued projects:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
27	Morro94, LLC and Rhine, L.P.	3300 Panorama	2/24/19	MIN19-001	Minor modification of existing permit to remove small sheds and fire hydrants from the site.	Administratively reviewed, noticed and approved. Permit issued on 2/14/19. Project appealed to PC on 2/24/19. Pending hearing date.				nh
30	State Parks - Mike Walgren	11 State Park Road	8/20/18	CDP 18-004, CUP18-04	Coastal Development Permit & Conditional Use Permit to install modular building for office space, parking and landscape improvements at Morro Bay State Park	Submitted on 8-20-18. Deemed incomplete 9.10.18. Applicant to resubmit plans. Plans resubmitted with additional information on 10-26-18. Project deemed complete. Scheduled for PC on December 18, 2018. Continued to date uncertain by PC on 12/18/18. Applicant to provide additional information.		PN- Approved 9/4/2018		nh
31	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- 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		nh cj
Projects Appealed or Forwarded to City Council:										
32	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										

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33	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:										
34	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		
35	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 finaled. 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:										
36	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. Public draft of combined General Plan/ LCP released May 2018 for review.				

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37	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
38	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
Grants										
39	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
40	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
41	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

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Projects in Building Plan Check:										
1	AJ Wright and Phil Davis	2996	Alder	9/28/18	B18-0033	New 3 story 3-unit apartment building, 2 story housing over ground level garage	Submitted 9-28-18. Not approved, comments sent on 10-11-18.	Disapproved on 10/30/18		nh
2	Guesno	220	Atascadero Rd.	11/26/18	B18-0085	Commercial Alteration- parking lot reconfig, kitchen remodel, install non bearing walls, add 2 restrms.	Submitted 11-26-18. Planning disapproved submittal 12/14/18.	BLDG - Disapproved 12/27/18		nh
3	Kudla	399	Beach	9/13/18	B18-0021	Commercial tenant improvement to Hungry Fisherman. Remodel, correct plumbing in bathroom and kitchen		Disapproved by co on 11/19/18. Resubmittal 1-9-19.		
4	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.	Approved 8-9-18. cj.	1 year extension Exp. 9/20/19	PN - Approved 6/21/2018	Emailed comments on 10-20-17.
5	Moore	2990	Elm	2/6/19	B19-0020	Install 8 grip tite Push Piers to stabilize foundation		BLDG- Approved by co on 2/11-2019	1/5/00	
6	Borchard	508	Blanca	9/5/18	B18-0015	New Single Family Residence-1800sq. Ft living, 453 sf garage + 364 decking	Approved by planning 10-4-18	Disapproved on 10/04/18.		nh
7	Tilley	370	Fairview Ave.	8/3/18	B32119	Addition to Existing Residence; 720 sq. ft.	Dissapproved 8/17/18. sg. Resubmittal 12/4. Disapproved 1/24. Resubmittal 2/19/19 under review.	Disapproved by co on 12/7/18. (see memo). Mf	PN-Disapproved 9/4/2018	wu
8	Funk	672	Fresno	10/15/18	B18-0049	Add 665 sf to an existing front deck.	Disapproved on 11/27/18. Resubmittal 2/14/19. Disapproved 2/20/19.	Disapproved on 11/27/18 by co.		
9	Mathias	2515 & 2525	Greenwood	2/16/18	B-31888	New SFR with ADU- 1384 sq. ft. living, 405 sq. ft. garage, 126 sf porch	Conditionally approved 2/27/18. Need COA attached to plan set	BLDG -Approved by co 1-2-19. mf	PN- Disapproved per memo dated 3/5/18	ig
10	Barbis	165	Hatteras	1/24/19	B19-0011	Add 236 sq. ft. to SFR, Convert family room to master bed & bath, add diningroom.		BLDG - Disapproved by co on 2/4/19.		
11	Scott	2940	Hemlock	8/28/18	B18-0006	New Single Family Residence-1626sq. Ft living, 462 sf garage +500 decking	Disapproved 9/18/18. Resubmittal received 12/21/18. Under review. Disapproved 1/14/19. Awaiting resubmittal.	Approved by co 1-7-19.		wu
12	Scott	2940-A	Hemlock	8/29/18	B18-0008	235 sq. ft attached ADU		Approved by co 10/9/2018		
13	Gelman	2784	Indigo Circle	5/15/18	B - 32002	New SFR 2110 sq. ft., 663 sq. ft. garage, 275 sq. ft. patio	Approved 6/6/18	BLDG - conditional Approval by hb on 10-30-18 (see memo). Permit Ready 11-6-18.		
14	Gelman	2784	Indigo Circle	5/21/18	B -32010	design and install overhead fire sprinklers		Fire-Conditional Approval by mv on 6-4-18. mf		
15	Smothers	570	Kings	2/5/19	B19-0019	Demo 988sfSFR, build 1000sf SFR	Disapproved 2/19/19.			

#	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
16	Smothers	570-a	Kings Ave.	2/7/19	B19-0021	Add attached 430sq. Ft ADU					
17	Linker	594 D	Kings	7/3/18	B-32081	New SFR 3000 Sq. Ft. home and 1000 Sq. Ft. garage.	Disapproved 8-2-18. Resubmitted 9-27-18. Disapproved 10-11-18. Resubmitted 11-19-18, Planning disapproved 12-10-18. Resubmittal received 1-3-19, however, project requires an amendment to the original CUP/CDP - not yet submitted. Building plans resubmitted 1/3/19. Requires a minor amendment to the CUP/CDP prior to final approval of building plans. Building permit disapproved 2-22-19.	BLDG - Final Corrections Approved by co on 1-10-19.	PN-Disapproved 8/2/2018		nh
18	Hilton -Limited Partnership	430-A	LA Jolla	1/24/19	B19-0013	Enclose interior stairs to create ADU. Add closet on upper level, new french doors, new exterior door and new kitchen on lower level.		BLDG- Disapproved by co on 1/30/19.			
19	Rogers	1127-A	Las Tunas	1/9/19	B19-0002	Demo garage and replace w/473 sq. ft ADU		BLDG- Disapproved by co on 1/31/2019			
20	Vogal	948	Marina	9/5/18	B18-0014	Addition / construct new 400sf gargage demo & replaced existing driveway.	Correction letter sent 10/15.	Disapproved on 10-4-18.			jg
21	Henderson	958	Marina	10/18/17	B-31732	Replace interior finish, repair & reinforce existng structure & replace electrical mechan.& plumbing systems on 2ndary unit	Under review Disapproved by rr on 11-1-17. Project requires planning entitlements.	BLDG - Conditional approval by hb on 8-14-18. see rdlines.	Approved by jb on 10-23-17.		
22	Sonic	1840	Main	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	
23	Kaishar	2460	Main	8/2/18	B32117	Comm. Alteration Remove Wall and expand lobby.		BLDG - Disapproved by co on 12-17-18. mf			
24	French	2460	Nutmeg	11/16/18	B18-0079	Addendum to B18-036 - New fireplace location	Planning approval on 1/25/19	BLDG - Approved 11/19/18			nh
25	Mills	2481 and 2481-A	Nutmeg	12/19/18	B18-0104	Construct 634 sf ADU	Disapproved 1/3/2019. Resubmittal 1/25/19. Awaiting on response for questions.	BLDG - Disapproved 1/2/19			
26	Jerkovich	2584	Nutmeg	9/19/18	B-32147	Retaining Wall - 25' long, staggard heights on slopes.		BLDG - Conditional Approval by hb on 9-20-18 (see memo).mf			
27	Luhr	2620	Nutmeg	1/22/19	B19-0006	3912 Sq. Ft. SFR, 547 SF garage, 110 sq. ft. deck		BLDG-Disapproved by co 2/13/2019			
28	Luhr	2620-A	Nutmeg	1/22/19	B19-0007	521 sq. ft ADU					

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
29	Lewis	290	Piney Ln.	9/26/18	B32-151	Addendum - Adding stucco finish in lieu of ledgestone		BLDG- Addendum Ready for pick-up 10-1-18.			
30	Erlendson	299-A	Sienna St.	1/22/19	B19-0005	Convert Garage to 435 sq. Ft. ADU		BLDG- Disapprove by co 2/1/2019.			
31	Colmer	561	Quinn	11/16/18	B18-0078	New SFR / new 2 story SFR, 1923 sf living 432sf garage.		BLDG- Disapproved 12/27/18 Resubmittal 1-17-19.			
32	Stollmeyer	300 & 300-A	Tahiti	10/31/18	B18-0063	Demo and Reconstruction- 1279 Sq. Ft. SFR, 546 garage, 227 sf deck	Approved 1/7/19 nh	BLDG - Approved 1-7-19.			nh
33	Stollmeyer	310 & 310-A	Tahiti	10/31/18	B18-0064	New SFR / 146sf SFR with 636sf attached garage.	Approved 1/7/19 nh	BLDG - Approved 1-7-19.			nh
34	Stollmeyer	300-A	Tahiti	11/5/18	B18-0066	New ADU- 634 sq. ft. attached ADU	Approved 1/7/19 nh	BLDG - Approved 1-7-19.			
35	Stollmeyer	310-A	Tahiti	11/5/18	B18-0067	New ADU - 648 sq. ft. attached ADU	Approved 1/7/19 nh	BLDG-Approved 1-7-19			
36	Frye	3400-A	Toro Lane	12/20/18	B18-0108	New ADU600 sq. ft. attached	Need WELO submittal	BLDG- Disapproved by co 1/14/19.			nh
37	Frye	3400	Toro Lane	12/20/18	B -18-0106	New SFR with attached ADU - 491 sq. ft garage	Need WELO submittal	BLDG - Disapproved 1-14-19.			nh
38	Reeves	1169	West	1/6/19	B19-0004	In ground shortcrete Swimming Pool + Spa		BLDG-Disapproved by co 2/4/19			
39	Foster	1169	West	7/3/18	B32080	New SFR -	Disapproved 12/14/18 nh. Resubmitted 1-18-19, under review. Planning disapproved 2/14/19. Needs resubmittal	BLDG- Approved by co on 1-24-2019			nh
Planning Projects & Permits with Final Action:											
1	Grassy Bar Oyster Co.	1215 Embarcadero, Suite B		1/22/19	MUP19-01	Change of Use proposed to Oyster depuration, processing, packaging, wholesale and retail sales.	Under review. Project noticed for admin approval on 2/5/19. Permit issued 2-19-19.				cj
2	Fletcher	435 Napa		8/22/18	CUP 18-05 and CDP 18-005	Conditional Use and Coastal Development Permit for a 740 sq.ft. addition to nonconforming sfr and new 460 sq. ft. attached accessory dwelling unit	Under initial review. Correction letter sent 9/27. Parking exception application received 10/22. Agendized for 2/19/19 PC mtg. Conditionally approved by PC 2/19/19				wu
3	Matson Bay	787 Main Street		2/5/19	MAJ19-001	Amendment to CUP 08-94 to request updated parking requirement and reduction of two parking spaces.	Submittal received and review is complete. Agendized for PC on February 19, 2019. Approved 2-19-19 and permit issued.				nh

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
4	Johnson	128 Rennell	1/10/18	CP0-561	Coastal Development Permit for 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. Project resubmitted July 5, 2018, deemed incomplete on July 16, 2018. Resubmitted August 27, 2018. Incomplete letter provided 9-25-18. Resubmittal received 12-4-18 and is under review. Deemed incomplete on 12/18/18. Resubmittal received 1/3/19, under review. Deemed incomplete. Resubmittal received 1-22-19 and is under review. Deemed complete, currently being noticed for Admin Approval. Permit approved and issued 2-19-29		PN - Conditionally Approved 8/3/2018		nh
5	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. Included in LLA (see S00-130 under 787 Main Street.				nh
6	Najarian	479 Nevis	8/31/18	CDP 18-007	New 1,686 sq. ft. SFR	Under review. Correction Letter sent 10/1. Resubmittal Received 10/31. Correction Letter sent 11/27. Resubmittal 12/3. Action taken 2/4.				wu

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
 REGULAR MEETING – JANUARY 15, 2019
 VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Richard Sadowski Jesse Barron Joe Ingraffia	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Willow Urquidi	Community Development Director Senior Planner Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER
 MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
 PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/M9gFKVAFv9g?t=1m45s>

Chairperson Luhr wanted to remind everyone that a major storm was coming and wanted everyone to be aware of their surroundings and to take precaution.

Vice-Chairperson Lucas thanked the Coast Guard and everyone else who's helping keep the public safe while the Federal Government is shut down.

PUBLIC COMMENT PERIOD
<https://youtu.be/M9gFKVAFv9g?t=2m49s>

Jeff Heller, spoke as a private citizen, and thanked the Commission for putting time in their positions as Commissioners and stated how much he appreciated them. Heller also congratulated Commissioner Sadowski on his new endeavors and for his time on the Commission.

Chairperson Luhr closed the Public Comment.
<https://youtu.be/M9gFKVAFv9g?t=4m27s>

PRESENTATIONS

A. **CONSENT CALENDAR**
<https://youtu.be/M9gFKVAFv9g?t=4m37s>

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of November 20, 2018.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of December 4, 2018.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Lucas moved to accept the Consent Calendar. Commissioner Barron seconded, and the motion passed (5-0).

B. **PUBLIC HEARINGS**

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

- B-1 Case No.:** CUP 18-09 and CDP 18-015
Site Location: 918 Mesa Street, Morro Bay, CA
Proposal: Conditional Use Permit and Coastal Development Permit approval request for a 139sf addition to an existing detached garage, conversion of the detached garage into a new 537sf accessory dwelling unit, and removal of one tree as major vegetation. The required parking spaces will be replaced as two tandem spaces in the driveway. The existing garage and 1,188sf single family residence are nonconforming with regards to the side setbacks. No changes are proposed to the existing single-family residence.
CEQA Determination: Categorically Exempt, Section 15303, Class 3.
Staff Recommendation: Conditionally Approve
Staff Contact: Willow Urquidi, Planning Intern, (805) 772-6213
<https://youtu.be/M9gFKVAFv9g?t=5m15s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Urquidi presented the staff report.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/M9gFKVAFv9g?t=16m10s>

Chris Parker, Architect, presented his report for the project.

Charlotte Kelly, Morro Bay, opposes the existing garage being changed into a dwelling unit. Kelly expressed other concerns about the project.

The Commissioners presented their questions to Parker.

Discussion between the Commissioners and staff.

Kelly expressed her concerns again to the Commission.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/M9gFKVAFv9g?t=22m36s>

MOTION: Commissioner Sadowski moved to approve PC Resolution 01-19, CPU18-09/CDP18-015 for 918 Mesa Street as written with the condition to have Planning staff review the code analysis to see if fire sprinklers are required for the project including fire resistant construction. Commissioner Ingrassia seconded.

Planning Condition # 8 Added 01-15-2019:

- 8. Staff shall conduct a code evaluation to determine applicability of requiring fire sprinklers and the necessity for fire constructive material in association with the proposed development. If fire sprinklers and/or fire constructive materials are determined to be required, the applicant shall be required to reflect the improvements on the building permit plan submittal.**

Discussion between Commissioners.

The motion passed (3-2), with Commissioners Barron and Ingrassia voting no.
<https://youtu.be/M9gFKVAFv9g?t=32m46s>

C. NEW BUSINESS

C-1 Case No.: Conceptual Review Only (CP0-581/UP0-533/S00-134)

Site Location: 233 Atascadero, Morro Bay, CA

Proposal: Conceptual Review of a potential future public hearing project proposing to construct a new 3-story 83 guestroom hotel building with on-site parking on an existing 2-acre site comprised of 5 separate lots to be merged and located within a flood plain. Plans show a 56,358SF hotel with three floors of suites, indoor pool, meeting room, and guest check-in lobby along with 90 on-site guest parking spaces where 92 spaces are required. The project proposes a maximum building height of 35.41 where 30 feet is allowed in the base zone district. Story poles will be erected on-site on January 4, 2019 to assist in the evaluation of height and view impacts. The property is zoned for visitor-serving commercial development in a planned development overlay (C-VS/PD) and located within the Coastal Commission appeal jurisdiction.

CEQA Determination: No determination is required for conceptual review.

Staff Recommendation: Hear a presentation on the project and provide comments. This is a Business Item for information gathering and discussion purposes only and **NO ACTION** will be taken at this time.

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

<https://youtu.be/M9gFKVAFv9g?t=40m22s>

Jacinth presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

The Commissioners presented their questions to staff.

Staff answered the Commissioners questions.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/M9gFKVAFv9g?t=1h10m13s>

Cathy Novak, Applicant Representative, presented a project overview.

Betty Winholtz, Morro Bay, stated her concerns regarding proposed height and parking.

Caroline Brinkman, Morro Bay, expressed her concerns regarding traffic if the project is approved.

Kevin Grischow, Morro Bay, stated he likes the project and is not concerned about the view, but site plan needs work, and would like the site plan to reflect changes to comply with the City's shade ordinances.

Homer Alexander spoke in favor of the project and stated how this project would help benefit the community.

The Commissioners presented their questions to the applicant.

Thom Jess, architect, answered questions from the Commissioners.

Matt Walsh, Civil Engineer, answered questions from the Commissioners.

The Commissioners provided comments to the Applicant regarding proposed height, project design compatibility, and increased public benefit options

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/M9gFKVAFv9g?t=2h4m47s>

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENT

<https://youtu.be/M9gFKVAFv9g?t=2h39m16s>

Commissioner Sadowski thanked the Commission and staff for giving him the opportunity to serve on the Commission.

Commissioner Barron stated it was a pleasure serving on the Commission and thanked him for his service. Barron noted he appreciated Sadowski's viewpoint on issues.

Vice-Chairperson Lucas stated he also appreciated serving on the Commission with Sadowski.

Chairperson Luhr agreed with everyone's comment about Sadowski and stated he appreciated serving on the Commission with Sadowski.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 8:41 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 5, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: March 5, 2019

Staff Report

TO: Planning Commissioners

DATE: February 25, 2019

FROM: Nancy Hubbard, Contract Planner

SUBJECT: Planning Commission review of General Plan conformity for disposition of public right of way located on Main Street and Morro Bay Blvd along the frontage of the following parcels: 787 Main Street (also frontage on Morro Bay Blvd), 775 Main Street and 767 Main Street. APN: 066-114-004.

RECOMMENDATION:

Adopt Resolution 04-19 with findings that the right-of-way abandonment is consistent with the City of Morro Bay General Plan.

APPLICANT/AGENT: Maston Bay Properties, LLC

LOCATION MAPS: SW corner of Main Street and Morro Bay Blvd. APN No. 066-114-004



BACKGROUND:

Maston Bay Properties, LLC owns the 4 parcels on Main Street between Morro Bay Blvd and Pacific (from the Pizza Port parcel south to the end of the block). The property owners would like to sell the parcels and to do so, they wanted to resolve several encroachment issues. The existing Pizza Port building (Pre-1920's) is sitting 2 feet into the Main Street public right of way and the existing Barber Shop (first opened in 1941) is sitting 1 foot into the Morro Bay Blvd public right of way. Rob Livick, the City's Public Works Director/City Engineer has reviewed the request and concluded that the remaining sidewalk area is of an adequate width (and has been operating for decades with the building encroachments), and as such, has no objection to the abandonment.

RIGHT-OF-WAY ABANDONMENT:

The amount of proposed right of way abandonment is 1 foot wide and approximately 134 feet in length along Morro Bay Blvd and 2 feet wide and approximately 400 feet in length along Main Street. Since the property owner is also requesting a lot line adjustment to move 2 lines on the existing parcels, the ROW abandonment extends the length of the 3 parcels subject to the Lot Line Adjustment.

For the City to abandon public ROW, California government Code Section 65402(a) requires review of the abandonment by the Planning Commission for conformance with the City's General Plan. Basically, the Planning Commission is reviewing the property against General Plan policies outlining the land use and any other policies in the City's General Plan that might call out a specific use for the property.

Section 65402(a) of the California Government Code Reads as follows:

If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period as may be designated by the legislative body.

The parcels benefiting from the right of way abandonment are zoned C-1/S.4 (Central

Commercial) for Lot 1 and 2 with a General Plan land use designation of Commercial Service and C-1/R-4/S.4 (Central Commercial and Multi-family/hotel/professional) for Lot 3 with a General Plan land use designation of Mixed Use.

The Circulation Element of the General Plan states that recommended sidewalk width in commercial areas is 10 feet. The total right of way for both Main Street and Morro Bay Blvd is 80 feet in total. Following approval of this abandonment, Morro Bay Blvd will be 79 feet total right of way along the subject properties and Main Street will be 78 feet total right of way along the 3 parcels effected by this abandonment. The existing area available from the edge of curb to the existing right of way limit is 15 feet. Following the abandonment, the area from the curb to the new right of way boundary will be 13 feet along Main Street and 14 feet along Morro Bay Blvd, providing more than adequate area to meet the goals of the General Plan.

There are no other policies in the General Plan that suggest any other use for the proposed abandonment property and as such the Planning Commission can make the requisite findings that the property is consistent with the General Plan.

ENVIRONMENTAL DETERMINATION

The abandonment of public right of way is exempt under California Environmental Quality Act Section 15305, Class 5 for minor alterations in land use limitations which do not result in any changes in land use or density, including minor lot line adjustments that do not result in the creation of any new parcel.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 04-19 finding that the subject property and potential future disposition of said right-of-way is in conformance with the City of Morro Bay General Plan.

EXHIBITS:

Exhibit A – Planning Commission Resolution 04-19

Exhibit B – Lot Line Adjustment Plans (Parcel Map)

RESOLUTION NO. 04-19
A RESOLUTION OF THE MORRO BAY PLANNING
COMMISSION RECOMMENDING APPROVAL TO THE CITY
COUNCIL TO ADOPT A RESOLUTION OF INTENTION TO ABANDON
A PORTION OF MAIN STREET AND MORRO BAY BLVD
S00-130

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing in the Veterans Memorial Building located at 209 Surf Street, Morro Bay, California, on March 5, 2019 for the purpose of considering application S00-130, a request to abandon a portion of the Main Street and Morro Bay Blvd Right of Way; and

WHEREAS, said public hearing was for the purpose of formulating and forwarding recommendations to the City Council of the City of Morro Bay regarding the abandonment; and

WHEREAS, notices of said public hearing were made 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 in support of the intention to abandon of a portion of Main Street and Morro Bay Blvd as a recommendation to City Council:

1. The proposed right-of-way abandonment is consistent with the General plan because the portion proposed for abandonment is no longer needed for present or future public purposes as right of way.
2. The proposed right-of-way abandonment will remove existing building encroachments on Main Street and Morro Bay Blvd.
3. The right-of-way abandonment will benefit the general public by a more orderly development of the adjoining parcels and add property to the tax rolls.
4. The proposed right-of-way abandonment is categorically exempt from environmental review under Section 15305 of the California Environmental Quality Act.

Section 2. Recommendation. The Planning Commission does hereby recommend the City Council adopt a resolution of intention to abandon a portion of Main Street and Morro Bay Blvd, subject to the following conditions and code requirements:

1. The new monuments set to describe the Main Street and Morro Bay Blvd Right of Way and the adjoining property corners for all affected parcels shall be documented by a Record of Survey or other appropriate instrument.
2. The exhibit showing proposed adjusted property lines shall provide dimensions of the areas to be abandoned to the adjacent parcels for Council action.
3. Private utility companies shall receive additional notice of intention to vacate prior to the City Council hearing.
4. Informational note: although the abandonment may result in additional property to be added to adjacent contiguous properties, the abandonment does not constitute creation of any separate lots or a potential future subdivision.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 5th day of March 2019 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 5th day of March 2019.

OWNER'S STATEMENT

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL THE OWNERS OF, AND ALL RECORD HOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

MASTON BAY PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

OWNER _____ DATE _____

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____, 20____, BEFORE ME, _____ NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____ COMMISSION NO.: _____
COUNTY OF: _____
PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

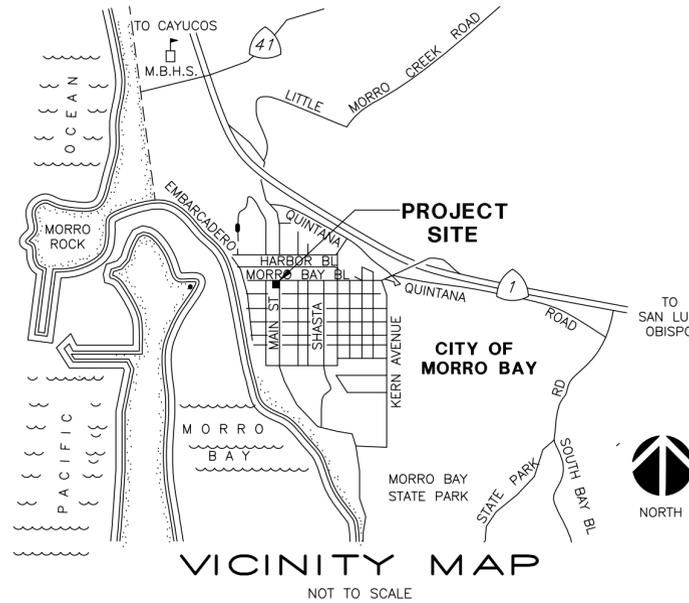
NOTE: DO NOT STAMP WITH NOTARY SEAL PER CALIFORNIA SUBDIVISION MAP ACT, GOVERNMENT CODE § 66436(c)

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROB LIVICK OF THE CITY OF MORRO BAY IN JUNE OF 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED PRELIMINARY PARCEL MAP (LOT LINE ADJUSTMENT). I ALSO HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN 1 YEARS OF THE DATE OF RECORDATION OF THIS MAP AND ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



MICHAEL B. STANTON L.S. 5702 DATE _____



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF MORRO BAY SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

ROB LIVICK, LS 8126 DATE _____
CITY ENGINEER, CITY OF MORRO BAY

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THIS LOT LINE ADJUSTMENT WAS DULY ADOPTED AND APPROVED BY THE COUNCIL OF THE CITY OF MORRO BAY ON _____, 2019 AND THAT THE CITY CLERK WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON ITS APPROVAL OF SAME.

I ALSO DO HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MORRO BAY DID ORDER THE ABANDONMENT OF THE FOLLOWING STREET EASEMENTS:

- 1) A 2' STRIP ALONG THE WESTERLY SIDE OF MAIN STREET PER A MB 35
- 2) A 1' STRIP ALONG THE SOUTHERLY SIDE OF MORRO BAY BOULEVARD PER A MB 35

DANA SWANSON DATE _____
CITY CLERK OF THE CITY OF MORRO BAY

PARTIAL STREET ABANDONMENT

THE FOLLOWING STREET EASEMENTS ARE HEREBY ABANDONED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66499.20 1/2:

- 1) A 2' STRIP ALONG THE WESTERLY SIDE OF MAIN STREET PER A MB 35
- 2) A 1' STRIP ALONG THE SOUTHERLY SIDE OF MORRO BAY BOULEVARD PER A MB 35

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF MICHAEL B. STANTON.

DOCUMENT NO: _____

FEE: _____

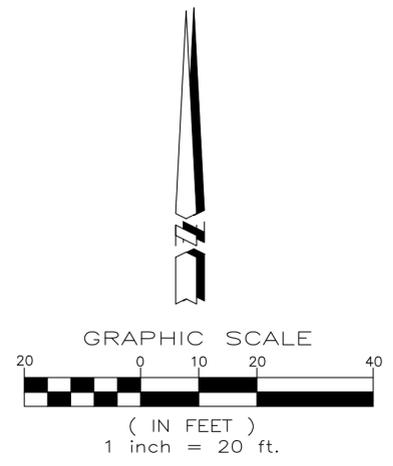
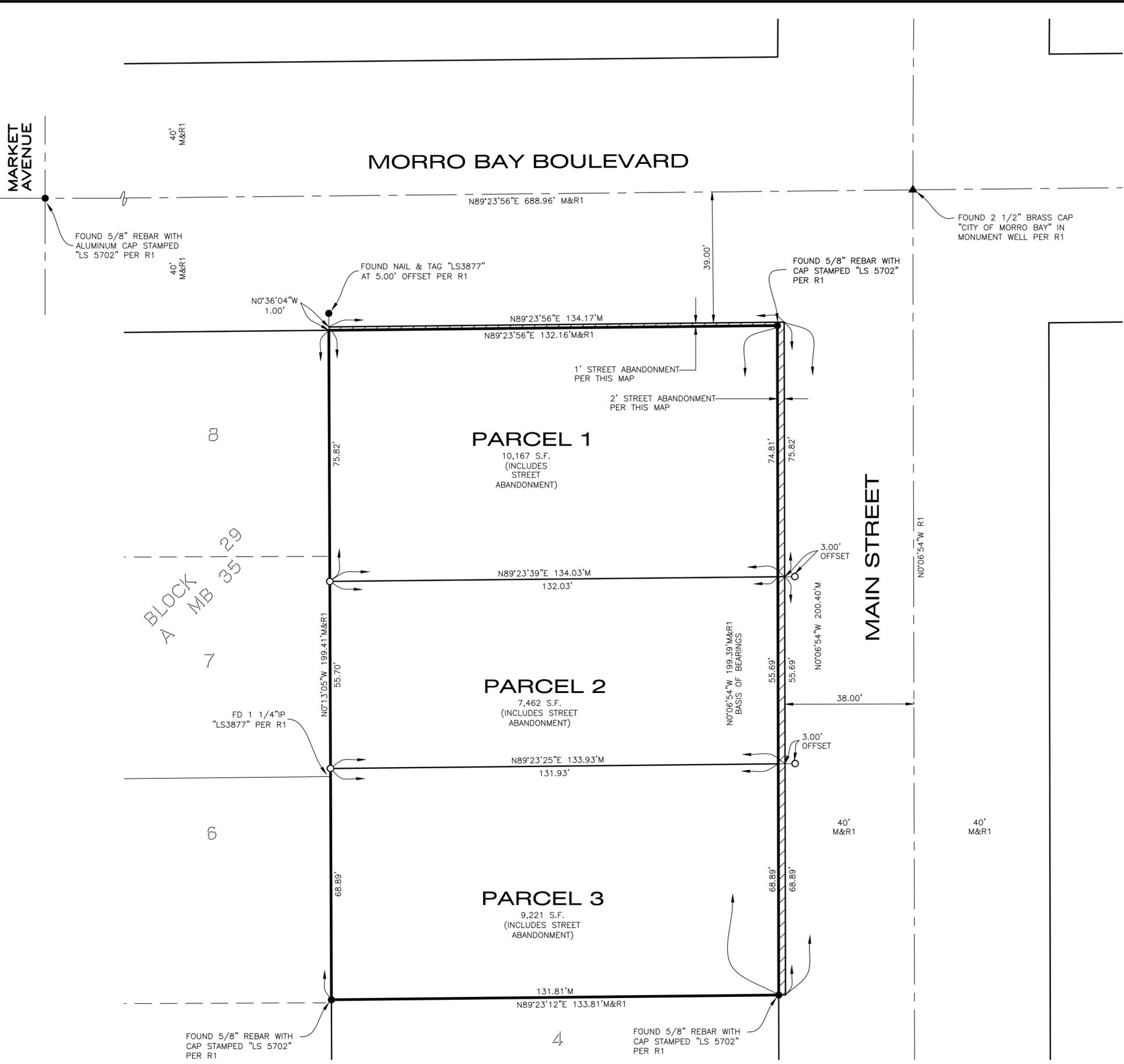
SIGNED: _____ BY: _____
TOMMY GONG DEPUTY
COUNTY RECORDER

PARCEL MAP NO. MBAL 17-0139

BEING A LOT LINE ADJUSTMENT OF LOTS 1, 2 AND 3 OF BLOCK 29 OF THE TOWN OF EL MORRO, AS SHOWN ON THE MAP FILED IN BOOK _____ A OF MAPS AT PAGE 35 IN THE CITY OF MORRO BAY COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

MBS LAND SURVEYS MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

N:\2017\17-143 775 & 767 Main St. - Morro Bay\C3D-2019\17-143 775 MAIN STREET - Parcel Map.dwg, 18X26 PM 2, Feb 12, 2019 1:04pm, LRichardson

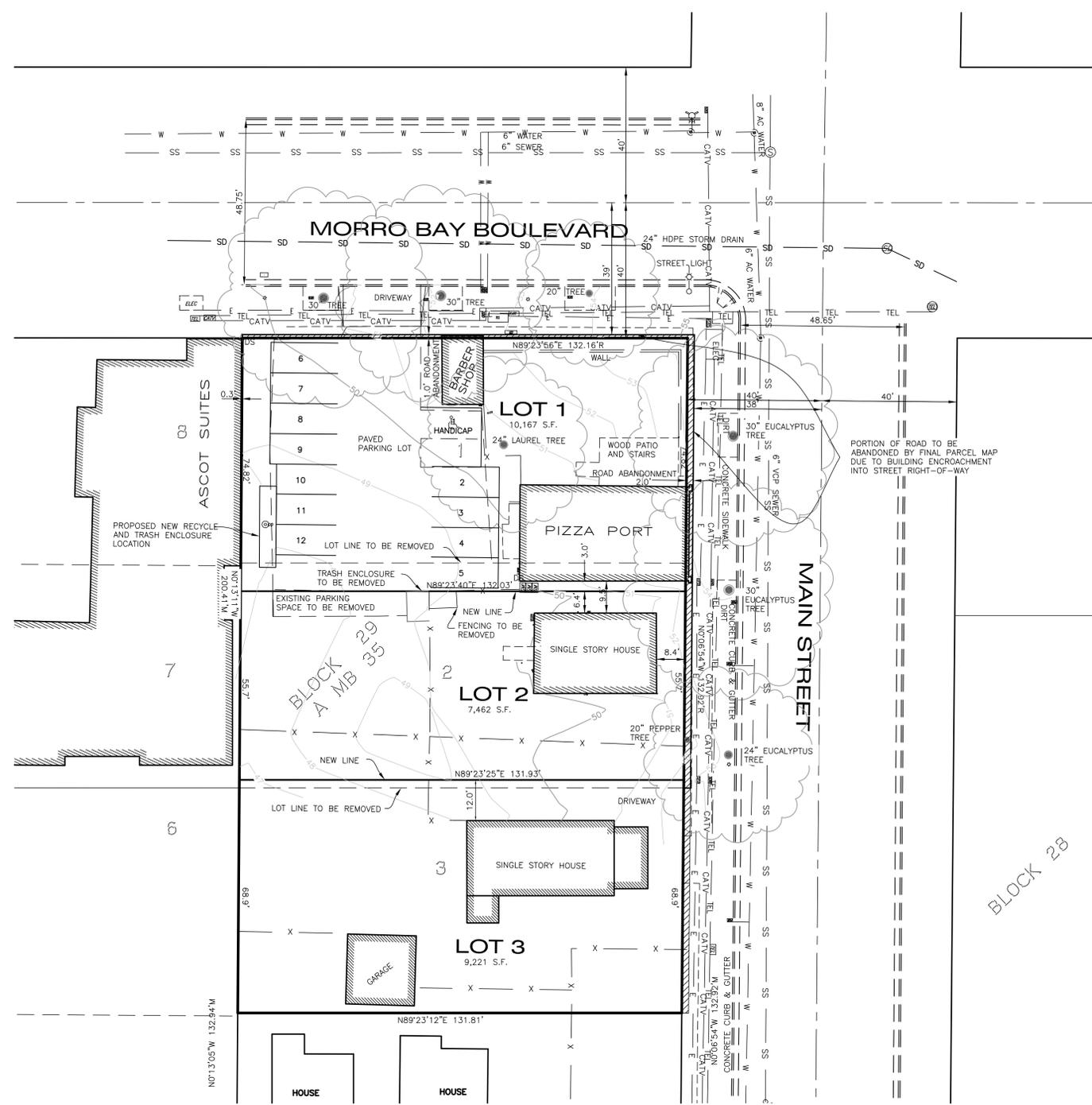


- LEGEND**
- SET 5/8" REBAR WITH PLASTIC CAP "L.S. 5702"
 - SET NAIL & TAG "L.S. 5702"
 - FOUND MONUMENT AS NOTED
 - ▲ FOUND WELL MONUMENT AS NOTED
 - M MEASURED
 - R RECORD
 - FND. FOUND
 - S.P. SINGLE PROPORTION
 - ▨ ABANDONED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66449.20 1/2
- REFERENCES**
- R1 114 LS 76

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE EAST LINE OF BLOCK 29 BETWEEN FOUND MONUMENTS AS SHOWN, BEARING N 0° 06' 54" W PER 114 LS 76.

PARCEL MAP NO. MBAL 17-0139
BEING A LOT LINE ADJUSTMENT OF LOTS 1, 2 AND 3 OF BLOCK 29 OF THE TOWN OF EL MORRO, AS SHOWN ON THE MAP FILED IN BOOK A OF MAPS AT PAGE 35 IN THE CITY OF MORRO BAY COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

MBS LAND SURVEYS MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960



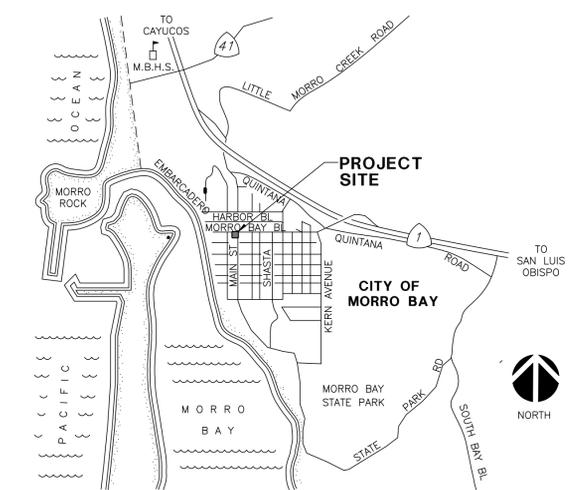
SYMBOL LEGEND:

x	FENCE LINE	RETAINING WALL
SS	SEWER MAIN	PG&E BOX
W	WATER MAIN	GAS METER
G	GAS MAIN	TELEPHONE BOX
ETC	ELEC/TELEPHONE/CABLE	SIGNAL BOX
OHE	OVERHEAD ELECTRIC	CABLE T.V. BOX
DI	DROP INLET AT CURB	ELECTRIC BOX
DI	DROP INLET	TELEPHONE MANHOLE
SD	STORM DRAIN MANHOLE	STREET LIGHT
FD	FIRE HYDRANT	JOINT POLE
WV	WATER WELL	POWER POLE
WV	WATER VALVE	GUY WIRE
WM	WATER METER	
SM	SEWER MANHOLE	
SC	SEWER CLEANOUT	
MW	MONITORING WELL	

ABBREVIATIONS

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

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE



VICINITY MAP
NOT TO SCALE

LOT AREAS

OLD AREA	NEW AREA	GROSS AREA
LOT 1 8,770 S.F.	LOT 1 10,167 S.F.	
LOT 2 8,772 S.F.	LOT 2 7,462 S.F.	
LOT 3 8,764 S.F.	LOT 3 9,221 S.F.	

OWNERS
MASTON BAY PROPERTIES
1129 CARLETON STREET
BERKELEY, CA 94702
(510)967-4770
JULIE DICKINSON

REFERENCES
R1 A MB 35 TOWN OF MORRO
R2 18 CR 45

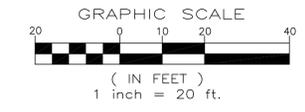
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS GEODETIC NORTH FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF MARKET AVE AND PACIFIC ST.

PRELIMINARY LOT LINE ADJUSTMENT MBAL 17-0139

BEING A LOT LINE ADJUSTMENT OF LOTS 1, 2 & 3 OF BLOCK 29 OF THE TOWN OF MORRO, AS SHOWN ON THE MAP FILED IN BOOK A OF MAPS AT PAGE 35
CITY OF MORRO BAY
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

SURVEY DATE: 12-7-17

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT 0
SAN LUIS OBISPO, CA 93401
805-594-1960
February 7, 2019 JOB #17-143



DATE	REVISION
10-30-18	ADDED LOT 3 TO MAP

N:\2017\17-143-775 & 767 Main St. - Morro Bay\3D-2013\17-143 775 MAIN STREET - LLA.dwg, 24X36 LLA, Feb 07, 2019 9:28am, LRichardson

AGENDA NO: C-1

MEETING DATE: March 05, 2019

Staff Report

TO: Morro Bay Planning Commission DATE: February 25, 2019
FROM: Scot Graham, Community Development Director
SUBJECT: FY 19/20 PC Work Plan

RECOMMENDATION

Staff recommends the Planning Commission (PC) review the staff report and attached materials and establish a consensus on the items to be included in the draft PC work plan for Fiscal Year 19/20. Items identified as part of this planning process may also inform the Council goal setting process for FY 19/20.

DISCUSSION

A copy of the City Council's Goals and Objectives for FY 18/19 are attached to the staff report as Exhibit 1. Staff has provided links to some of the recent City plans that include implementation items for consideration by the Planning Commission in setting the work plan for FY 19/20. Staff also put together a list of items that are either mandatory or represent matters of interest that have been raised by the PC and/or Community over the last year.

Plan links:

- Downtown Waterfront Strategic Plan: <http://www.morro-bay.ca.us/DocumentCenter/View/11592/City-Council-Adopted-DWSP-2018>
- Economic Development Strategic Plan: http://www.morrobayca.gov/DocumentCenter/View/10745/_Morro-Bay-EDSP-Roadmap_FINAL
- Draft General Plan/Local Coastal Program (section 5): <http://www.morro-bay.ca.us/DocumentCenter/View/11817/Plan-Morro-Bay-LCP-Public-Draft-May-2018>

Staff identified possible work plan items:

- Finalize wayfinding sign design/plan and deploy signs
- Complete Plan Morro Bay (GP/LCP/Zoning Code update)
- Prepare vacation rental ordinance & contract with company to conduct monitoring of licensed and non-licensed vacation rentals
- Adopt 2019 Building Code including local amendments
- Start update of the Housing Element
- Continue discussion on implementation of 2007 Parking Management Plan
- Commence update of the City's 2014 Climate Action Plan
- Review and update the Residential Design Guidelines
- Start work on preparation of Commercial Design Guidelines

Conclusion

The Planning Commission should identify items to be included in the Planning Commission work plan for FY 19/20. The PC work plan may be used to help inform the Council's current goals setting process.

Attachments

1. 2018 City Council Goals and Objectives

Exhibit 1

2018 City Council Goals and Objectives

City Council adopted a strategic planning framework in 2016 in order to create a methodology to prioritize our efforts, while connecting the City's work plans and budget decision-making to the overall community goals. The strategic framework provides a platform for the City to communicate to the community, partners and staff what it is trying to achieve at the high-level. In addition, the framework allows for the City to measure progress toward achieving the important community goals.



The five City Council goals are as follows:

Goal #1: Achieve Economic and Fiscal Sustainability

Goal #2: Water Reclamation Facility (WRF) and OneWater Review and Implementation

Goal #3: Public Infrastructure and Facility Maintenance and Improvement

Goal #4: Land Use Plans and Zoning Policies Updates

Goal #5: Improved Communication

City Council adopted goals and objectives in 2017 to help guide its efforts toward meeting the objectives of the strategic framework. The City initially created over 10 goals and 80 objectives, covering a wide variety of community issues. Those goals and objectives were refined over the past year, and led to adoption of 5 goals this year.

City Council recently approved the 2018 goals and objectives, and 32 discreet and measurable action items to drive work toward achieving the goals. The City intends to accomplish these action items between February 2018 and the early part of 2019.

The City has made significant progress on many of the action items, which are described in detail below. The document below provides an overview of each of the goals, objectives and the corresponding action items.



Goal 1: Achieve Financial and Economic Sustainability

The City faces financial challenges in the next several years as it prepares for significant increases in employee pension costs (CalPERS), while also attempting to fund important capital improvements. In addition, the City and partners have

embarked on implementing economic development plans to maintain and enhance the community's overall economic prosperity. The major objectives and action items around this goal include seeking opportunities to reduce City expenditures and enhance revenues.

Objective 1: Secure financial sustainability through a comprehensive review of cost reductions and revenue enhancement opportunities

Action 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.

Action b: Develop a staff-internal emergency cost reduction plan to inform future fiscal emergencies.

Action c: Consider for November 2018 ballot a Marijuana Tax with consideration for funding for the Utility Discount Program and other City needs.

Action 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.

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.

Action 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.

Action b: Evaluate Memorandum of Understanding (MOU) with the Morro Bay Chamber of Commerce and other arrangements to further economic development objectives.

Action c: City Council review proposal to modernize the Morro Bay Aquarium Site structure and operations.

Action d: Establish Financial Partnership policy, and Lease site evaluation/audits on a 3-year rotating basis.

Action e: Offshore Windfarm opportunity/proposal development and review.

Objective 3: Miscellaneous Action Items Related to Financial Sustainability and Economic Development

Action a: Overall evaluation of tourism, including Vacation Rentals & RV Parks Tourism Business Improvement District (TBID) Assessment options, Average Daily Rate (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 Visit SLOCAL.

Action b: Improve internal management of homeless related issues (how the City coordinates internally and with partners on homeless issues).

Action c: Community Choice Energy feasibility study.



Goal 2: Water Reclamation Facility (WRF) and OneWater Review and Implementation

The City is pursuing a Water Reclamation Facility (WRF) project to address important wastewater and water needs in the community. The current sewer plant does not meet water quality standards and is located in a coastal flooding and tsunami inundation zone. In addition to bringing the City into compliance with regulatory permitting requirements, it has the capacity to offset up to 80% of the city's potable water supply. The City is also working on a comprehensive plan looking at all the city's systems that address water, from sewer to potable water to stormwater. The OneWater Plan establishes a plan to secure our water future and establish a long-term capital improvement plan to improve water and sewer infrastructure.

Objective 1: Water Reclamation Facility Project Review and Implementation

Action a: Assign a budget for the WRF.

Action b: Take appropriate selection action and bring to Council for approval, a contract for the design-build construction delivery of the new WRF.

Action c: Following CEQA guidelines, bring the WRF Environmental Impact Report (EIR) to Council for approval and certification.

Action d: Complete water/sewer rate study and bring to Council for Prop 218 process consideration any rate increase requirements to fund the proposed WRF.

Action 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.

Action f: Complete the acquisition of the preferred site for the WRF project.

Action 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.

Action h: Hire and onboard new Program Manager for the WRF project.

Objective 2: OneWater Review and Implementation

Action 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.”

Action b: Engage business community and broader community in dialogue about water issues, including state water.



Goal 3: Public Infrastructure and Facility Maintenance and Improvement

The City is focused on improving its streets, transportation infrastructure, facilities and public spaces. While the City has invested significantly in its streets, parks and restrooms, more work is needed to ensure the longevity of our infrastructure. The action items related to this goal for

2018 include improving partnerships with volunteer groups and seeking a request for proposals to conduct a feasibility study for bringing a marine services facility (boatyard) to Morro Bay.

Action 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.

Action b: Complete 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.

Action c: Council review of "Adopt a Thing" policy and staff implementation of the policy and creation of the program.



Goal 4: Land Use Plans and Zoning Policies Updates

Plan Morro Bay is the City's update of its General Plan / Local Coastal Program, as required by California state law. These long-range planning documents guide development and conservation policies within the City, and helps set the vision for the community for the next twenty years. The update project also includes an update to the Zoning Code.

Action a: Complete the General Plan/Local Coastal Plan rewrite.

Action 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.



Goal 5: Improved Communication and Miscellaneous Priorities

The City is working to improve communication and engagement with the community, to ensure that members of the public are informed and that there is a broad community participation in the City decision-making process. Action items for this goal include improving the City's website. In addition, this goal includes miscellaneous action items that aren't necessarily connected to communications, such as conducting a feasibility study for a Community Choice Energy program.

Objective 1: Improve Community Outreach and Communications

Action a: Conduct an assessment of the City's communication and outreach effectiveness.

Action b: Improve website, including adding Water Reclamation Facility updates on the front of the website.

Action c: Enhance accountability of goals, objectives, measurements, progress and completion with consistency, and communicate progress on Council's Strategic Goals and Objectives.

Objective 2: Miscellaneous Action Items

Action a: Create greater efficiencies and coordination with partners (community organizations)

Action b: Implement Marijuana Ordinance.