



# 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, April 16, 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 Ingrassia  
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

### A. CONSENT CALENDAR

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

B. PUBLIC HEARINGS

- B-1 Case No.:** Major Modification (MAJ19-002) to CUP09-90 and CDP 13-90  
**Site Location:** 1700 Embarcadero, Morro Bay, CA  
**Proposal:** Conditional Use Permit/Coastal Development Permit Amendment to allow installation of a solar array carport structure over the RV storage area of the facility. The proposed structure will be 197 feet long and approximately 39 feet wide in a shed roof design. The parcel is located within the M-1/PD/I zoning district and is within the Coastal Commission Appeal Jurisdiction.  
**CEQA Determination:** Categorically Exempt, Section 15303, Class 3.  
**Staff Recommendation:** Conditionally approve.  
**Staff Contact:** Nancy Hubbard, Contract Planner, (805) 772-6211
- B-2 Case No.:** CUP18-10 (Concept/Precise Plan )  
**Site Location:** 1279 Embarcadero, Morro Bay, CA  
**Proposal:** Conditional Use Permit (Concept/Precise Plan) for 806sf addition to the US Coast Guard Station building located at 1279 Embarcadero. The addition will include berthing rooms for search and rescue crews and a laundry/wet room to support mission requirements. The proposed addition is sited on the parking area immediately east of the 3,057sf building which will result in impact to 5 parking spaces. The parcel is located within the C-F/PD zoning district and is within the Coastal Commission Original Jurisdiction.  
**CEQA Determination:** Categorically Exempt, Section 15301, Class 1.  
**Staff Recommendation:** Forward favorable recommendation to City Council.  
**Staff Contact:** Cindy Jacinth, Senior Planner, (805) 772-6577

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

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 May 7, 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](http://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](http://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 with 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 April 16, 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
<b>Hearing or Action Ready Projects:</b>										
1	Claasen	1700 Embarcadero	2/21/19	MAJ 19-002	<b>Major modifcaiton of existing permit to add solar cover over stored RV's (on city owned property)</b>	Submittal is under review. Project deemed complete and on the PC hearing agenda for April 16, 2019				nh
2	U.S. Coast Guard	1279 Embarcadero	12/17/18	CUP18-10	<b>Conditional Use Permit for 800sf addition to existing US Coast Guard Station</b>	Incomplete letter sent 1/17/19. Resubmittal on 2/19/19. Project under review. Will also require City Council approval.				cj
3	Morro94, LLC and Rhine, L.P.	3300 Panorama	2/24/19	MIN19-001	<b>Minor modification of existing permit to remove small sheds and fire hydrants from the site.</b>	Administratively reviewed, noticed and approved. Permit issued on 2/14/19. Project appealed to PC on 2/24/19. Pending hearing date - Appellant and applicant agreed to PC hearing date of May 7, 2019.				nh
4	Griggs	495 Atascadero Ave	2/25/19	CUP19-03	<b>Conditional use permit to approve as-built shed on RV park site.</b>	Under review. Additional information requested 3/14/19. Project deemed complete 3-28-19, scheduled for PC hearing on May 21, 2019				nh
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
5	Ranat	2598 Main	2/19/19	VAR 19-001	<b>Variance request to allow approval of an as-built bathroom parcially within the site yard setback.</b>	Submittal is under review. Deemed incomplete 2/4/19. Applicant considering alternative to resolve issues.				nh
6	Ryan	1170 Marengo	2/26/19	LLA19-001	<b>Lot line adjustment to reconfigure 3 5000 sf residential lots into 2 larger residential lots.</b>	Submittal is under review. Project deemed incomplete 3-21-19. Requires resubmittal				nh
7	Garcia	532 Kings Ave	2/22/19	CDP19-005	<b>New SFR, 2474 sf of living space, 528 sf garage and 190 sf decking with shared driveway</b>	Submittal is under review. Planning deemed incomplete 3/15/19				nh
8	Villalobos	625 Harbor St	2/28/19	TUP19-01	<b>Touch-A-Truck Event @ Morro Bay Library</b>	Correction letter sent 3/14. Resubmittal 3/15. Deemed complete and noticing began 3/25.				wu
9	Martinez	978 Quintana	3/6/19	MIN19-003	<b>Minor amendment to 2006 CUP/CDP approval for commercial complex</b>	Submittal is under review. Deemed incomplete 3/29/19.				nh
10	Eisemann	535 Atascadero Road	3/7/19	PAR19-01	<b>Final Parcel map</b>	Submittal is under review. Planning disapproved 3/14/19				nh
11	Tench	1001 Front St.	3/15/19	MUP19-02	Annual Waterfront Market	Submittal is under review.				wu

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12	Patel	2790 Indigo	1/31/19	CDP19-004 and CUP19-01	<b>CDP / CUP for new 2,424 SFR, 420 sf garage</b>	Under review. Incomplete letter sent 2/19/19. Resubmittal 3/6 currently under review. Correction letter sent 3/27. Resubmittal 4/8 currently under review.				wu
13	Wilson	1141 Main Street	1/31/19	CUP19-02	<b>Proposed Change in use; partial commercial retail &amp; partial apartment</b>	Deemed incomplete 3/1/19. Project requires CUP and CDP with Parking Exception, need resubmittal for additional planning permits. Resubmitted March 28, 2019, under review.				nh
14	Brebes	493 Oahu	1/16/19	CDP19-002	<b>Admin. CDP for conversion of existing interior space to create a 561sf accessory dwelling unit.</b>	Incomplete letter sent 2/1/19. Awaiting resubmittal.				wu
15	Najarian	1339 Berwick	11/30/18	CDP 18-014	<b>Admin CDP for new construction of SFR and ADU with attached garage</b>	Application deemed incomplete, comments sent to applicant on 12/27/18.				nh
16	Hobab	982 Carmel	9/19/18	CDP 18-010/MUP 18-04/PKG 18-03	<b>Coastal Development, Minor Use, and Parking Exception for the construction of an Accessory Dwelling Unit</b>	Incomplete letter sent 10/17. Resubmittal rcv'd 11/27. Application deemed incomplete 12-21-18. Applicant to resubmit on or before April 3, 2019. Resubmittal received 3-21-19, under review.				nh
17	Kenney	1130 Scott	9/7/18	CUP 18-06 and CDP 18-008 and PKG 18-01	<b>Conditional Use and Coastal Development permits for 1416 sf commercial garage/shop with 2200 sf caretaker's unit. Parking exception for increased driveway width for small lots</b>	Incomplete letter sent 10/23. Resubmittal received 1/23/19, under review. Disapproval letter sent 2/25/19. Resubmittal March 12, 2019. Deemed complete 3/28/19, however applicant is redesigning and will resubmit revised plans.				nh
18	Henry	411 Trinidad	7/5/18	CP0-584	<b>CDP for construction of a new single-family residence on a vacant lot</b>	Under Initial Review. Correction letter sent 7/16/18. Additional review and correspondence with owners on March 7, 2019. Waiting for resubmittal		PN- conditionally Approved 7/19/2018		nh
19	Fields	731 Butte	6/14/18	CP0-582/UP0-534	<b>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</b>	Under Initial Review. Correction letter sent 7/11/18. Resubmitted 10/22/18. Correction Letter sent 11/14				nh
20	Patel	233 Atascadero	6/13/18	CP0-581/UP0-533	<b>CDP and CUP for New 83 room hotel on vacant 2 acre lot</b>	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

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21	Held	205-215 Harbor St	5/4/18	CP0-578/ UP0-527	<b>Coastal Development Permit &amp; Conditional Use Permit for New construction of new 30 unit hotel, Merge existing 6 lots</b>	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
23	Wood	361 Main	4/6/18	AD0-134 / UP0-526	<b>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</b>	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
24	T-Mobile	1478 Quintana	2/26/18	A00-056	<b>Modification to UP0-052/CP0-073 for upgrade to existing wireless site</b>	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. Resubmittal 2/26. Correction letter sent 3/13. Awaiting resubmittal.		JW approved		wu
25	Morgan	101 Fig St.	4/12/17	UP0-476	<b>Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.</b>	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	<b>New construction of 10,000sf commercial retail on vacant lot</b>	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
<b>Projects Appealed to Planning Commission or PC Continued projects:</b>										
27	State Parks - Mike Walgren	11 State Park Road	8/20/18	CDP 18-004, CUP18-04	<b>Coastal Development Permit &amp; Conditional Use Permit to install modular building for office space, parking and landscape improvements at Morro Bay State Park</b>	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

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28	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	<b>Environmental documents for Nutmeg Tanks.</b> 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		cj
<b>Projects Appealed or Forwarded to City Council:</b>										
29	City of Morro Bay	Citywide	6/19/13	A00-015	<b>Sign Ordinance Update.</b> 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
<b>Environmental Review</b>										
30	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	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
<b>Final Map Under Review Projects - No pending applications currently.</b>										

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<b>Projects requiring coordination with another jurisdiction:</b>										
31	City of Morro Bay	Outfall			<b>Original jurisdiction CDP for the outfall and for the associated wells</b>	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		
32	City of Morro Bay Desal Plant	170 Atascadero			<b>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.</b>	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.		
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>										
33	City of Morro Bay	Citywide			<b>Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project</b>	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 <a href="http://www.morrobayca.gov/planmb">www.morrobayca.gov/planmb</a> . 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.				
34	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	<b>Zoning Text Amendment - Second Unit</b>	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. <b>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.</b>	No review performed.			

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<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>										
35	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	<b>Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.</b>	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
<b>Grants</b>										
36	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		<b>\$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.</b>	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
37	City of Morro Bay	City-wide			<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	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
38	City of Morro Bay	City-wide			<b>Climate Action Plan - Implementation</b>	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
<b>Projects in Building Plan Check:</b>										
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. Resubmitted March 6, 2019, under review. Planning disapproved submittal 3/19/19.	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		Ready to issue			
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.	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	
5	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
6	Hobab	982-A Carmel St.	3/22/19	B19-0049	409 sf attached ADU and 137 sf addition at rear of existing SFR. 112 sf second story deck at front of SFR, and new front door at entry.	No planning review before approval of CUP and Parking Exception - See CUP18-07 and PKG18-03.	Bldg - Plancheck			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
7	Redican	725	Embarcadero	11/29/18	B18-0086	Remodel existing two story commercial building, creating a 10 room hotel on upper floor with lobby on lower floor (adding 837 sf). Also repair/extension of the existing Harborwalk	Corrections sent 1-3-19. Resubmittal under review. Cj.				
8	Branch	885	Embarcadero	3/12/19	B19-0043	Addendum #1 to B18-0043 - Minor framing alterations (interior), confirm slopes per ADA requirements, and install siding at west elevation (previously stone).	Plng approved - cj.	Bldg - Disapproved 3/15/19			cj
10	Fowler	1215	Embarcadero	12/27/18	B18-0113	Tenant Improvement to new retail/office space in commercial bldg. T.I. will be completed during construction of new building. Business is Oyster depuration/ wet storage facility with retail sales and food facility (oyster bar).	Plng disapproved 1-14-19 - cj	Bldg - Disapproved on 2/14/19 Fire - Apporved on 2/5/19	Approved by pn on 1/17/19		
11	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. Correction letter sent 3/13. Spoke with agent 4/9. Awaiting resubmittal.	Disapproved by co on 12/7/18. (see memo). Mf	PN-Disapproved 9/4/2018		wu
12	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. Resubmittal 3/8. Disapproved 3/21. Conditionally approved 4/10.	Disapproved on 11/27/18 by co.			
13	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
14	Barbis	165	Hatteras	1/24/19	B19-0011	Add 236 sq. ft.to SFR, Convert family room to master bed & bath, add diningroom.	Disapproved 2/4/19. Resubmittal 2/27/19. Approved 3/6/19.	Ready to issue			
15	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. Minor amendment to CDP under review.	Approved by co 1-7-19.			wu
16	Scott	2940-A	Hemlock	8/29/18	B18-0008	235 sq. ft attached ADU	Disapproved 9/18/18. Resubmittal received 12/21/18. Under review. Disapproved 1/14/19. Awaiting resubmittal. Minor amendment to CDP under review.	Approved by co 10/9/2018			
17	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	Ready to issue			
18	Smothers	570	Kings	2/5/19	B19-0019	Demo 988sfSFR, build 1000sf SFR	Disapproved 2/19/19.				
19	Smothers	570-a	Kings Ave.	2/7/19	B19-0021	Add attached 430sq. Ft ADU	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
20	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. Resubmittal received March 8, 2019, conditional approval issued 3/14/19	BLDG - Final Corrections Approved by co on 1-10-19.	PN-Disapproved 8/2/2018		nh
21	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.	Planning approval 2/4/19.	BLDG- Disapproved by co on 1/30/19.			
22	Richardson	441	LA Jolla	3/8/19	B19-0040	Kitchen, bathroom and laundry room remodel in existing dwelling.	Submittal under review. Approved 3/19/19	Bldg - Disapproved 3/15/19			nh
23	Rogers	1127-A	Las Tunas	1/9/19	B19-0002	Demo garage and replace w/473 sq. ft ADU	Disapproved 2/4/19. Resubmittal 3/5/19. Disapproved 3/21/19. Resubmittal 4/3 Under review.	BLDG- Disapproved by co on 1/31/2019			wu
24	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
25	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.	Ready to issue	Approved by jb on 10-23-17.		
26	Verma	316-A	Main St.	3/22/19	B19-0051	Construct 724 sf ADU (attached addition) creating new upper level above existing SFR. Add 121 sf bathroom on main level and install elevator in existing garage.		Bldg - Plancheck			
27	Peter	890	Main St.	2/13/19	B19-0026	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Approved on 3/1/19 - sg	Bldg - Approved 2/27/19 Fire - Approved 2/26/19	Disapproved on 3/14/19		
28	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	
29	Kaishar	2460	Main	8/2/18	B32117	Comm. Alteration Remove Wall and expand lobby.		BLDG - Emailed comments to owner 12-28-18			

#	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
30	Ogle	770	Morro Bay Blvd	12/17/18	B18-0102	Remove & replace 4,307 sf roof, remove and reconstruct a 541 sf vaulted roof, add three (3) new skylights, and replace existing skylights with dual glazed tempered glass skylights.	Approved on 12/26/18 - sg	Bldg - disapproved 12/27/18- co Fire - approved 1/16/19 - mv	Disapproved by he on 12/26/18.		
31	Najarian	479	Nevis St.	3/22/19	B19-0050	New two story SFR, 1686 sf living, 507 sf garage, and 192 sf decking.	Disapproved 4/9. Awaiting resubmittal.	Plancheck			wu
32	Mills	2481 and 2481-A	Nutmeg	12/19/18	B18-0104	Construct 634 sf ADU	Disapproved 1/3/2019. Resubmittal 1/25/19. Pending admin CDP approval.	BLDG - Disapproved 1/2/19			wu
33	Luhr	2620	Nutmeg	1/22/19	B19-0006	3912 Sq. Ft. SFR, 547 SF garage, 110 sq. ft. deck	Planning approved 1/25/19	BLDG-Disapproved by co 2/13/2019	Approved 2/20/19		nh
34	Luhr	2620-A	Nutmeg	1/22/19	B19-0007	521 sq. ft ADU	Planning approved 1/25/19				nh
35	Erb	2630	Nutmeg	2/14/19	B19-0029	Demo 195 sf third story deck at front of home and rebuild with 80 sf extension to allow for deck beam and column support. Remove 152 sf deck on south side of home, misc. construction to repair water damage.	Dissapproved 3/6/19. Disapproved 4/9.	Bldg - Approved 3/27/19			wu
36	Freisen	196	Panay St.	3/15/19	B19-0045	Additional 1000 sf to SFR		Bldg - Plancheck			wu
37	Morro94 LP	3300	Panorama	2/11/19	B19-0023	Additional scope to remove small sheds and fire hydrants	Work was done without a permit. Post demo conditions applied. Project appealed - see MIN19-001.				nh
38	Lewis	290	Piney Ln.	9/26/18	B32-151	Addendum - Adding stucco finish in lieu of ledgerstone		Ready to issue			
39	Osborne	450	Piney Way	3/22/19	B-32176	Addendum to: B00-031-905 - Install elevator where approved plans only show the elevator shaft for a future elevator.	Planning approval 3/26	BLDG - Resubmitted 3-22-19, routed to wu. PB			wu
40	Johnson	128	Rennell	3/8/19	B9-0041	Demo existing home, build new SFR 1344 sf living space and 456 sf garage with covered front porch and roof top deck.	Submittal under review. Planning conditionally approved on 3/14/19	Bldg - Disapproved 3/21/19			nh
41	ABS-CA-O, LLC	730	Qintana Rd.	10/22/18	B18-0055	Remove & replace parking lot light poles and light fixtures on existing concrete bases. This permit includes 6 parcels in the Cypress Plaza, (600-780 Quintana Rd).		Ready to issue			
42	Erlendson	299-A	Sienna St.	1/22/19	B19-0005	Convert Garage to 435 sq. Ft. ADU	Planning approval 2/4/19	BLDG- Disapprove by co 2/1/2019.			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
43	Coogan	175	Tahiti St.	3/21/19	B19-0048	Reconfigure existing floor plan & garage. Reduce 29 sf of garage and add to SFR.	Submittal under review. Approved 4/4.	Bldg -Disapproved 3/27/19			wu
44	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	Ready to issue			nh
45	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
46	Stollmeyer	300-A	Tahiti	11/5/18	B18-0066	New ADU- 634 sq. ft. attached ADU	Approved 1/7/19 nh	Ready to issue			nh
47	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			nh
48	Kenney	321	Trinidad	10/25/18	B18-0058	362 sf single story addition to existing SFR	Resubmittal disapproved 3/21/19 - wu	Bldg - Resubmittal approved 3/21/19	Resubmittal disapproved 3/21/19		wu
49	Stanton	351	Trinidad	3/26/19	B19-0054	Repairs to existing 200 sf rooftop deck. Replace all dry-rot structural members, install new waterproof membrane,, new copper drip edge flashing, replace plaster, replace guardrail if needed.	Submittal under review.	Bldg - Approved 3/27/19			
50	Reeves	1169	West	1/6/19	B19-0004	In ground shortcrete Swimming Pool + Spa		BLDG-Disapproved by co 2/4/19			
51	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. Approved 3/18/19.	Ready to issue			nh
<b>Planning Projects &amp; Permits with Final Action:</b>											
1	Stavros	461 Fairview		9/14/18	CDP 18-009	<b>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</b>	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. Scheduled for PC on April 2, 2019. Appeal denied.				wu
2	Thayer	464 Bernardo		12/20/18	CDP18-018	<b>Admin Coastal Development Permit for SFR &amp; ADU</b>	Under review. Correction letter sent 1/11/19. Resubmittal on 2/19/19 currently under review. Permit issued 4/3.				wu



AGENDA NO: B-1

MEETING DATE: April 16, 2019

## Staff Report

TO: Planning Commission

DATE: 4/12/19

FROM: Nancy Hubbard, Contract Planner

SUBJECT: Application for a Major Modification (MAJ19-002) to the existing CUP (09-90) and CDP (13-90) to allow Morro Dunes Trailer Park and Campground Inc., lessee of 1700 Embarcadero to install a carport solar array structure over the portion of the facility that allowed stored RV's.

### RECOMMENDATION

*CONDITIONALLY APPROVE THE PROJECT* by adopting Planning Commission Resolution 06-19 to allow the lessee to construct the proposed carport solar array structure over a portion of the facility pursuant to the conditions and findings in the Major Modification (MAJ 19-002) of the existing CUP (09-90) and CDP (13-90).

**SITE:** 1700 Embarcadero, APN # 066-331-038. Site is owned by the City of Morro Bay and leased to the applicant for a term expiring August 30, 2028.

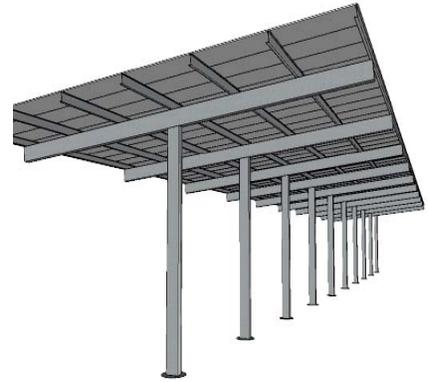
**APPLICANT:** Morro Dunes Trailer Park and Campground, Inc.

**AGENT:** A.M. Sun Solar, Inc.



**LEASED SITE AUTHORIZATION:**

The subject site is owned by the City of Morro Bay and leased to the Applicant. The lease agreement requires approval for any alternations or modifications to the site and in April 2018, City Council authorized the Community Development Director to accept an application for planning entitlements to allow for the construction of a carport solar array structure at Morro Dunes RV Park. The current lease terminates in August 2028 and provides the City with an option and right to require removal of said carport solar structure upon termination of the lease.



**SITE ZONING:** M-1/PD/I (Light Industrial/Planned Development/Interim). The project is within the appeals jurisdiction of the California Coastal Commission.



**SUBJECT REQUEST:** The lessee is requesting approval to install a solar carport over a section of parked trailers/RV's that are in storage. The carport facility will be approximately 37 feet wide and 197 feet long with a sloped shed roof that has a maximum height of 22 feet. The height allowed in the zone is 30 feet. The proposed facility complies with the development setbacks and height requirements for the zone.

**PUBLIC HEARING NOTICE:**

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on April 5, 2019, and all property owners and occupants of record within 500 feet of the project site were notified of the scheduled public hearing and invited to voice any concerns on this application. The project site was also posted with one public notice sign.

**RECOMMENDATION:**

Staff recommends the Planning Commission conditionally approve the project by adopting Planning Commission Resolution 06-19 which includes conditions and findings for a Major Modification (MAJ19-002) to an existing CUP (09-90) and CDP (13-90) to allow Morro Dunes Trailer Park and Campground Inc., lease holder of 1700 Embarcadero, to install a carport solar array structure over the portion of the facility that includes stored RV's and trailers.

**ATTACHMENTS:**

Exhibit A – Resolution 06-19 – Findings, Conditions of Approval  
Exhibit B – AM Sun Solar Plans

# EXHIBIT A

## RESOLUTION NO. PC 06-19

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION  
TO APPROVE THE MAJOR MODIFICATON REQUEST (MAJ 19-002) CONDITIONAL  
USE PERMIT 09-90 AND COASTAL DEVELOPMENT PERMIT 13-90 TO ALLOW  
INSTALLATION OF A SOLAR CARPORT ON CITY LEASED AND LOCATED AT 1700  
EMBARCADERO STREET.

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on April 16, 2019, for consideration of this Amendment (MAJ19-002 to the Conditional Use Permit (CUP 09-90) and Coastal Development Permit (CDP 13-90) requesting authorization to install a solar carport structure over stored trailers and RV’s; and

**WHEREAS**, the subject property is owned by the City of Morro Bay and leased to the applicant with a current term through August 30, 2028; and

**WHEREAS**, On April 24, 2018, City Council authorized the lessee to apply for planning approval for a solar carport to be installed on the city leased trailer/RV’s storage area; and

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

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

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

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

### California Environmental Quality Act (CEQA) Findings

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1, for minor alterations of an existing facility involving no expansion of use. None of the exceptions found in CEQA Section 15300.2 apply to this project.

### Conditional Use Permit Amendment Findings

1. On April 16, 1990 and May 7, 1990, the Planning Commission approved CUP 09-90 and CDP 13-90 with conditions of approval to allow expansion of an existing RV Park to allow for expansion of the trailer storage area pursuant to an

# EXHIBIT A

amendment in the lease agreement with the City of Morro Bay for City owned property located at 1700 Embarcadero Street; and

2. The installation of a solar carport structure (accessory structure) is consistent with the Land Use Plan and Zoning designation for the site and the existing lease term provides for possible removal of facilities at the end of the lease term, in conformance with the Interim zoning designation.

**Section 2. Action.** The Planning Commission does hereby approve the Amendment Request MAJ 19-002 to allow installation of a solar carport structure over stored trailers and RV's at 1700 Embarcadero.

## **STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated April 16, 2019, for the project at 1700 Embarcadero as depicted on plans submitted February 21, 2019 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 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,

# EXHIBIT A

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.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

## **PLANNING CONDITIONS**

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

# EXHIBIT A

4. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Glare: Applicant shall address any issues related to glare in compliance with the FAA requirements.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 16th day of April 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 16th day of April 2019.



# MORRO DUNES RV

Parcel # 066-331-038

DOUG CLAASSEN  
1700 EMBARCADERO  
MORRO BAY CA 93442

## 124.2kW Photovoltaic System

GROUND MOUNTED

Grid-Tied

(360) HANWHA Q.CELL Q.PLUS L-G4.2 345W MODULES  
(7) FRONIUS PRIMO 15.0-1 (240V) INVERTERS

### Installed By:

A.M.Sun Solar, Inc.  
410 Sherwood Rd  
Paso Robles, CA 93446  
Cory Howe (owner)  
Permitting@AMSunSolar.com  
Office: 805-772-6786

License #: (C-10) 969522  
Work comp: State Fund 9047433

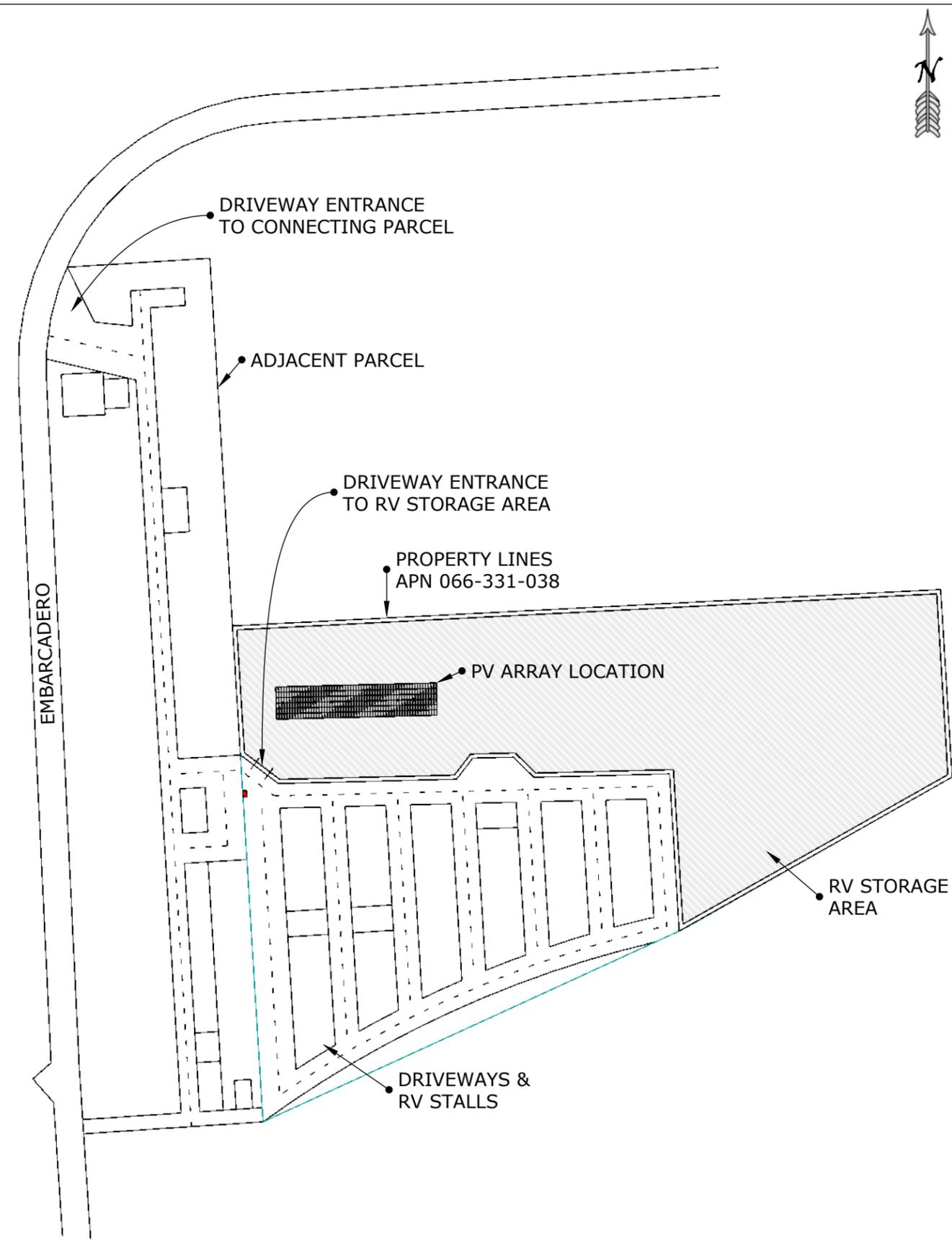


### Owner Info:

DOUG CLAASSEN  
(805) 748-7183  
1700 EMBARCADERO  
MORRO BAY CA 93442  
Gate Code: N/A

### Salesperson:

TERENCE JOHNSON  
805-222-4332



*Char Schluter*

## PROJECT OVERVIEW

SYSTEM TYPE: GRID-TIED  
SCALE: NTS  
DATE: 10/10/18  
DRAWN BY: Charles Schluter

SITE ADDRESS:  
1700 EMBARCADERO  
MORRO BAY CA 93442

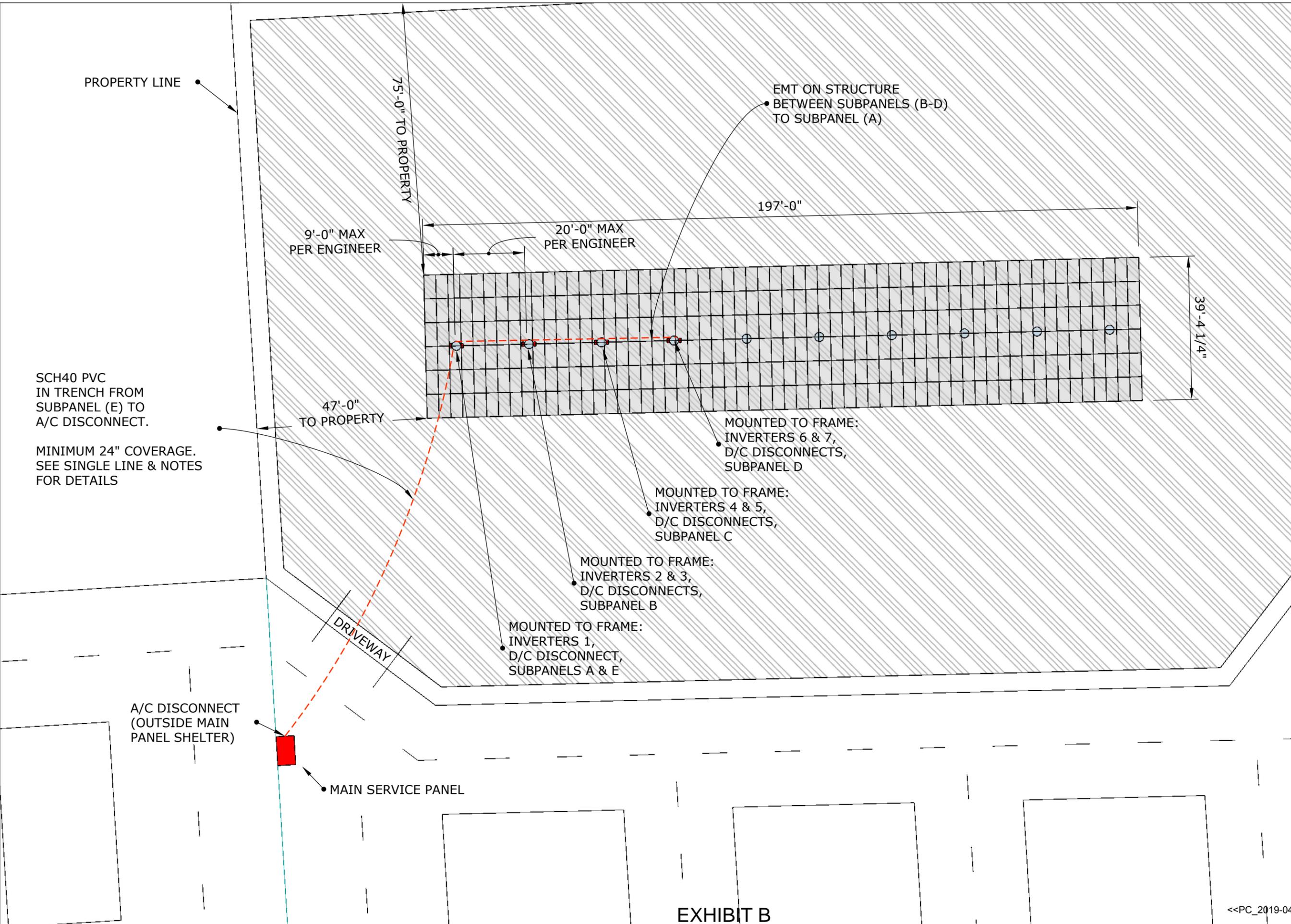
OWNER:  
DOUG CLAASSEN



A.M. Sun Solar, Inc.  
410 Sherwood Rd,  
Paso Robles CA 93446

SHEET NO:  
**PV 1**

*Chel Galt*



# SITE LAYOUT

SYSTEM TYPE: GRID-TIED  
SCALE: NTS  
DATE: 10/10/18  
DRAWN BY: Charles Schluter

SITE ADDRESS:  
1700 EMBARCADERO  
MORRO BAY CA 93442

OWNER:  
DOUG CLAASSEN



A.M. Sun Solar, Inc.  
410 Sherwood Rd,  
Paso Robles CA 93446

SHEET NO:  
PV 2

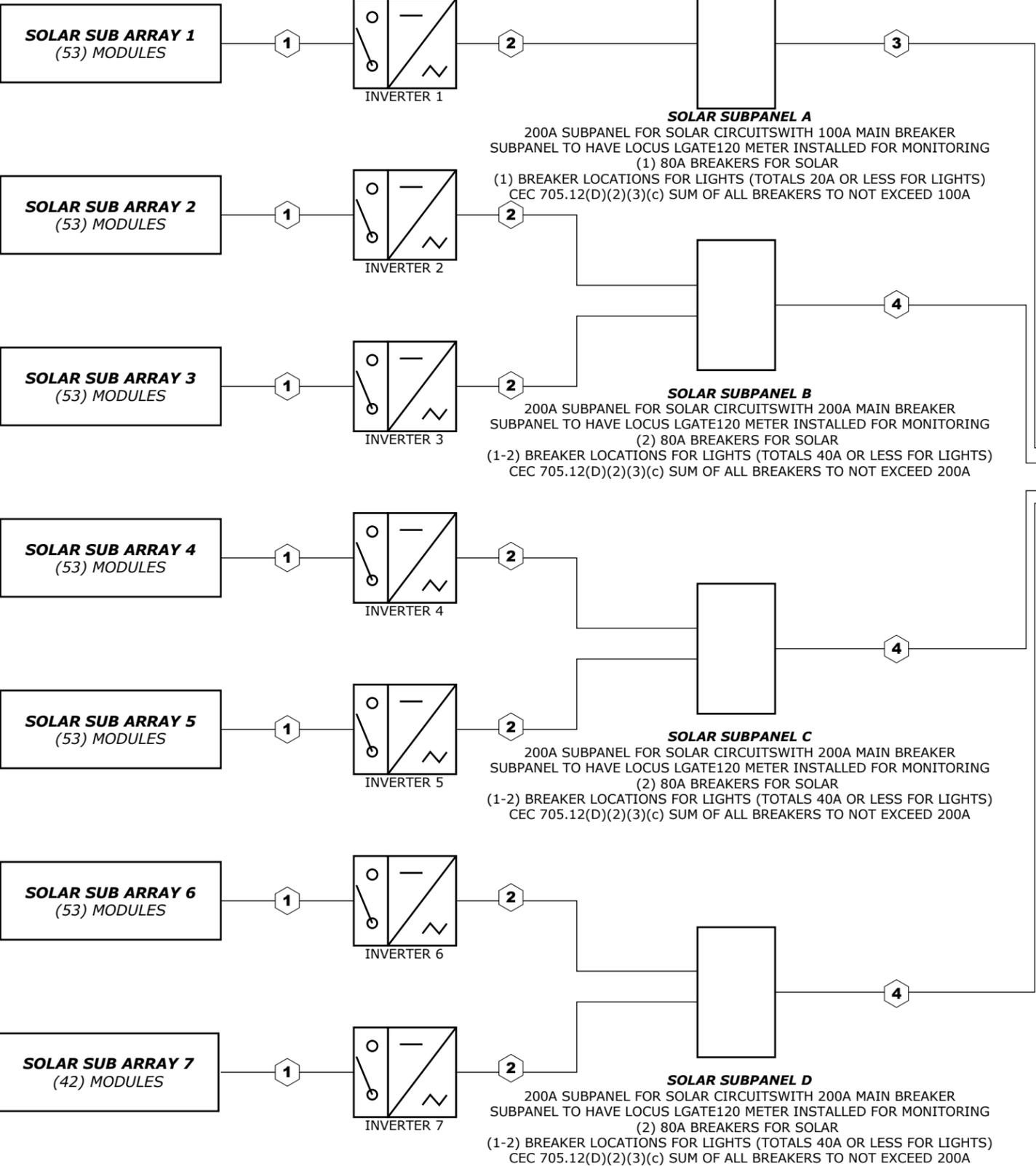
EXHIBIT B



**SOLAR MODULES (TYP)**  
HANWHA Q.CELLS Q.PLUS  
L-G4.2-1 345W MODULES

\*SEE STRING LAYOUT FOR  
DC WIRING  
CONFIGURATION

**INVERTER (TYP)**  
FRONIUS PRIMO 15.0-1  
(240V) INVERTER  
WITH INTEGRATED D/C  
DISCONNECT,  
MANUFACTURER  
SUPPLIED.

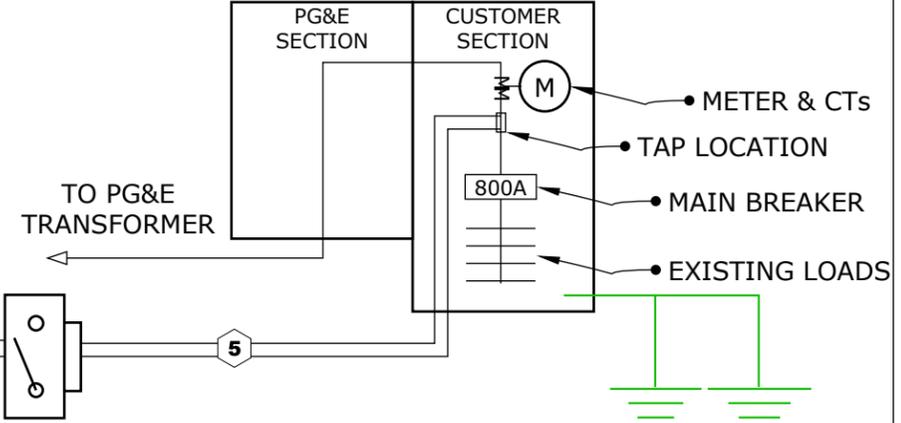


**NEW MAIN SERVICE PANEL  
UPGRADE**

800A MAIN SERVICE PANEL WITH  
600A LINE-SIDE TAP  
CAPABILITIES  
(MYERS, PROVIDED BY  
MANUFACTURER)

CONDUCTORS & TAP TO BE  
INSTALLED / ROUTED THROUGH  
CUSTOMER-OWNED SECTION  
ONLY.

METER # 1006714911



LEGEND	
<b>1</b>	USE-2 & THWN-2 CONDUCTORS IN 3/4" EMT UNDER ARRAY NOT READILY ACCESSIBLE. FROM MODULES TO INVERTER LOCATION ON ARRAY 2 #10 WITH #8 GRND 15.04Adc MAX, 595.15Vdc MAX
<b>2</b>	THWN-2 CONDUCTORS IN 1.25" EMT FROM MODULES TO INVERTER LOCATION ON ARRAY 3 #2 WITH #8 GRND 78.125A, 240V
<b>3</b>	THWN-2 CONDUCTORS IN 1.25" EMT FROM SUBPANEL (A) TO SUBPANEL (E). CONDUIT TO BE MOUNTED TO ARRAY. 3 #2 WITH #8 GRND 100A, 240V
<b>4</b>	ALUMINUM XHHW-2 CONDUCTORS IN 2" EMT FROM SUBPANELS (B-D) TO SUBPANEL (E). CONDUIT TO BE MOUNTED TO ARRAY. EACH SUBPANEL (B-D) TO HAVE INDIVIDUAL CONDUITS 3 #4/0 WITH #4 GRND 200A, 240V
<b>5</b>	(2) SETS IN PARALLEL: ALUMINUM XHHW-2 CONDUCTORS IN 3" EMT AND SCH40 PVC (IN TRENCH) FROM SUBPANEL (E) TO A/C DISCONNECT AT MAIN PANEL LOCATION. 2 SETS OF: (3) #350kcmil WITH #2 GRND 300A 240V

*Charles Schluter*

**SINGLE LINE DIAGRAM**

SYSTEM TYPE: GRID-TIED  
SCALE: NTS  
DATE: 10/10/18  
DRAWN BY: Charles Schluter

SITE ADDRESS:  
1700 EMBARCADERO  
MORRO BAY CA 93442

OWNER:  
DOUG CLAASSEN



A.M. Sun Solar, Inc.  
410 Sherwood Rd,  
Paso Robles CA 93446

SHEET NO:  
**PV 4**

## PV System Characteristics:

**System Info:**

124.2kW DC PV System  
 (360) HANWHA Q.CELL Q.PLUS L-G4.2 345W MODULES  
 (7) FRONIUS PRIMO 15.0-1 (240V) INVERTERS

**VMP** = (Module VMP) x (# Modules in String):  
 = (37.93V) x (11) = 417.23Vdc  
 = (37.93V) x (10) = 379.30Vdc

**VOC** = (Module VOC) x (# Modules in String) x (Temp Correction):  
 = (47.46V) x (11) x (1.14) = 595.15Vdc MAX  
 = (47.46V) x (10) x (1.14) = 541.04Vdc MAX

**IMP** = (Module IMP) x (# of Strings to Same Input)  
 = (9.09A) x (3) = 27.27Adc (FUSING REQ'D AT INVERTER INPUTS)  
 = (9.09A) x (2) = 18.18Adc (NO FUSING REQ'D)

**ISC** = (Module IMP) x (# of Strings to Same Input) x (125%)  
 = (9.64A) x (3) x (1.25) = 36.2Adc MAX (FUSING REQ'D AT INVERTER INPUTS)  
 = (9.64A) x (2) x (1.25) = 24.1Adc MAX (NO FUSING REQ'D)

## PV System Calculations:

**DC Wire Sizing [PV Source Circuits]:**

Max Circuit Current = Single String ISC x 156%  
 9.64A x 1.56 = 15.04A  
 Adjusted Conductor Ampacity = [Conductor Ampacity(10AWG)] x (Temp. Factor) x (Conduit Fill)  
 40A x 0.65 x 0.8 = 20.8A  
 Terminal Rating = 60°C Rated (10AWG wire) = 30A  
 20.8A < 30A Conductor Ampacity governs conductor sizing.  
 15.04A < 20.8A 10AWG is allowable

**AC Wire Sizing [Inverter Output Circuits]:**

Max AC Output Current = (Max Inverter Output) x (Continuous Load)  
 = 62.5A x 1.25 = 78.125A 80A OCPD per Inverter  
 Adjusted Conductor Ampacity = [Conductor Ampacity(2AWG)] x (Temp. Factor) x (Conduit Fill)  
 = 130 x 1.04 x 1 = 135.2A  
 Terminal Rating = 75°C Rated (2AWG wire) = 115A  
 115A < 135.2A Terminal governs conductor sizing.  
 78.125A ≤ 115A 2AWG is allowable

**Assumptions:**

Avg Ambient Temp = 70°F  
 Low Temp = 22°F  
 All conductors are 90° rated copper unless otherwise specified

**STRUCTURAL NOTES:**

- -SPECIAL INSPECTION TO BE DONE BY GEOTECHNICAL ENGINEER OR REPRESENTATIVE WHEN REQUIRED IN ACCORDANCE WITH CBC SECTION 1705.6 AND/OR 1705.8.
- -SOLAR/SHADE STRUCTURE TO BE OF STEEL (METAL) MATERIALS
- -RAISED-MOUNT COLUMNS TO BE CONSTRUCTED WITH CONCRETE-FILLED OPTION PER ENGINEERS PLANS
- -RAISED-MOUNT FOUNDATIONS TO UTILIZE THE DRILLED-PIER FOOTING OPTION
- -PROJECT SHALL COMPLY WITH CGBSC 5.408.1.3 - WASTE SHALL NOT EXCEED 2LB/SQFT
- -ALLOWABLE AREA PER CBC 506.2 FOR OCCUPANCY S-1, TYPE V-B CONSTRUCTION WITHOUT SPRINKLER SYSTEMS IS 9,000SQFT. PV ARRAY IS TO NOT EXCEED THIS SIZE.
- -NO ADDITIONAL PARKING IS PROPOSED FOR THE SCOPE OF WORK IN THIS PROJECT

**GENERAL NOTES:**

- -PROJECT SHALL COMPLY WITH CBC 1015.6 FOR GUARDS & FALL ARREST ANCHORAGE. NO EQUIPMENT SHALL BE INSTALLED WITHIN 10' OF A ROOF OPENING, OR GUARDS SHALL BE APPLIED OTHERWISE.
- NO ADDITIONAL PARKING PROPOSED BELOW NEW CANOPIES
- ALL EXISTING ACCESS TO BE UNAFFECTED BY THIS PROJECT
- NEW CANOPIES HAVE NO FUNCTIONING ROOFS & WILL DRAIN INTO EXISTING SITE DRAINAGE POINTS. CANOPY COVER IS SPACED BETWEEN SOLAR MODULES AND WILL NOT CAUSE EXCESSIVE RUN-OFF DUE TO DRAINAGE THROUGH MANUFACTURED GAPS.

**ELECTRICAL NOTES:**

- -ALL INVERTERS HAVE INTEGRATED D/C DISCONNECTS
- -DC DISCONNECTS ON INVERTERS TO BE READILY ACCESSIBLE .
- -PV CONDUCTORS LOCATED UNDER ARRAY NOT READILY ACCESSIBLE.
- -EMT CAN BE SUBSTITUTED FOR GRS [GALVANIZED RIGID STEEL] WHEN IN READILY ACCESSIBLE LOCATIONS
- -MARKING TO BE PLACED ON ALL INTERIOR / EXTERIOR D/C CONDUIT, RACEWAYS, ENCLOSURES, AND CABLE ASSEMBLIES EVERY 10 FEET, AT TURNS AND ABOVE/OR BELOW PENETRATIONS AND AT ALL D/C COMBINER AND JUNCTION BOXES.
- -PV LABELING TO BE WEATHER-RESISTIVE SIGNAGE.
- -SYSTEM TO BE CHECKED FOR ANTI-ISLANDING AT TIME OF INSPECTION [110.3 CEC]
- -EXISTING SUBPANELS ARE NOT CAPABLE OF BACKFEEDING ANY POWER TO THE MAIN PANEL. ONLY PV POWER NEEDS TO BE TAKEN INTO CONSIDERATION OF BACK FED LOADS.
- -ALL A/C SOLAR COMBINING PANELS TO HAVE SIGNAGE "INVERTER OUTPUTS ONLY. NO OTHER LOADS IN THIS PANEL."
- -SOLAR SYSTEM IS RAPID SHUTDOWN COMPLIANT PER 2016 CEC 690.12(1): PV SYSTEM CONDUCTORS ARE NOT TO BE MORE THAN 10FT FROM THE PV ARRAY, THEREFORE (2) THRU (5) DO NOT APPLY .
- -ALL LABELING SHALL COMPLY WITH THE 2016 CEC
- -ALL CONDUIT INSTALLATIONS SHALL COMPLY WITH THE 2016 CEC
- -INSTALLATION SHALL COMPLY WITH ALL WORKSPACE REQUIREMENTS PER 2016 CEC
- -ALL UNDERGROUND CONDUIT SHALL HAVE NO LESS THAN 18" OF COVERAGE IN PLANTER-LOCATIONS AND NO LESS THAN 24" OF COVERAGE UNDERNEATH DRIVEWAY AND ROADWAY LOCATIONS PER TABLE 300.5 OF THE CEC
- -ALL CONDUCTORS INSTALLED IN WET LOCATIONS [UNDERGROUND, ETC] SHALL BE OF TYPE THWN-2 OR XHHW-2 AS PER 2016 CEC 310.10(B)
- -NEW PANELBOARD SHALL BE BRACED TO WITHSTAND SHORT CIRCUIT CURRENTS OF 100K AMPS PER SPECS
- -NEW PANELBOARD MINIMUM AIC = 65K AIC PER MANUFACTURER SPECS
- -THE MAXIMUM AVAILABLE FAULT CURRENT SHALL BE POSTED ON THE NEW SERVICE AS WELL AS THE DATE THE CALCULATION WAS PERFORMED PER CEC 110.24(A)
- -FUSING TO BE ADDED AT THE FRONIUS INVERTER INPUT LOCATION FOR MPPT1: SUM OF AMPERAGE OF PV SOURCE CIRCUITS > MAX FAULT CURRENT OF MODULES. 20A FUSES REQUIRED.

**EXHIBIT B**



# CALCULATIONS & NOTES

SYSTEM TYPE: GRID-TIED  
 SCALE: NTS  
 DATE: 10/10/18  
 DRAWN BY: Charles Schluter

SITE ADDRESS:  
 1700 EMBARCADERO  
 MORRO BAY CA 93442

OWNER:  
 DOUG CLAASSEN



A.M. Sun Solar, Inc.  
 410 Sherwood Rd,  
 Paso Robles CA 93446

SHEET NO:

**PV 5**

*Chel Galt*

**AC DISCONNECT**

**DC DISCONNECT**

LOCATION: ALL A/C OR D/C DISCONNECTS

**PV SOLAR BREAKER**

**DO NOT RELOCATE THIS OVERCURRENT DEVICE**

LOCATION: NEXT TO SOLAR BREAKER

**WARNING: PHOTOVOLTAIC POWER SOURCE**

LOCATION: ALL PV CONDUIT

**PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN**

**WARNING**  
**DUAL POWER SUPPLY**  
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LOCATION: MAIN PANEL

**PHOTOVOLTAIC SYSTEM kWh METER**

LOCATION: PV METER

<b>A.M. Sun</b> (805) 772-6786	
DC SOURCE CIRCUITS	
VOC	SEE SLD
VMP	SEE SLD
ISC	SEE SLD
IHP	SEE SLD

**PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN**

**WARNING**  
**ELECTRIC SHOCK HAZARD**  
IF GROUND FAULT IS INDICATED ALL NORMALLY GROUNDED CONDUCTORS MAY BE UNGROUNDED AND ENERGIZED

LOCATION: ALL INVERTERS

**WARNING**  
**ELECTRIC SHOCK HAZARD**  
DO NOT TOUCH TERMINALS TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LOCATION: INVERTERS & JUNCTION BOXES

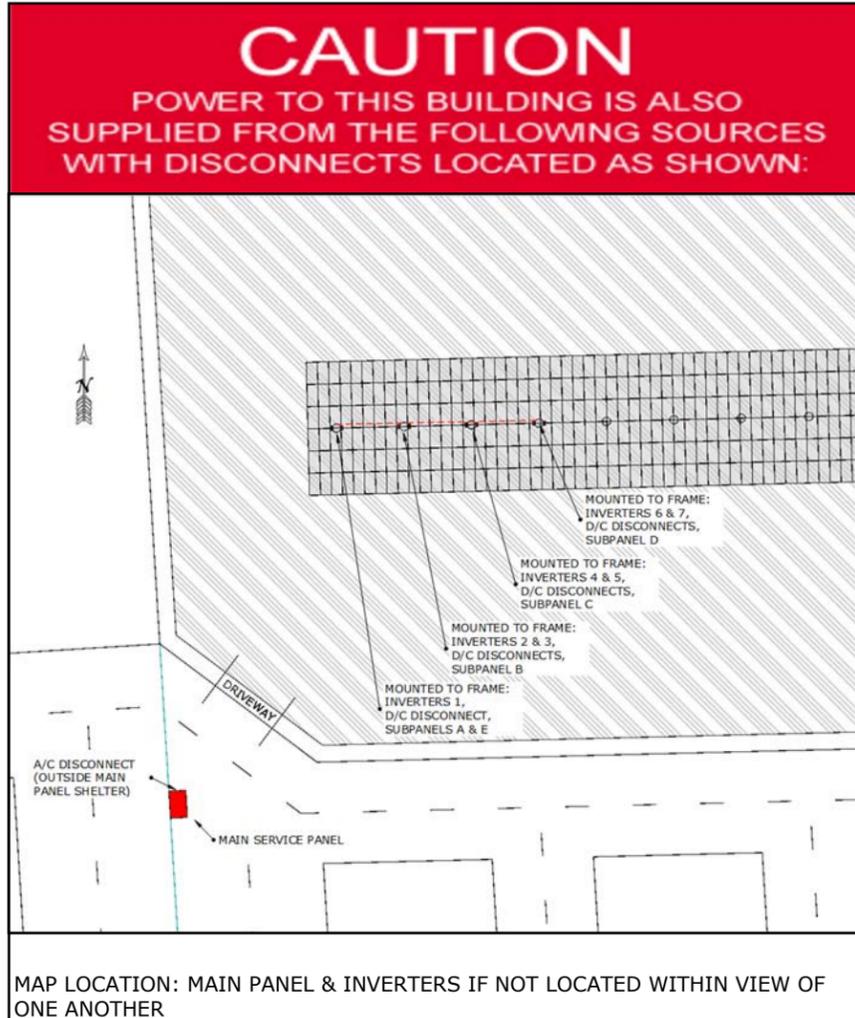
**PHOTOVOLTAIC SYSTEM AC DISCONNECT**  
OPERATING VOLTAGE SEE SLD VOLTS  
OPERATING CURRENT SEE SLD AMPS

LOCATION: INTERCONNECTION LOCATION

**WARNING**  
**ELECTRIC SHOCK HAZARD**  
THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED

LOCATION: TERMINATION POINTS & EXPOSED AREAS

LOCATION:



MAP LOCATION: MAIN PANEL & INVERTERS IF NOT LOCATED WITHIN VIEW OF ONE ANOTHER

**REQUIRED SIGNAGE**

SYSTEM TYPE: GRID-TIED  
SCALE: NTS  
DATE: 10/10/18  
DRAWN BY: Charles Schluter

SITE ADDRESS:  
1700 EMBARCADERO  
MORRO BAY CA 93442

OWNER:  
DOUG CLAASSEN



A.M. Sun Solar, Inc.  
410 Sherwood Rd,  
Paso Robles CA 93446

SHEET NO:  
**PV 6**



# MORRO DUNES RV

PARCEL # 066-331-038

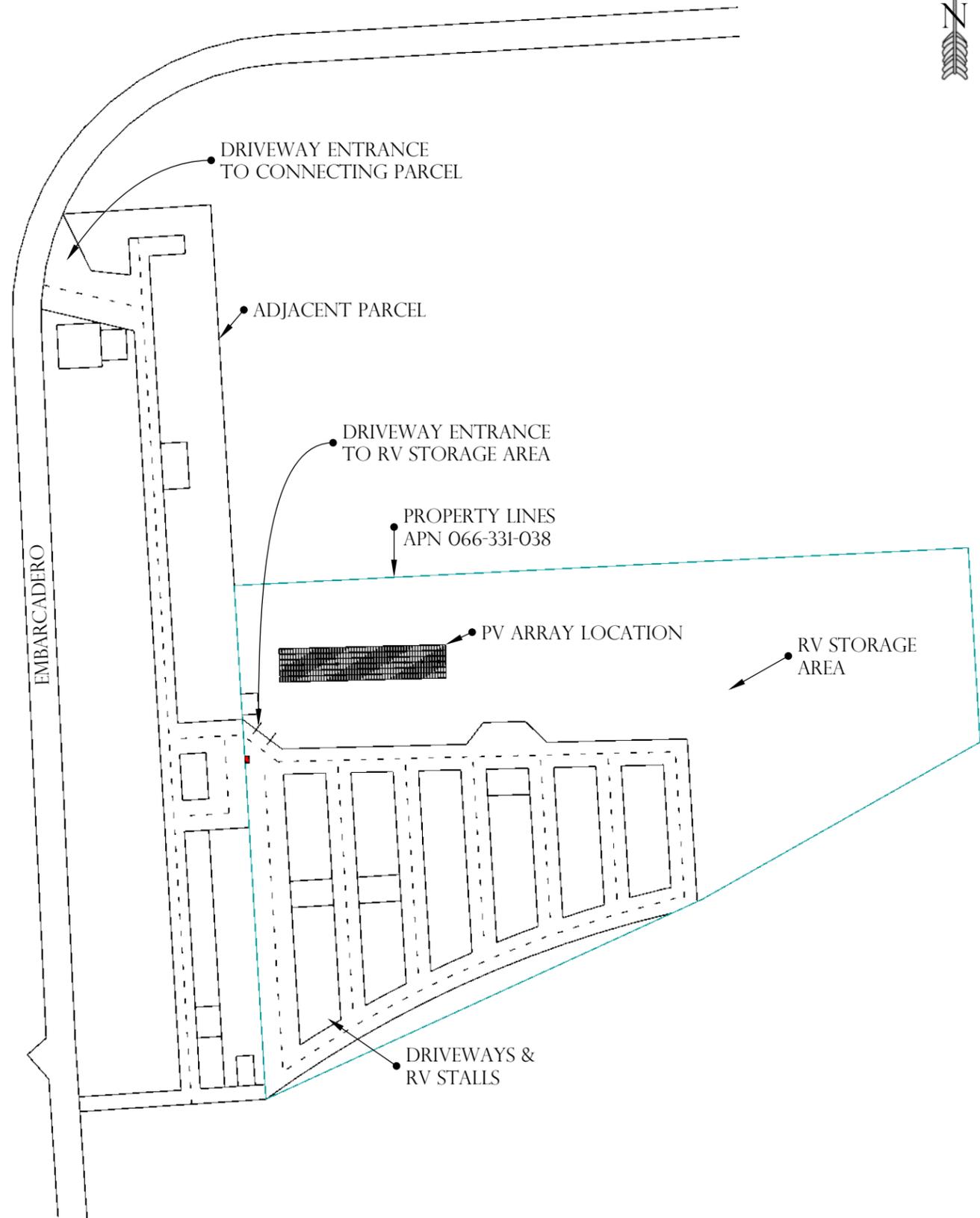
## 124.2KW PHOTOVOLTAIC SYSTEM GROUND MOUNTED GRID-TIED

(360) HANWHA Q.CELL Q.PLUS L-G4.2 345W MODULES  
(7) FRONIUS PRIMO 15.0-1 (240V) INVERTERS

### INSTALLED BY:

A.M.SUN SOLAR, INC.  
410 SHERWOOD RD  
PASO ROBLES, CA 93446  
CORY HOWE (OWNER)  
PERMITTING@AMSUNSOLAR.COM  
OFFICE: 805-772-6786

LICENSE #: (C-10) 969522  
WORK COMP: STATE FUND 9047433



*Chad Galt*

### PROJECT OVERVIEW

SYSTEM TYPE: GRID-TIED  
SCALE: NTS  
DATE: 02/14/19  
DRAWN BY: CHARLES SCHLUTER

SITE ADDRESS:  
1700 EMBARCADERO  
MORRO BAY CA 93442

OWNER:  
CITY OF MORRO BAY



A.M. SUN SOLAR, INC.  
410 SHERWOOD RD,  
PASO ROBLES CA 93446

SHEET NO:

PV 1

EXHIBIT B



*Chad Galt*

# SITE LAYOUT

SYSTEM TYPE: GRID-TIED  
SCALE: NTS  
DATE: 02/14/19  
DRAWN BY: CHARLES SCHLUTER

SITE ADDRESS:  
1700 EMBARCADERO  
MORRO BAY CA 93442

OWNER:  
CITY OF MORRO BAY

A.M. SUN SOLAR, INC.  
410 SHERWOOD RD,  
PASO ROBLES CA 93446

SHEET NO:  
PV 2

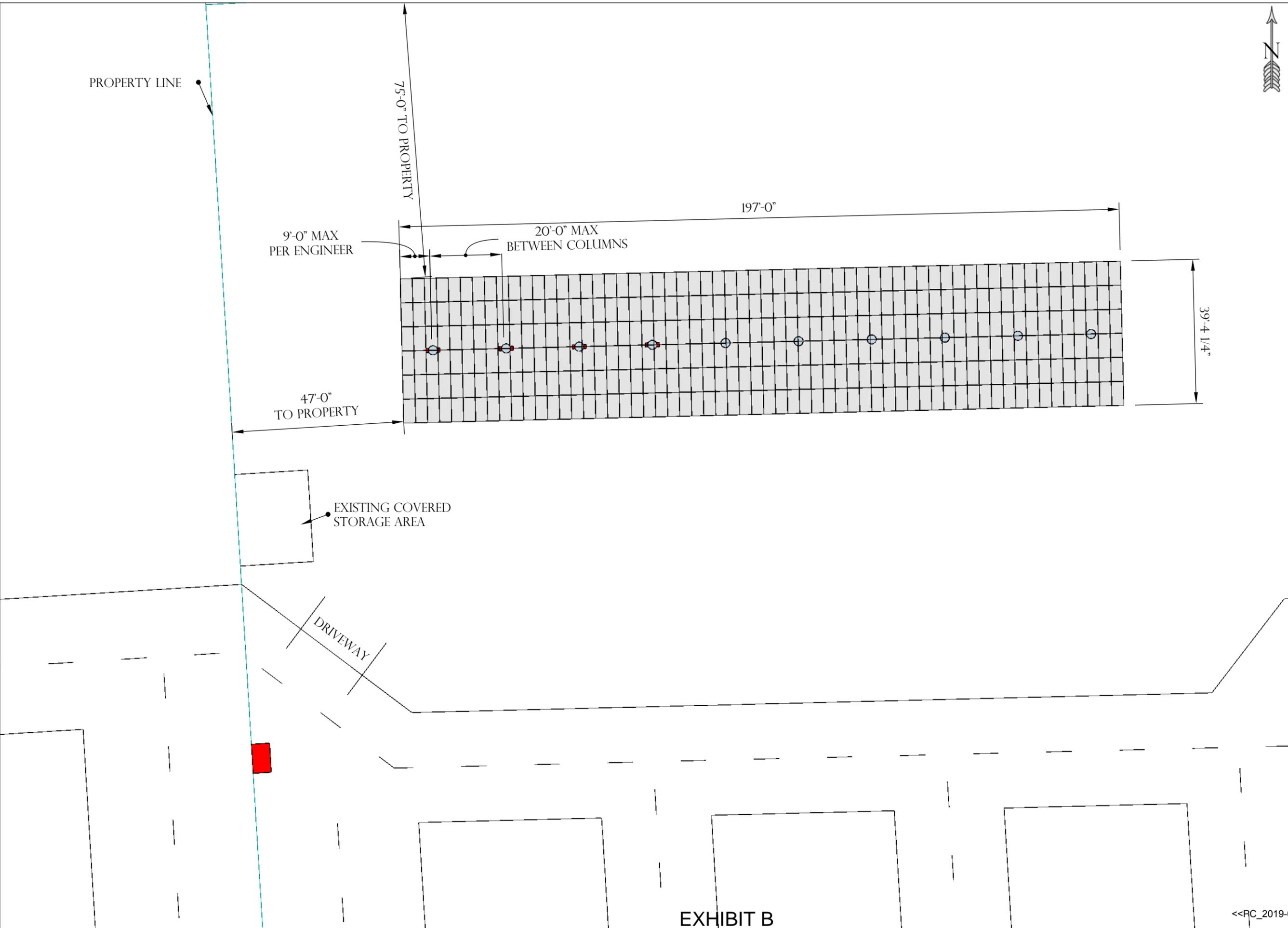
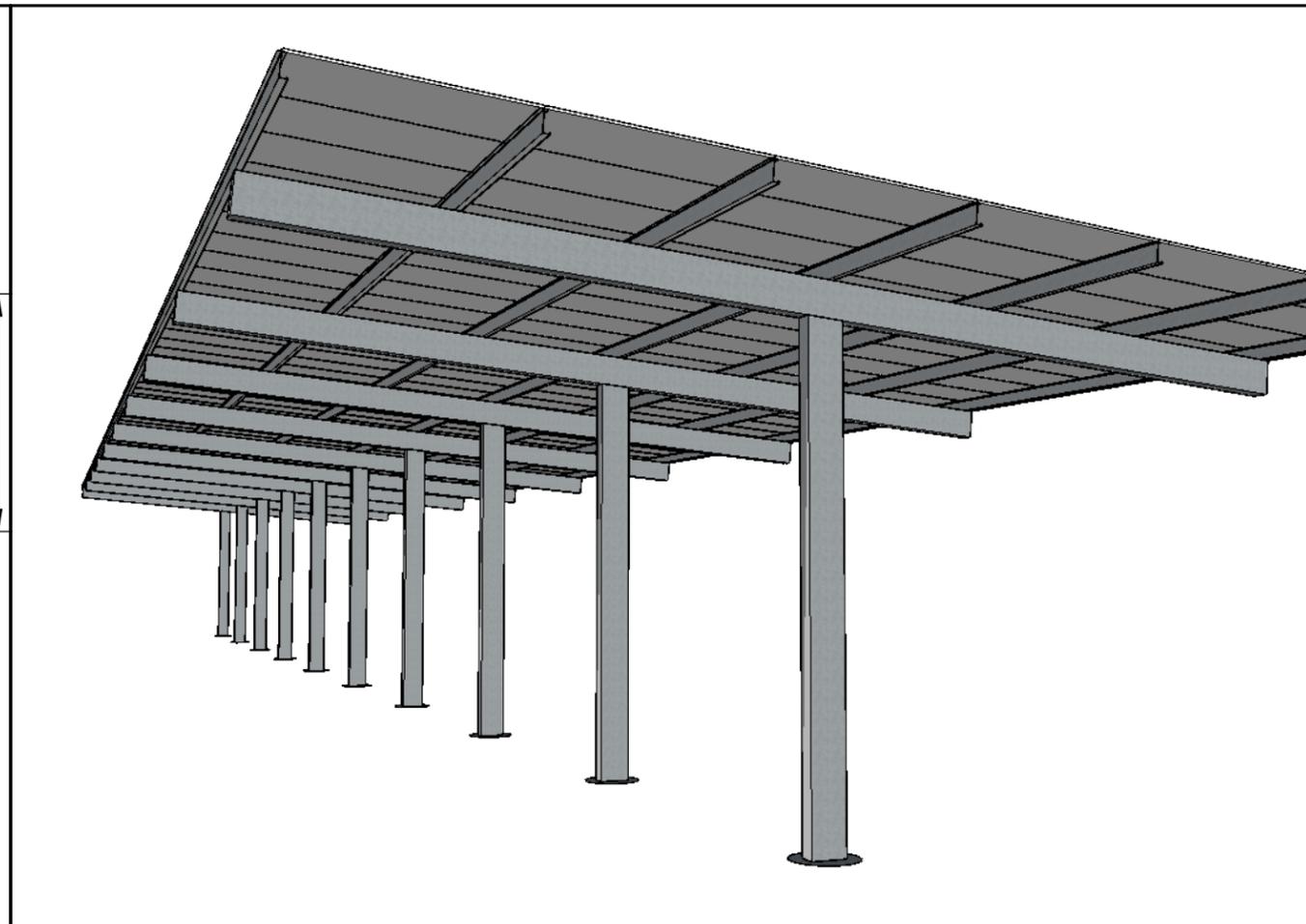
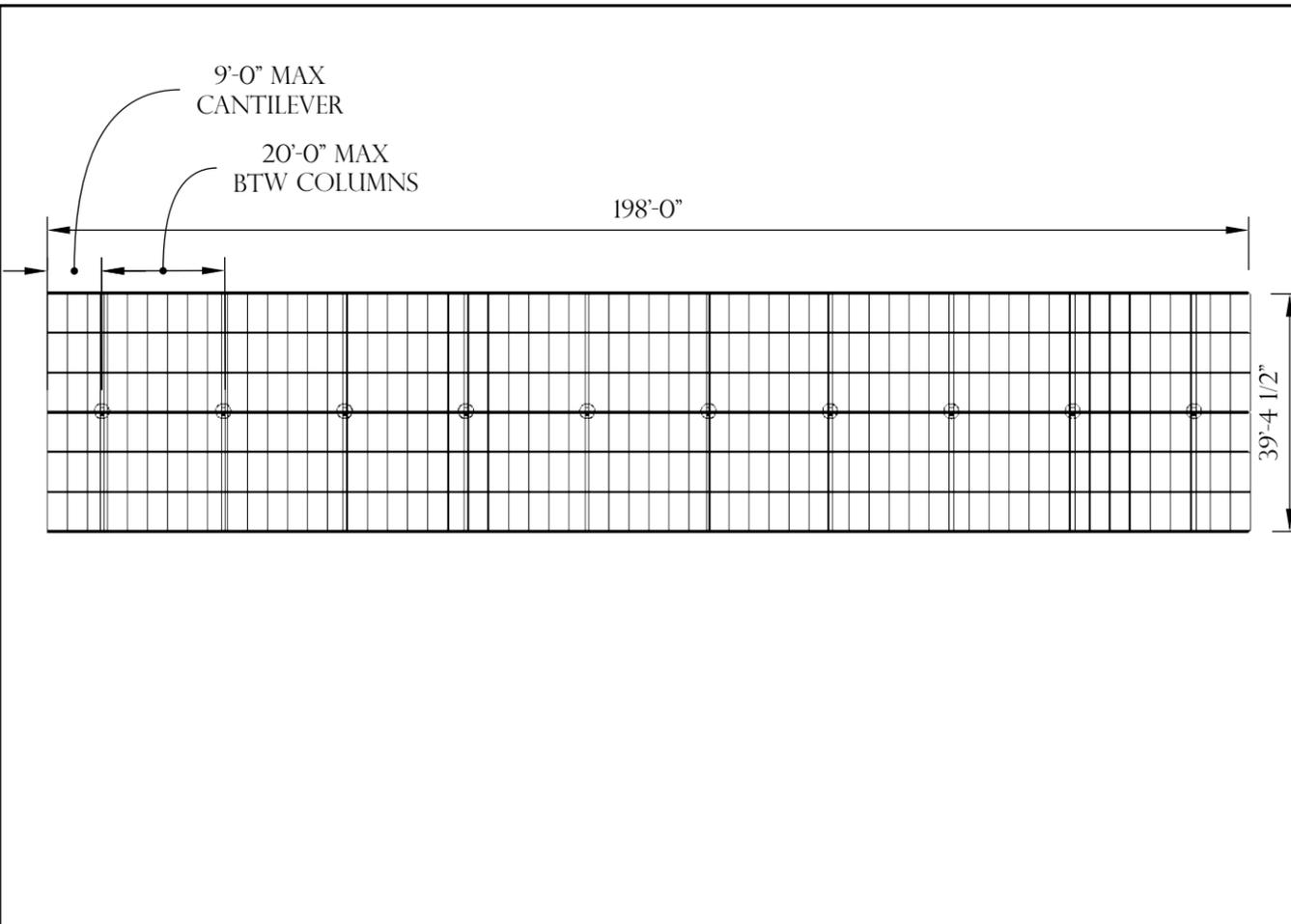


EXHIBIT B



*Chad Galt*

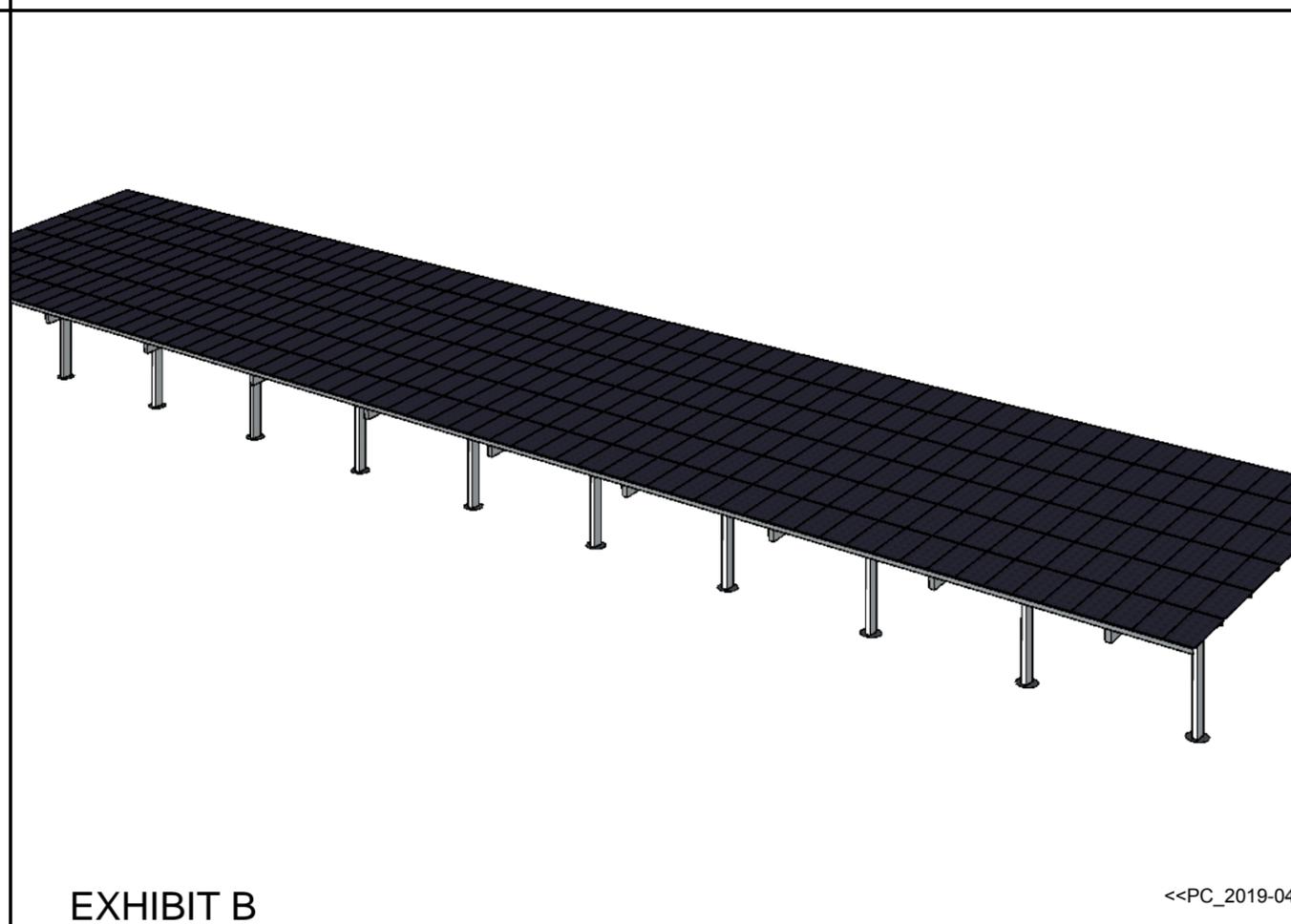
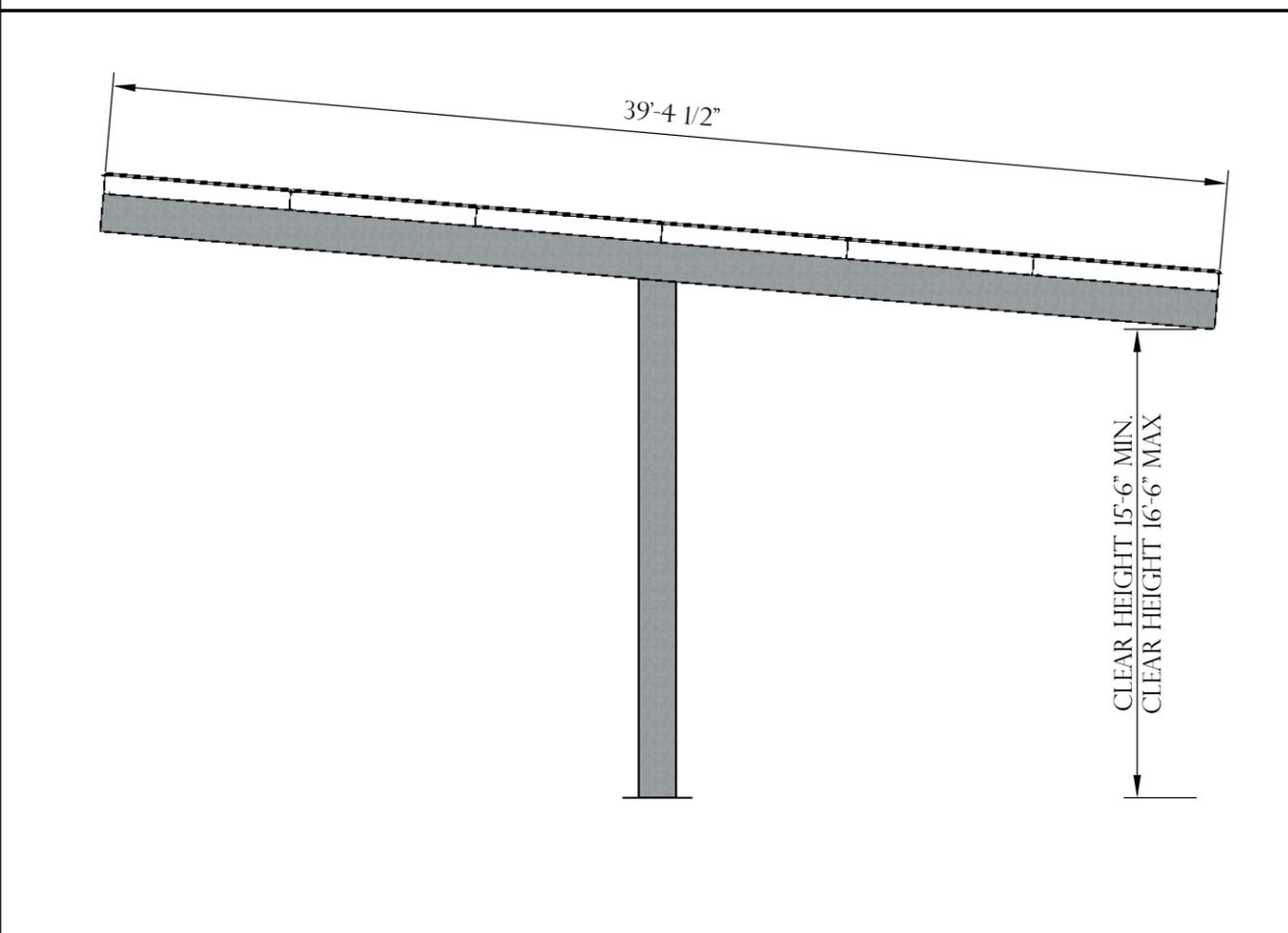


STRUCTURE EXAMPLES

SYSTEM TYPE: GRID-TIED  
SCALE: NTS  
DATE: 02/14/19  
DRAWN BY: CHARLES SCHLITZER

SITE ADDRESS:  
1700 EMBARCADERO  
MORRO BAY CA 93442

OWNER:  
CITY OF MORRO BAY



A.M. SUN SOLAR, INC.  
410 SHERWOOD RD,  
PASO ROBLES CA 93446

SHEET NO:  
PV 3

EXHIBIT B





AGENDA NO: B-2

MEETING DATE: April 16, 2019

## Staff Report

**TO:** Planning Commissioners

**DATE:** April 10, 2019

**FROM:** Cindy Jacinth, Senior Planner

**SUBJECT:** 1279 Embarcadero Road: Concept/Precise Plan approval of Conditional Use Permit #CUP18-10 for 806sf addition to US Coast Guard building

**RECOMMENDATION:**

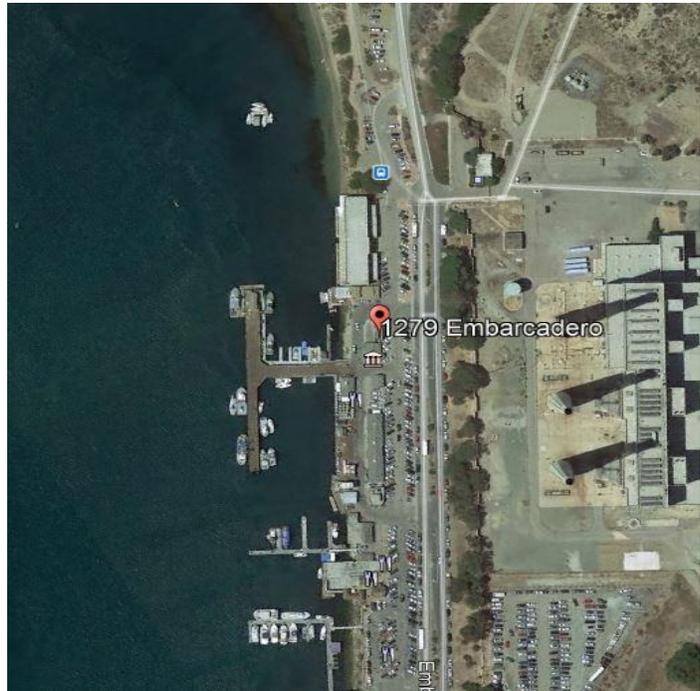
*FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO CONDITIONALLY APPROVE THE PROJECT* by adopting a motion including the following action(s):

Adopt Planning Commission Resolution 07-19 which includes the Findings and Conditions of Approval for project depicted on site development plans dated March 19, 2019 (Ex. D).

**APPLICANT/AGENT:** US Coast Guard FDCC Seattle, Lieutenant Commander Jared England

**LEGAL DESCRIPTION/APN:** City lease sites 141 / APN: 066-351-003

**PROJECT SUMMARY:** The Applicant is seeking Concept/Precise Conditional Use Permit approval for an 806sf addition to the existing 3,057sf Coast Guard Station building at 1279 Embarcadero Road. The proposed addition includes area for berthing rooms and laundry/wet room to address space deficiencies necessary to meet Coast Guard personnel needs. The construction proposed is single story on the east side of the building. The footprint area of the addition will impact a total of 6 existing parking spaces. This project is located in the CF/PD zoning district and in the Coastal Commission Original Jurisdiction.



Prepared By:  CJ

Department Review:  SG

**PROJECT SETTING:**

**Waterfront Master Plan:** The proposal is within the Waterfront Master Plan and is within Planning Area 2: T-Piers/Fisherman Working Area. This includes the area from the Dynegy energy intake building to the Embarcadero Road/Beach Street intersection. This area is primarily devoted to the working fishing boats and shoreside support. There is also a few restaurants and series of parking lots. To the east, the area is visually dominated by the now-closed Dynegy power plant.

**Planned Development (PD) overlay:** Pursuant to MBMC Section 17.40.030, Planned Development (PD) overlay zone projects are required to seek both concept and precise plan approval from Planning Commission and City Council. This Coast Guard application is being processed as a combined concept/precise plan approval due to the small scale addition being proposed and in order to facilitate federal fiscal year funding. Accordingly, the Planning Commission should review this project for purposes of forwarding a favorable recommendation to the City Council for final approval.

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	CF/PD, / Commercial Fishing, planned development overlay	South:	CF/PD, / Commercial Fishing, planned development overlay
East:	M-2, PD/I, Industrial, Power Plant	West:	Harbor

<b><u>Site Characteristics</u></b>	
Overall Site Area	Approx 1,500 sf
Existing Use	City land lease – Existing use is 3,057sf US Coast Guard building located adjacent to City parking lot. No water lease area.
Terrain	Previously developed and paved surface
Vegetation/Wildlife	Existing paved parking lot
Access	Embarcadero
Archaeological Resources	No known resources.
<b><u>Development Standards</u></b>	
<u>Setbacks Requirements:</u> Front – 5 feet Interior Side – 0 ft Exterior Side – 5 ft Rear – 0 feet	<u>Proposed:</u> Front setback (west) is 1ft 6” (no change proposed to west). Interior side setback (south) is 1 ft 6”. Exterior side setback (north) is 5 ft. Rear setback (east) is 1 foot.  Project proposes an addition to area outside of existing lease site. Project is conditioned to process a lease site amendment to adjust boundary line to minimum necessary to

	ensure minimal amount of parking impact while also meeting federal standards for Coast Guard personnel.
Lateral Access	Does not apply: Lease site is not bay fronting. Harborwalk is at sidewalk.
Height maximum; 25 feet in Waterfront Master Plan; 30 feet for multi-story government structures in CF zoning district	Project proposed is single story at 16 feet 11 inches and compliant for height requirements.
View Corridor requirement:	Proposed addition is in line with existing building footprint and therefore view corridor requirements do not apply.
Sloping Roof, 4 in 12 for 80%	Proposed addition is single story addition, although addition proposes a portion as flat roof in order to preserve existing window views, the overall building is compliant. Roofline of proposed addition is 81% sloped, 19% flat.
Lot Coverage – 1 <sup>st</sup> floor 70% max. of land portion. 2nd floor is 70% of allowable first floor coverage. – N/A	Coast Guard building lease site is limited to extent of building footprint due to access road on 3 sides of building. Proposed addition would be outside existing lease site. As a result, project requires lease line amendment. Boundary lines to be adjusted to the minimum necessary to ensure minimal parking impact. Lot coverage cannot comply without impacting public parking. Proposed lot coverage is approximately 80-85%. See project discussion below.
Landscaping	No change proposed to landscaping. Planter area near front door proposed to add a historical interpretive sign on the history of the Coast Guard.

<b>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</b>	
General Plan/Coastal Plan Land Use Designation	Commercial /recreational fishing uses
Base Zone District	CF, Commercial/Recreational Fishing district
Coastal Land Use Plan	Planning Area 2: T-Piers/Fisherman Working Area
Zoning Overlay District	PD, Planned Development overlay (MBMC 17.40.030) Applicant required to also obtain City Council approval of CUP.
Special Treatment Area	N/A
Combining District/Spec. Plan	N/A
Coastal Zone	Coastal Commission original jurisdiction. Applicant required to obtain Coastal Development permit from Coastal Commission or other Federal Coastal Zone Management concurrence prior to

	issuance of any building permit. Concurrence letter received (Exhibit. C)
Parking Requirements (MBMC 17.44.020.C2):No relevant parking calculation included for US Coast Guard government building	Project does not propose an intensification of use nor increase in personnel capacity. Proposed project is necessary to remedy inadequate berthing rooms and space configuration. Project does not therefore trigger parking requirements.
View Corridor Requirement	Existing Coast Guard building footprint not proposed to change. Addition proposed at east side of the building with no additional view blockage.
Sign program requirement	No change to signage is proposed.

**PROJECT HISTORY / BACKGROUND:**

US Coast Guard operations have been present in Morro Bay for over 80 years predating City incorporation. The existing two story Coast Guard building was constructed in 1990 which includes a third floor observation tower on the northerly end of the structure for marine safety purposes. This building replaced a previous City owned storage building adjacent to the City’s Harbor Department building. As noted in the Project Description (Exhibit B), the existing Coast Guard building is undersized for the needs of the station. To adequately meet USCG space standards, the building would be 10,000sf or three times the existing size. Due to a lack of area to meet these standards, the Coast Guard is proposing a modest addition of 806sf to address these space constraints.

**PROJECT DESCRIPTION DISCUSSION:**

The Coast Guard has provided a detailed description of the proposed project in letter format attached as Exhibit B. Project plans are attached as Exhibit D which depicts the site plan, floor plan, and building elevations. Project description details include:

1. 806 square foot single story addition to east side of the 3,057 square foot building
2. Trash enclosure proposed as a 3-sided 9’ x 6’ x 6’ high pressure treated lumber enclosure on the east of the parking lot as shown on plan sheet C1 (Exhibit C).
3. 24” x 36” historical interpretive sign on the history of the Coast Guard for visitor passers-by.

In addition, the project proposes removal of 6 parking spaces in the area of the proposed addition with installation of a new ADA parking space. The ADA parking space is proposed off-lease site and to be located to provide accessible parking for the City Harbor Department building which currently has no ADA parking spaces. The required path of travel to delineate ingress/egress to the Harbor Dept. building has been added as a planning condition of approval to be shown on building construction plans (Exhibit A).

**PARKING**

The project does not propose an intensification of use nor does it propose an increase to the

station crew size. The City's parking ordinance (MBMC 17.44.02.C2) does not clearly identify what the parking count would be for a government use of this coastal dependent type. The project is necessary to provide shore support facilities for both male and female personnel. The addition is proposed to extend into the parking lot and will cause the loss of a total of 5 parking spaces directly behind the existing building and reconfiguration of one space, behind the Harbor Department building to an ADA parking space.. The 5 parking spaces to be removed are currently reserved parking spaces for US Coast Guard personnel. Pursuant to the City's supplemental lease agreement (SLA) with the Coast Guard, these 5 Coast Guard spaces will be relocated to the east side of the parking lot opposite the existing building.

Project plans depict the proposed floor plan and parking layout on site plan sheet C1 (Exhibit D).

### **VISUAL SIMULATIONS**

The Applicant has submitted visual simulations of the proposed addition as shown on plan sheet A2 and as depicted below. The plans show the addition which include a view from the Embarcadero looking toward Morro Rock (Exhibit D). The area of the proposed addition was designed to minimize or avoid adverse view impacts and be visually compatible with the existing building. The color and materials are proposed to match with the existing materials and finishes for the project. The Waterfront Master Plan design guidelines describe the design goal for the Embarcadero is to enhance the visual experience of visiting the area by bringing about a gradual strengthening of architectural continuity and by encouraging buildings with distinctive visual quality. This design quality or character should reflect the historical and cultural identity of the Embarcadero, of a working fishing community with a variety of character and building types. The project is located on the northern end of the Embarcadero mixed in with the industrial power plant intake building to the north, and visitor-serving uses to the south. By matching the existing colors and materials, the project is in keeping with the architectural character and ambiance of the northern waterfront area.



5 EXISTING VIEW FROM EMBARCADERO  
A1 A2 SCALE N/A



6 PROPOSED VIEW FROM EMBARCADERO  
A1 A2 SCALE N/A

### **Coastal Development Permit**

The project is within the original jurisdiction of the California Coastal Commission (CCC) which would have authority for issuance of a Coastal Development Permit (CDP) or concurrence under Coastal Zone Management Act. The Coastal Commission has provided this concurrence to the Coast Guard dated February 6, 2019 concurring that there are no effects on coastal zone resources. (Exhibit C).

### **ENVIRONMENTAL:**

Upon staff review, the project has been determined to be eligible for a categorical exemption under the California Environmental Quality Act (CEQA), Section 15301, Class 1e. This exemption allows for additions to existing structures if the increase is not more than 50 percent of floor area or 2,500 square feet whichever is less, for which the proposed 806sf Coast Guard addition would qualify for an exemption. In addition, none of the exceptions found in CEQA Section 15300.2 apply to this project.

### **PUBLIC NOTICE:**

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on April 5, 2019, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

### **CONCLUSION:**

The proposed project would add a 806sf single story addition to the existing two story US Coast Guard building in order to address space constraints by adding berthing rooms and restroom facilities. The addition is proposed to provide sufficient berthing space to support the minimum overnight watch-stander requirements and enables the Coast Guard to allow female Coast Guard personnel to be assigned to the station overnight.

The proposed lot coverage of the building as discussed in the table above would not comply with the CF zoning standards but are allowed in the Waterfront Master Plan with a finding of significant public benefit via the planned development overlay (MBMC 17.40.030). This finding is included in the Resolution attached as Exhibit A: *In the case of granting exceptions to development standards including lot coverage, the proposed project provides significant public benefit pursuant to the Planned Development Overlay zone requirements in that the proposed project of an 806sf single story addition to an existing Coast Guard building provides for and supports and actively encourages the continued permanent presence by the Coast Guard as an essential element of boating safety in the region.*

The City's General Plan and Local Coastal Plan provide emphasis on maintaining the Coast Guard's presence and mission in this area. The project as proposed is visually compatible with the existing structure and character of the surrounding area, and does not adversely affect views because the addition on the east side of the building has been designed to not diminish or detract from existing public views of the water or of Morro Rock.

Morro Bay Harbor is designated as a navigational waterway of the United States and is considered by the US Coast Guard as "Safe Harbor" during inclement weather. It is the only fully protected harbor between Monterey and Santa Barbara. The Coast Guard is responsible for enforcement of boating laws in the harbor and is essential to boating safety. As noted by Coastal Commission in its concurrence letter (Exhibit C), the project would not adversely affect public access, water quality, or biological resources, and indirectly, would benefit public safety and recreation.

Accordingly, it is consistent with the City's General Plan and Local Coastal Program (LCP), Waterfront Master Plan, with finding of significant public benefit. With the incorporation of recommended conditions, staff recommends that Planning Commission forward a favorable recommendation of this Concept /Precise Plan to City Council for approval.

**EXHIBITS:**

Exhibit A – Planning Commission Resolution 07-19

Exhibit B – US Coast Guard Project Description letter dated March 22, 2019

Exhibit C – Coastal Commission concurrence letter dated February 6, 2019

Exhibit D -.Plans/ Reductions received March 19, 2019

# EXHIBIT A

Planning Commission Resolution #07-19

Concept/Precise CUP #CUP18-10

Page 1

## RESOLUTION NO. PC 07-19

### A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR CONCEPT/PRECISE PLAN APPROVAL OF CONDITIONAL USE PERMIT (CUP18-10) FOR 806SF ADDITION TO EXISTING COAST GUARD STATION BUILDING AT 1279 EMBARCADERO, US COAST GUARD

**WHEREAS**, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on April 16, 2019, for the purpose of considering the Concept/Precise Plan approval of Conditional Use Permit #CUP18-10 and adopted PC Resolution 07-19 to forward a favorable recommendation to the City Council for approval; 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:

#### **California Environmental Quality Act (CEQA)**

- A. That for purposes of the California Environmental Quality Act, Case No. CUP18-10 is categorically exempt under Section 15301, Class 1e. This exemption allows for additions to existing structures if the increase is not more than 50 percent of floor area or 2,500 square feet whichever is less, for which the proposed 806sf Coast Guard addition would qualify for an exemption. In addition, none of the exceptions found in CEQA Section 15300.2 apply to this project..

#### **Conditional Use Permit Findings**

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the 806sf addition to the existing Coast Guard building at 1279 Embarcadero is a permitted use as a government building within the commercial/recreational fishing zoning district; and said building addition structure complies with all applicable project conditions and

# EXHIBIT A

City regulations, is consistent with the City's Local Coastal Program, and as a branch of the U.S. military is responsible for maritime safety.

- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed addition will provide enhanced ability for the Coast Guard to fulfil its mission of boating safety, search and rescue, and enforcement of maritime laws while also indirectly benefitting public safety and recreation for visitors and residents and is consistent with the character of the existing development. The loss of five parking spaces will not be detrimental to the lease site or adjacent public parking lot because the addition is proposed to maintain the minimum drive aisle width to allow for continued function of the parking lot.

## **Waterfront Master Plan Findings**

- A. The proposed project makes a positive contribution to the visual and public safety to the bay while increasing and supporting the harbor::
- a. In the case of granting exceptions to development standards including lot coverage, the proposed project provides significant public benefit pursuant to the Planned Development Overlay zone requirements in that the proposed project of an 806sf single story addition to an existing Coast Guard building provides for and supports and actively encourages the continued permanent presence by the Coast Guard as an essential element of boating safety in the region.
  - b. Meets the Waterfront plan height limit, bulk, and scale requirements in that the proposed project does not exceed the maximum height allowed and interesting articulation breaks up the bulk and scale.
  - c. The project does not worsen or block more views, it does not block view corridors or intrude into pedestrian access areas. It takes advantage of outward views and characteristics of the topography in that the project proposes a single story addition on the east side of the building outside of public view corridors.
  - d. The proposed project provides the amenities identified in the Waterfront Master Plan, facilitates visual and physical access to the waterfront, and takes advantage of outward views and characteristics of the topography.
  - e. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project supports and actively encourages the continued permanent presence by the Coast Guard as an essential element of boating safety in the region..

# EXHIBIT A

- f. The proposed project recognizes the pedestrian orientation of the Embarcadero by maintaining the surrounding area and proposing a small addition with minimal impact to the surrounding parking lot that does not create view impacts and also in that the project will provide historical interpretive sign on the history of the US Coast Guard for pedestrian passers-by as a public educational benefit that is consistent with the character of the existing development.
- g. The project gives its occupants and the public some variety in materials and/or application in that the project is designed to match color and materials of existing building and retain building character.
- h. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed.
- i. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition to its immediate neighbor.
- j. The proposed project includes the removal of 5 parking spaces in the area where the addition is located, and the City Council has adopted Resolution No. 22-19, approving a Supplemental Lease Agreement with the Coast Guard requiring payment of \$75,000 (\$15,000 per space) to offset the removal of the parking spaces.

## **Architectural Consideration**

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

**Section 2.** Action. The Planning Commission does hereby approve Concept/Precise Plan Conditional Use Permit #CUP18-10 subject to the following conditions:

## **STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated April 9, 2019, for the project at 1279 Embarcadero depicted on plans dated March 19, 2019, 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

# EXHIBIT A

substantially as shown on Planning Commission approved plans submitted for CUP18-10, 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, 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 applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

# EXHIBIT A

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.
8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

## **BUILDING DIVISION CONDITIONS:**

### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT**

1. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
2. The owner shall designate on the building permit application a registered design professional who 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.

# EXHIBIT A

6. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
7. BUILDING PERMIT APPLICATION. To apply for building permits, submit three (3) sets of construction plans to the Building Division.
8. 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. Maximum Height of the building allowed and proposed.
  - e. Floor area of the building(s).
  - f. Vicinity map.
  - g. Minimum building set back per zoning designation or conditional use approval.
9. 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.)

## **CONDITIONS TO BE MET DURING CONSTRUCTION**

10. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.
11. 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

# EXHIBIT A

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Concept/Precise CUP #CUP18-10

Page 7

American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

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

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

13. 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.
14. Title 24 form(s) 2F-6R (Certificate of installation) for building, mechanical, electrical and plumbing systems.

## **FIRE DEPARTMENT CONDITIONS:**

1. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
2. 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.
3. Fire Apparatus Access Roads-Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (CFC 503.2.1)
4. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use. (CFC 1001.8)

## **PUBLIC WORKS CONDITIONS:**

The following Public Works conditions shall be satisfied with the Building Plan submittal:

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. Projects with more than 2,500sf of

# EXHIBIT A

new or redeveloped impervious area are subject to these requirements. The submitted "SFR Performance Requirement Determination Form" indicates this project is "Exempt".

2. Sewer Mainline: Indicate and label new sewer mainline per City specifications in the "City of Morro Bay Standard Drawings and Specifications". Add note to "Maintain all sewer lateral connections along sewer mainline".
3. Sewer Manhole: Indicate and label new sewer manhole per City standard detail S-3.
4. Sewer Lateral: Indicate and label new or existing sewer lateral and connections. 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 plan approval. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans.
5. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).
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. Show on plans the 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 Meter: Indicate and label new or existing water meter on plans.
8. 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.
9. 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.

Add the following Notes to the Plans:

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

# EXHIBIT A

shall be repaired at no cost to the City of Morro Bay.

No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

## **HARBOR CONDITIONS:**

1. Applicant shall submit for a lease line amendment to be approved by the City Council prior to issuance of a building permit.

## **PLANNING CONDITIONS:**

1. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
2. An interpretive sign with content relating to the historical nature of the Coast Guard in Morro Bay shall be submitted for review and approval by the Community Development Director for installation prior to final occupancy of the building permit.
3. Compliant ADA path of travel shall be shown on building construction plans.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 16<sup>th</sup> day of April, 2019, 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 16<sup>th</sup> day of April, 2019.

U.S. Department of  
Homeland Security

United States  
Coast Guard



Commanding Officer  
United States Coast Guard  
Facilities Design &  
Construction Center, Seattle Det.

915 2<sup>nd</sup> Ave, Rm 2664  
Seattle, WA 98174  
Email: [Jared.W.England@uscg.mil](mailto:Jared.W.England@uscg.mil)  
Phone: (206) 220-7364

11012  
March 22, 2019

RECEIVED

MAR 28 2019

City of Morro Bay  
Community Development Dept.

City of Morro Bay - Community Development Department  
955 Shasta Avenue  
Morro Bay, CA 93442

### CG STATION MORRO BAY: CONSTRUCT ADDITION, PROJECT NARRATIVE

The existing Coast Guard Station Morro Bay main building is a ~3,500 SF 2 story structure with a 3 story tower. The building was constructed in the early 1990's to support a small 6 person Coast Guard Search and Rescue detachment and a single 44 foot motor life boat. Soon after building completion, changes in the Search and Rescue, Law Enforcement, and other mission responsibilities in the area resulted in the establishment of a full station at Morro Bay with an increase in crew size. The station's crew size has remained relatively constant since the early 2000's and is currently comprised of 27 persons supporting two 47 foot motor life boats. No changes to the station crew size are planned or anticipated in the foreseeable future.

The existing shore support facilities are severely undersized for the needs of the station. According to USCG space standards, Station Morro Bay should have approximately 10,000 SF of space, nearly three times more than what is existing. A suitable permanent solution has not been identified for this long standing deficiency. As a result of these space constraints, the Station Morro Bay crew has been subject to various constraints and challenges. Chief among these are the restriction on assignment of any female personnel to the station and provision of only 6 beds to support a regular requirement for at least 12 overnight watch-standers.

This project addresses these most pressing issues through construction of a 1 story ~806 SF addition on the east side of the existing station building comprised of berthing and restroom facilities. This addition will provide sufficient berthing space to support the minimum overnight watch-stander requirements plus additional watch-standers in training and permit co-gender assignments to Station Morro Bay. While the station will remain far below USCG space standards, this project will significantly improve the quality of search & rescue coverage and allow gender equality for the Coast Guard in Morro Bay.

The City of Morro Bay has been an invaluable partner in making this project possible. We look forward to continuing to work with you on this project and in the future regarding alternatives for a more suitable long term station facility.

Sincerely,

ENGLAND.JARED.WILLIAM.  
1256901842  
2019.03.22 11:44:38 -07'00'

J. W. ENGLAND  
Lieutenant Commander, U.S. Coast Guard  
Project Manger  
By direction

## CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE AND TDD (415) 904-6200



February 6, 2019

John Barresi, Captain  
U.S. Coast Guard  
Facilities Design and Construction Center  
915 2<sup>nd</sup> Ave., Room 2664  
Seattle WA 98174

Attn: Raven James Smith

Re: **ND-0001-19** U.S. Coast Guard, Expansion of USCG Station Morro Bay, San Luis Obispo Co.

Dear Captain Barresi:

The U.S. Coast Guard has submitted the above-referenced negative determination for a minor expansion to an existing building at USCG Station Morro Bay. The expansion would involve construction of a one-story addition, approximately 806 sq. ft., on the east side and adjacent to the existing two-story, 3000 sq. ft. Station. The addition is intended to enable the Coast Guard to allow female Coast Guard employees to be stationed at Station Morro Bay. The addition is designed to be visually compatible with the existing structure and the character of the surrounding area, and would not adversely affect any public view corridors. Five parking spaces would be displaced by the addition; however the loss of five spaces in this portion of the harbor is not problematic, and we note that the Local Coastal Plan for the area provides emphasis on maintaining the Coast Guard's presence and mission, including with stated policy to "Support and actively encourage the continued permanent presence by the Coast Guard as an essential element of boating safety in the region." The project would not adversely affect public access, water quality, or biological resources, and indirectly, would benefit public safety and recreation.

The Commission staff therefore **agrees** with your determination of no effects on coastal zone resources, and we hereby **concur** with your negative determination made pursuant to 15 CFR 930.35 of the NOAA implementing regulations. Please feel free to contact Mark Delaplaine at (415) 904-5289 if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark D. Delaplaine".

(for)

JOHN AINSWORTH  
Executive Director

cc: Central Coast District (Sarah Carvill)



# USCG Station Morro Bay Addition

RECEIVED

FEB 19 2019

City of Morro Bay  
Community Development Dept.

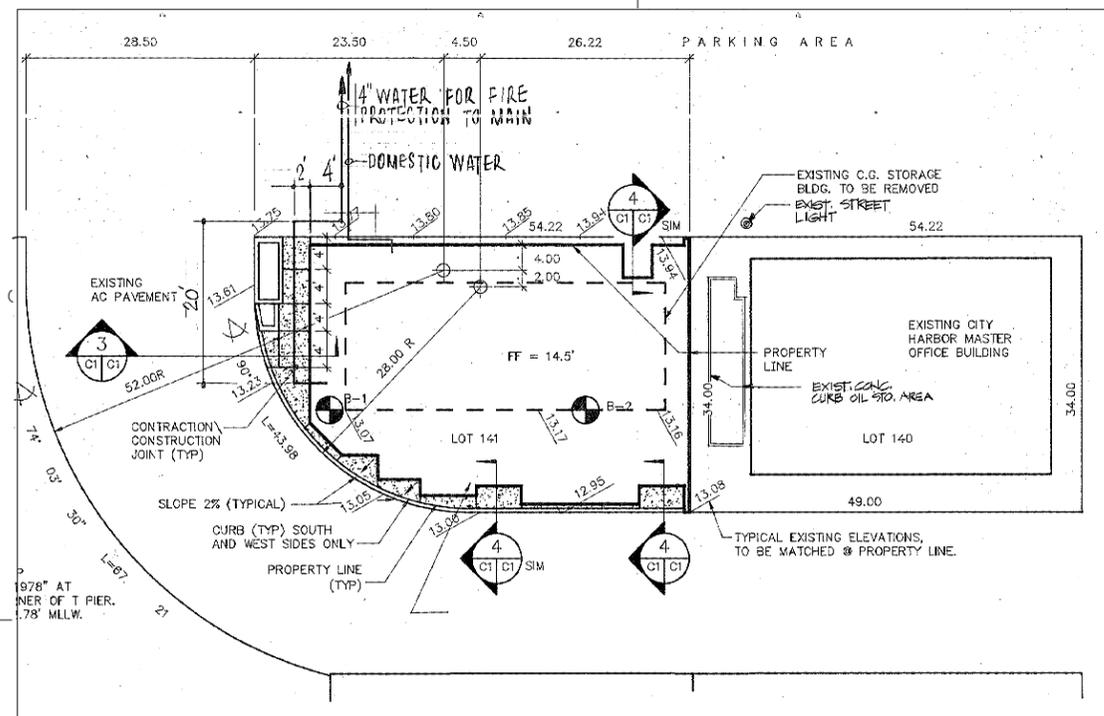


February 2019



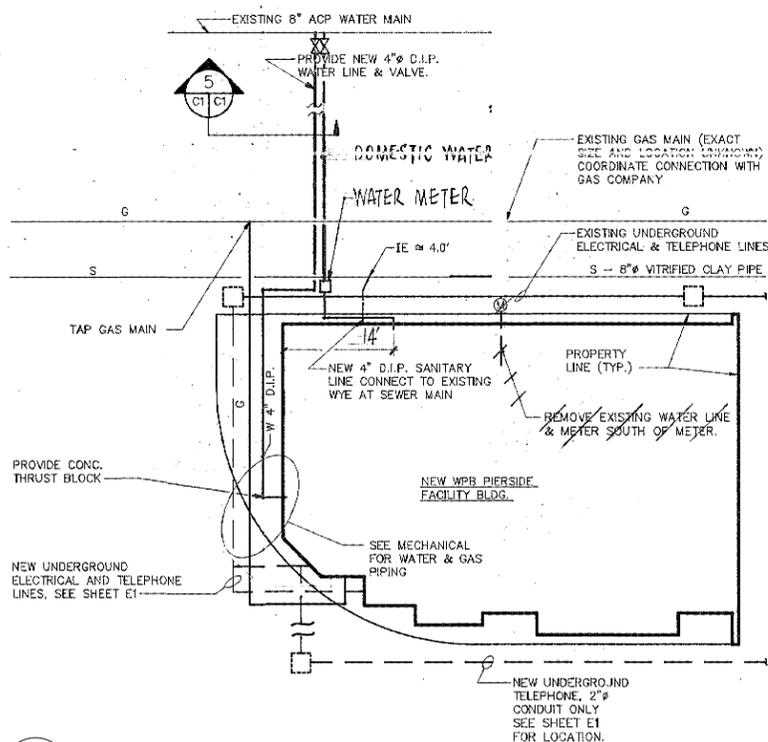
**NOTES:**

1. ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, I.E. CUB/BERM, STREET SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.
2. NO WORK SHALL OCCUR WITHIN [OR USE OF] THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY OF MORRO BAY PUBLIC WORKS OFFICE LOCATED AT 955 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.



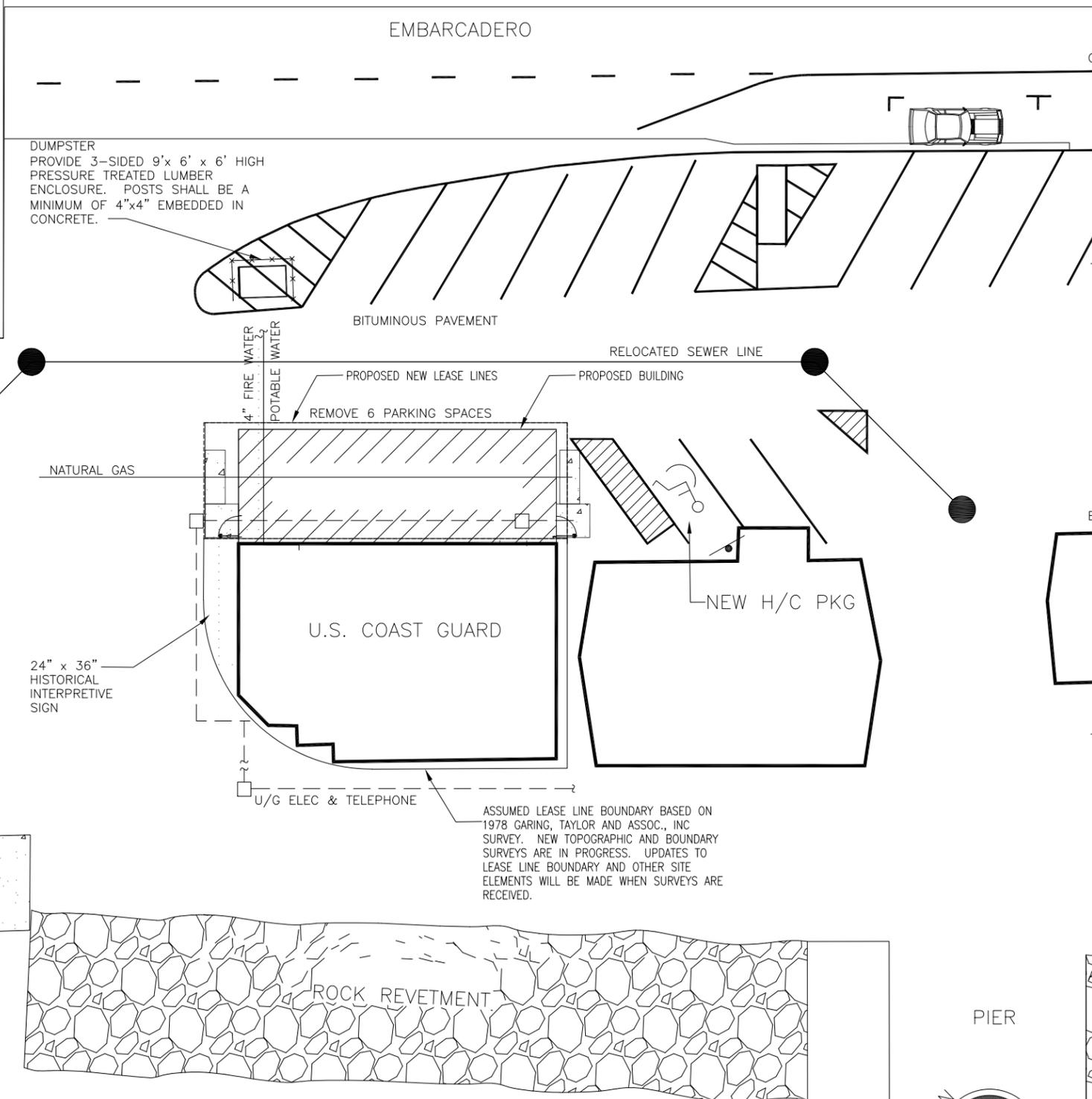
**1 EXISTING SITE PLAN**

SCALE: NOT TO SCALE



**2 EXISTING UTILITY PLAN**

SCALE: NOT TO SCALE

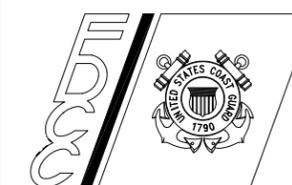


**3 PROPOSED SITE PLAN**

SCALE: 1:10

CONSULTANTS

U. S. COAST GUARD  
FACILITIES DESIGN & CONSTRUCTION  
CENTER- SEATTLE DETACHMENT



915 SECOND AVE, ROOM 2664  
SEATTLE, WASHINGTON 98174-1011

ISSUE

MARK	DATE	DESCRIPTION

A/E PROJECT NO:  
CAD FILE NAME: 5039735T1.dwg  
DESIGNED BY: M. BRYANT  
DRAWN BY:  
EDITED BY:  
CHECKED BY:

SCALE: PLOT SCALE: 1 : 1

SHEET TITLE  
USCG STATION MORRO BAY ADDITION  
1279 EMBARCADERO  
MORRO BAY CA

CIVIL SITE PLAN

REVIEWED BY: REVIEWED BY: REVIEWED BY:  
PROJECT ENG. BRANCH CHIEF TECH. DIRECTOR

APPROVING OFFICER DATE

PROJECT NUMBER DRAWING NUMBER

11-5039735 C1

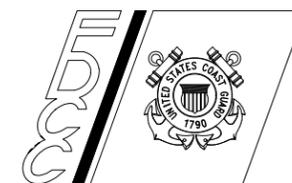
DISCIPLINE/SHT NO

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# Exhibit D

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U. S. COAST GUARD  
FACILITIES DESIGN & CONSTRUCTION  
CENTER- SEATTLE DETACHMENT



915 SECOND AVE, ROOM 2664  
SEATTLE, WASHINGTON 98174-1011

ISSUE

MARK	DATE	DESCRIPTION

A/E PROJECT NO:  
CAD FILE NAME: 5039735A1.dwg  
DESIGNED BY: J McKENNA  
DRAWN BY:  
EDITED BY:  
CHECKED BY:

SCALE: PLOT SCALE: 1 : 1

SHEET TITLE  
USCG STATION MORRO BAY ADDITION  
1279 EMBARCADERO  
MORRO BAY CA

## FLOOR PLAN

REVIEWED BY: REVIEWED BY: REVIEWED BY:

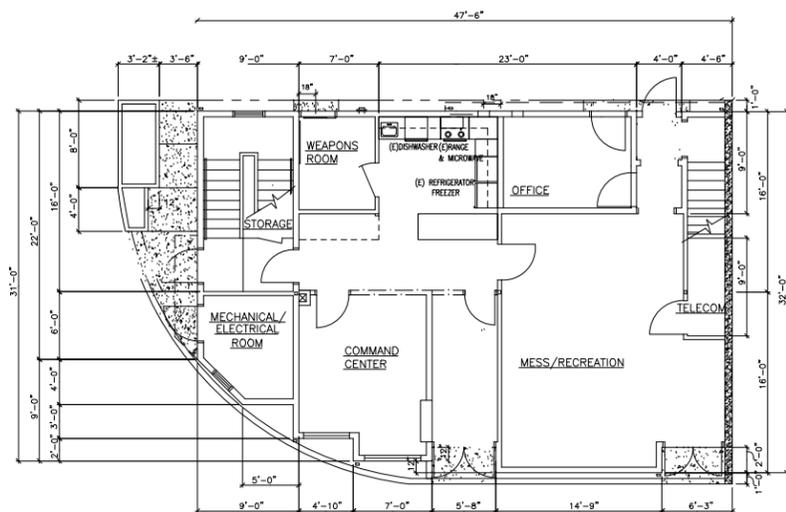
PROJECT ENG. BRANCH CHIEF TECH. DIRECTOR

APPROVING OFFICER DATE

PROJECT NUMBER DRAWING NUMBER

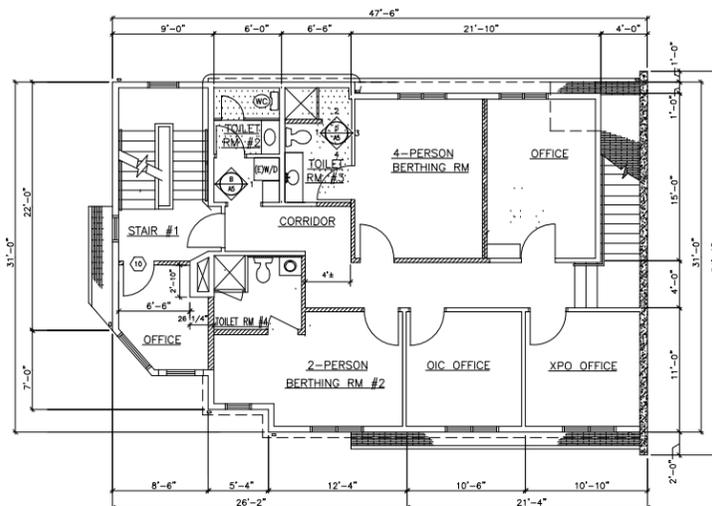
11-5039735 A1

DISCIPLINE/SHT NO



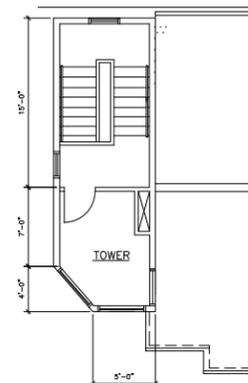
**1 EXISTING FIRST FLOOR PLAN**

SCALE: 1/8"=1'-0"  
0' 5' 10' 20'



**2 EXISTING SECOND FLOOR PLAN**

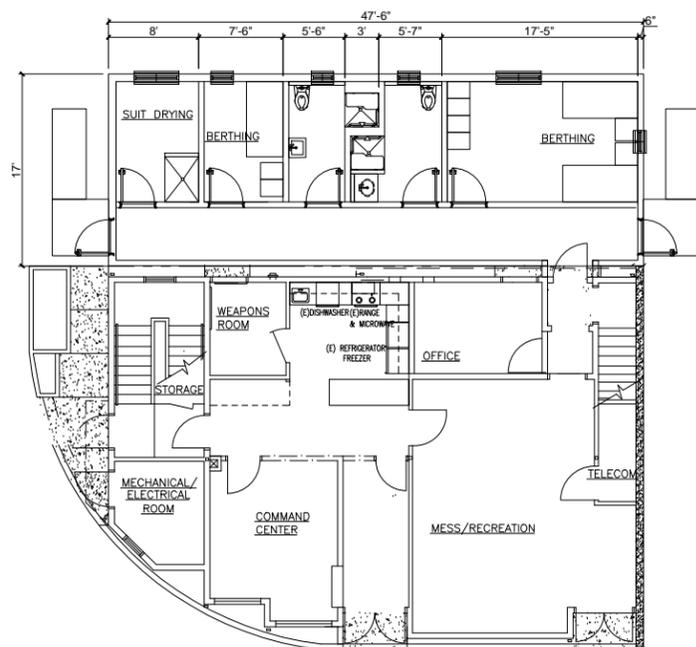
SCALE: 1/8"=1'-0"  
0' 5' 10' 20'



WATCH TOWER FLOOR PLAN  
SCALE: 1/4"=1'-0"

**3 EXISTING THIRD FLOOR PLAN**

SCALE: 1/8"=1'-0"  
0' 5' 10' 20'



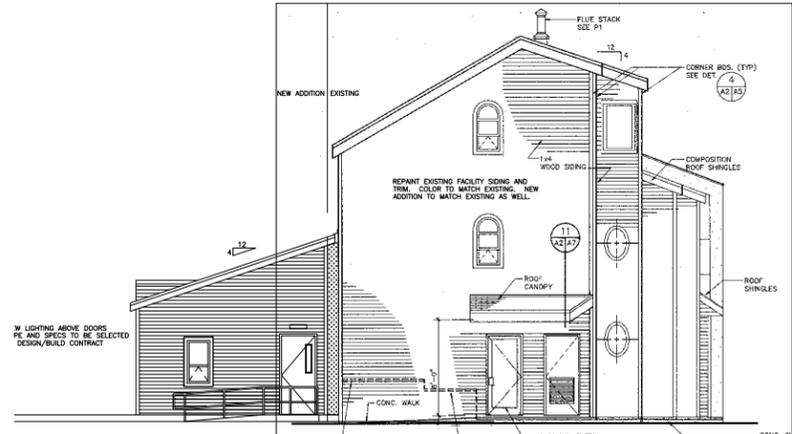
**4 PROPOSED FLOOR PLAN**

SCALE: 1/8"=1'-0"  
0' 5' 10' 20'

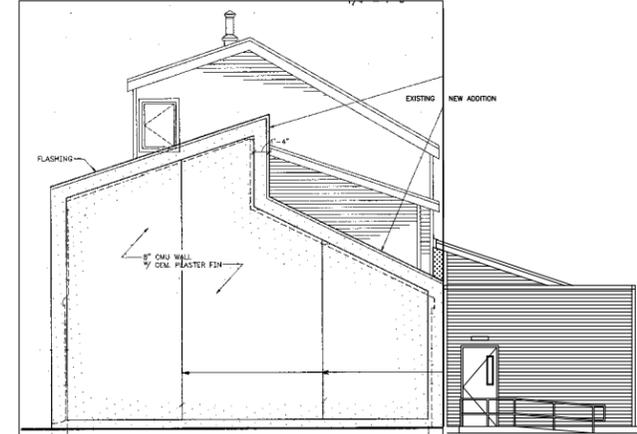
CONSULTANTS



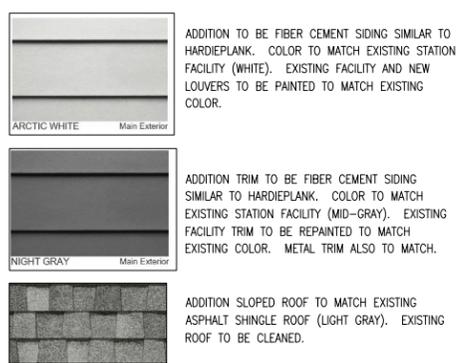
**1** NORTHEAST ELEVATION - VIEW FROM EMBARCADERO  
SCALE: 1/8"=1'-0"



**2** NORTHWEST ELEVATION  
SCALE: 1/8"=1'-0"



**3** SOUTHEAST ELEVATION  
SCALE: 1/8"=1'-0"



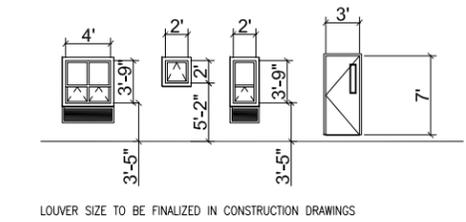
**4** PROPOSED EXTERIOR COLOR BOARD  
SCALE: N/A



**5** EXISTING VIEW FROM EMBARCADERO  
SCALE: N/A



**6** PROPOSED VIEW FROM EMBARCADERO  
SCALE: N/A



**7** PROPOSED DOOR / WINDOW SCHEDULE  
SCALE: N/A

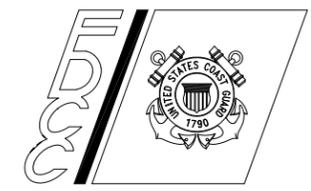


**8** PROPOSED VIEW FROM WATERSIDE  
SCALE: N/A



**9** PROPOSED VIEW FROM PARKING ENTRANCE  
SCALE: N/A

U. S. COAST GUARD  
FACILITIES DESIGN & CONSTRUCTION  
CENTER- SEATTLE DETACHMENT



915 SECOND AVE, ROOM 2664  
SEATTLE, WASHINGTON 98174-1011

MARK	DATE	DESCRIPTION

A/E PROJECT NO:	
CAD FILE NAME:	5039735A2.dwg
DESIGNED BY:	J McKENNA
DRAWN BY:	
EDITED BY:	
CHECKED BY:	

SCALE: PLOT SCALE: 1 : 1

SHEET TITLE  
USCG STATION MORRO BAY ADDITION  
1279 EMBARCADERO  
MORRO BAY CA

ELEVATIONS

REVIEWED BY:	REVIEWED BY:	REVIEWED BY:
PROJECT ENG.	BRANCH CHIEF	TECH. DIRECTOR

PROJECT NUMBER	DRAWING NUMBER
11-5039735	A2

DISCIPLINE/SHT NO

J:\MCKENNA\F\VALLEDCOSSDATA\PROJECTS\CA\5039735 STA MORRO BAY EXPANSION\7\_RFPD\1\_DRAFT\DRAWINGS\5039735A2 ELEVATIONS.DWG LAYOUT: LAYOUT1 3/20/2019 7:56AM DIMSCALE: 1/8"=1'-0"