



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, December 3, 2019
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Vice-Chairperson Michael Lucas
Commissioner Jesse Barron

Chairperson Gerald Luhr

Commissioner Joseph Ingraffia
Commissioner Susan Stewart

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

PUBLIC COMMENT PERIOD

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

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

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

PRESENTATIONS

A. CONSENT CALENDAR

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of November 5, 2019.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

- B-1 Case No.:** Appeal of CDP19-035
Site Location: 450 Oahu Street, Morro Bay, CA
Project Description: Appeal of Administrative Coastal Development Permit (CDP19-035) for conversion of a 275 sf attached garage into a 213 sf. Accessory dwelling unit and a separate laundry area with exterior access for the primary residence at 450 Oahu Street. All proposed work is within the garage building footprint and there are no proposed changes to the existing primary residence. This project is located in an R-1/S.1 zone outside of the Coastal Commission appeals jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3a.
Staff Recommendation: Deny the appeal and uphold the Director's approval.
Staff Contact: Willow Urquidi, Assistant Planner (805) 772-6270

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 17, 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, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Community Development Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: www.morrobayca.gov/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morrobayca.gov/notifyme and follow the instructions.

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

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

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

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

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



City of Morro Bay
 Community Development Department
 Current & Advanced Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
 New Planning items or items recently updated are highlighted in yellow.

Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date December 3, 2019

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Ernsdorf	450 Oahu	9/6/19	CDP19-035	Appeal of Admin CDP to convert portion of existing garage into new Accessory Dwelling Unit.	Permit issued 10/15/19. Appealed to PC 10/25/19. Noticing incomplete for 12/3 meeting. Recommended for continuation to 12/17.				wu
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
2	Giovanni	1001 Front St	11/25/19	CUP19-15	Conditional Use Permit for Giovanni's Annual Waterfront Market		Fire approved 11-26-19. mv			wu
3	Sadowski	490 Java	11/21/19	CDP19-042	Admin Coastal Development Permit		Fire cond. Approved 11-26-19. mv			wu
4	Vistra	1290 Embarcadero	11/12/19	CDP19-041/CUP19-14	Coastal Development Permit and Conditional Use Permit for Battery Energy Storage System Project (BESS).	Under review. cj.				cj
5	Lawrence	2590 Hemlock Ave	10/25/19	CDP19-040	Admin CDP for Demo of existing residence, rebuild new with ADU.	Submittal under review. Correction letter sent 11/25/19.				wu
6	Gambriel	571 Embarcadero	10/14/19	MAJ19-006	Major Modification to CUP Amendment for proposed public access improvements, dock and gangway realignment, conversion of 2nd floor to hotel units and request for 1st floor ADA accessible hotel unit	CUP Amendment reviewed by PC on 12/18/18. Major Modification Request under review. Submitted correction response letter 11/13/19. cj		PN-Conditionally Approved 10/16/2019		cj
2	HASLO	405 Atascadero Road	9/24/19	CUP19-12/ PKG19-05/ CDP	Conceptual review of a proposed 35 unit affordable housing project, with community space	Scheduled for Planning Commission for conceptual review 11/5/19. PC provided input, waiting for resubmittal		PN-Conditionally Approved 10/10/2019		NH
7	Rhine LP/Morro 94	3300 Panorama	8/20/19	MAJ 19-005	After the fact permit application for removal of 3 sheds and possible siding treatment for transformer building.	Submittal is under review. Deemed incomplete 8-29-19. Waiting for resubmittal				nh
8	Angelucci	953 Pacific	8/20/19	CUP19-10	459 sf 2nd story addition, new 246 sf detached garage with auto lift, 167 sf 2nd story deck, and 87 sf 2nd story view deck off of garage.	Submittal under review. Correction letter sent 9/19/19. Resubmittal under review. Discussed issues with garage setback with Applicant. Letter from soils engineer under review.		PN- Conditionally Approved 9/10/2018		wu

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9	Borges	1078 Monterey Street	8/15/19	CUP19-08/ CDP19-032	New managers dwelling unit over community shower/laundry storage facility	Submittal is under review. Deemed incomplete 8-29-19. Resubmittal received Oct 22, 2019. Deemed incomplete 11-8-19. Resubmitted 11-20-19, under review.		PN-Conditionally approved 11/21/19		nh
10	Le Bris	516 Shasta Ave	8/15/19	CDP19-031	New ADU partially over existing garage, storage space below.	Submittal is under review. Deemed incomplete 8-29-19. Waiting for resubmittal				nh
11	Zive	1309 Berwick	7/3/19	CDP19-024	CDP for New SFR - 2871 sf living, 628 sf attached garage, and 189 sf deck.	Deemed incomplete 7/17/19. Resubmittal 11/5/19 issues with building height. Awaiting resubmittal.				wu
12	Boyko	2670 Laurel Ave	7/26/19	CDP19-027	CDP for New SFR - 2135 sf living, 505 sf garage, 160 sf lower balcony and 160 sf upper balcony	Submittal under review. Incomplete letter sent 8/19/19. Awaiting resubmittal. Second correction letter sent 10/24/19. Awaiting issue with driveway slope to be resolved with the Fire Department.				wu
13	Friesen	196 Panay St	7/23/19	LTM19-03	Addition to existing SFR requiring abandonment of existing easement.	Requires Conditional Use Permit. CUP submittal scheduled for PC 9/17/19. Approved at meeting. Lot merger under review. Correction letter sent 10/24/19.				wu
14	Morro Bay Recovery	2460 Main Street	5/28/19	MUP19-04	Minor Use Permit for Change in use from hotel/motel to recovery center	Submittal is under review. Deemed incomplete 6-25-19. Waiting for resubmittal		PN-Disapproved 6/21/2019		nh
15	Cleary	1282 and 1290 Embarcadero R	5/23/19	CDP19-016	CDP for removal of major vegetation.	Submittal is under review. Correction letter sent 6/10. Awaiting resubmittal.				wu
16	Moss Lane Ventures, LLC	839 Morro Bay Blvd	5/6/19	CUP19-04/CDP 19-013	CDP and CUP for Demo existing carwash, construct new 600 sf single sided drive up coffee shop.	Application received 5-6-19 and is under review. Submittal deemed incomplete, letter sent 5-30-19. Resubmitted 6-13-19. Deemed incomplete 6-27-19. Resubmittal received October 22, 2019. Deemed incomplete 11-12-19, waiting for resubmittal		PN-Conditionally Approved 5/16/2019		nh
17	Eisemann	535 Atascadero Road	3/7/19	PAR19-01	Final Parcel map	Submittal is under review. Planning disapproved 3/14/19. Resubmittal disapproved on May 14, 2019. Resubmittal received , review comments provided 6-5-19				nh
18	Najarian	1339 Berwick	11/30/18	CDP 18-014	Admin CDP for new construction of SFR and ADU with attached garage	Application deemed incomplete, comments sent to applicant on 12/27/18.				nh
19	Fields	731 Butte	6/14/18	CP0-582/UP0-534	CDP and CUP for Multi-Family residences. A 1,500 sq. ft. manufactured residence, a 448 sq. ft. studio unit above a 441 sq. ft. garage with an attached 220 sq. ft. carport	Under Initial Review. Correction letter sent 7/11/18. Resubmitted 10/22/18. Correction Letter sent 11/14				nh
20	Held	205-215 Harbor St	5/4/18	CP0-578/ UP0-527	Coastal Development Permit & Conditional Use Permit for New construction of new 30 unit hotel, Merge existing 6 lots	Under initial review. Incomplete letter sent 6/4/18. Resubmittal received 7/3/18. Additional comments sent to Applicant's Agent 8/3/18, and 8/22/18. Proposals received for environmental review. Reimbursement agreement sent to applicant for environmental review on 10/15/18. Resubmittal received 5-10-19 - comments returned 5-28-19		PN- Conditionally Approved 7/17/2018		cj
21	T-Mobile	1478 Quintana	2/26/18	A00-056	Modification to UP0-052/CP0-073 for upgrade to existing wireless site	Under initial review. Correction Letter sent 3/30. Unauthorized work completed by owner. Spoke with the agent 11/5 about process moving forward. Spoke with agent again 2/7. Resubmittal 2/26. Correction letter sent 3/13. Awaiting resubmittal. Update: Project determined to only require		JW approved		wu

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22	Morgan	101 Fig St.	4/12/17	UP0-476	Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project. Project Inactive as of 10/2018		PN-Conditionally approved 5/11/17		nh
Projects Appealed to Planning Commission or PC Continued projects:										
23	State Parks - Mike Walgren	11 State Park Road	8/20/18	CDP 18-004, CUP18-04	Coastal Development Permit & Conditional Use Permit to install modular building for office space, parking and landscape improvements at Morro Bay State Park	Submitted on 8-20-18. Deemed incomplete 9.10.18. Applicant to resubmit plans. Plans resubmitted with additional information on 10-26-18. Project deemed complete. Scheduled for PC on December 18, 2018. Continued to date uncertain by PC on 12/18/18. Applicant to provide additional information.		PN- Approved 9/4/2018		nh
23	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		nh cj
Projects Appealed or Forwarded to City Council:										
24	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11. City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg

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Environmental Review										
25	Patel	233 Atascadero	6/13/18	CP0-581/UP0-533	CDP and CUP for New 83 room hotel on vacant 2 acre lot	Under Initial Review. Incomplete letter sent 7/13/18. Resubmitted 9/11/18. Comment letter sent 10/19/18. Environmental review required. Cj. Met with Applicant's Agents 11-8-18 to review flood plain and height requirements. Project currently overheight and does not meet parking requirements. Story poles erected on 1/3/19 and scheduled for Conceptual Review by PC to evaluate height, parking, and findings of significant public benefit as allowed under the Planned Development (PD) overlay zone. PC comments provided to Applicant after 1-15-19 meeting. Applicant considering project revisions. Environmental review in progress. Draft MND awaiting Applicant signature and circulation.				
26	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj cj
Final Map Under Review Projects - No pending applications currently.										
Projects requiring coordination with another jurisdiction:										
27	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
28	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										

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29	City of Morro Bay	Citywide			Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. General Plan Advisory Committee meetings ongoing. For more information or to get involved, visit www.morrobayca.gov/planmb . Project to be complete with documents ready for adoption and certification by end of 2019. Public draft of combined General Plan/ LCP released May 2018 for review. Working with Coastal staff on CCC input.				
30	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
31	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig
Grants										
32	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	No review performed.	N/A		sg

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33	City of Morro Bay	City-wide				Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj
34	City of Morro Bay	City-wide				Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj

Projects in Building Plan Check:

1	LaPlante	3093	Beachcomber	4/29/17	B-31487	New SFR: 3,495 sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Approved 8-9-18. cj. Requested permit extension.	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	cj
2	Zine	1309	Berwick Dr	7/3/19	B19-0139	New SFR, 2871 sf living, 628 sf attached garage, & 189 sq deck.	Project on hold until planning permit obtained.	Bldg - Disapproved 7/29/19			wu
3	Jones	1362	Berwick Dr	8/5/19	B19-0169	Interior remodel, remove existing roof over existing garage and replace with 352 sf deck.	Disapproved 9/11/19. Awaiting resubmittal.	Bldg - Disapproved 9/4/19			wu
4	Kurz	2720	Elm Ave	7/18/19	B19-0154	New Accessory Dwelling Unit (ADU), 370 sf detached ADU with upper floor loft.	Approved 7/30/19	Bldg - Disapproved 8/12/19			wu
5	Ferrin	2770	Elm Ave	9/11/19	B19-0205	Tandem garage addition w/roof deck.	Approved 10/24/19. wu	Bldg - Approved 9/12/19			wu
6	The Savory Palette	601 #5	Embaracadero	11/18/19	B19-0254	Adding a pony w/electric 4 outlets, add 3 circuits, installing flooring with coving, install water resistant gypsum board to walls in kitchen prep area, replacing ceiling tile with smooth finish, reduce plumbing at sinks per Health Dept. minor renovations.		Bldg - Disapproved 11/22/19			sg
7	Van Beurden	945	Embaracadero	8/1/19	B19-0163	Remodel existing area of restaurant into dining space, add outside public seating (at west side of site), add 71sf trash enclosure to building footprint, modify wharf area to create accessible Harborwalk, repair pilings and gunny sack batter wall.	Approved.	Ready to issue			cj
8	Owen	545	Fresno Ave	10/31/19	B19-0243	Demo (E) 780 sf., SFR, Build (N) 1.861 sf., 2-story SFR w/attached 2-car garage; covered porch & lower/upper flr. covered deck.	Approved 11-6-19. wu	Bldg - Disapproved 11/22/19			wu
9	John & Andrea Envgall	580	Harbor	10/24/19	B19-0236	Existing commercial building alteration of a 61 sq ft concrete accessible ramp to rear bldg entrance; including accessible parking striping and signage.	Approved 10-28-19. sg.	Bldg - Disapproved 11/05/19			

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10	Sadowski	490	Java	11/14/19	B19-0252	Fire damage repair to existing SFR. Interior - new doors, windows, heating system, drywall, insulation, remodel 1st flr bath & laundry, relocate kitchen & create art studio, add kitchenette in garage for future ADU. Exterior - Hardie board siding, roofing, fascia, rafters & overhangs.	Disapproved 11-20-19. Needs CDP. Wu	Plancheck			wu
11	Nolan	2991-A	Juniper Ave.	11/1/19	B19-0248	Proposed ADU @existing 1st floor		Bldg - Disapproved 11/19/19			wu
12	Linker	594	Kings Ave.	4/16/19	B19-0068	New two story SFR - 2996 sf living, 491 sf attached garage, 304 sf deck at front and 85 sf deck at rear.	Planning approved	Bldg - Ready to issue			nh
13	Richardson	441	LaJolla	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
14	Ed & Bonnie Applegate	1050	Las Tunas	10/24/19	B19-0237	Construct new 539 sq ft detached garage. Replace existing driveway and sheds.		Ready to issue			wu
15	Castro	1105	Las Tunas	10/8/19	B19-0226	Add 476 sq ft ADU above existing garage. Add storage rm adjacent to existing garage (150 sq ft) Add 400 sq ft exterior deck and stairway.	Planning disapproved 10/16/19.	Bldg - Approved 10/28/19			wu
16	Gronigen	859	Main St.	9/23/19	B19-0225	Add plumbing modifications to premises as per site plan.		Ready to issue			wu
17	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		sg
18	Sonic	1840	Main St.	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. Requested permit extension. Awaiting resubmittal. Requested Permit Extension.	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	cj
19	Pavarich	501	Marina	11/7/19	B19-0250	Remodel kitchen, masterbath, electrical, and plumbing.		Bldg - Approved 11/14/19			sg
20	NHC-MB LLC	495	Morro Bay Blvd	10/29/19	B19-0242	Interior Commercial Demo	Approved 11-1-19. sg	Bldg - Disapproved 11/04/19			sg
21	Elster	530	Morro Ave	7/9/19	B19-0142	New SFR (three levels), 2613 sf living, 734 sf attached garage, 639 sf basement & bath, 846 sf of open decks, and 318 sf covered decking. The lower level will be recessed into the existing grade to contain garage, parking areas, and basement storage spaces. See B19-0143 for attached ADU with garage.	Disapproved 7/22/19. Awaiting resubmittal.	Bldg - Disapproved 8/5/19			wu

#	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
22	Elster	530-A	Morro Ave	7/9/19	B19-0143	New 636 sf attached Accessory Dwelling Unit (ADU) with 258 sf garage. See B19-0142 for SFR permit.	Disapproved 7/22/19. Awaiting resubmittal.	Bldg - Disapproved 8/5/19			wu
23	Krupa	845	Morro Ave	7/23/19	B19-0157	Barrier removal, remodel & 147 sf office addition. New accessible parking, remove steps & improve path of travel. Barrier removal & remodel guest room bath, remodel lobby & office addition.	Planning disapproved pending modification of existing planning permits (see MIN19-014). Planning approved 10-29-19	Bldg - Approved 10/28/19			nh
25	Kennedy	500	Napa	11/25/19	B19-0257	Kitchen remodel and bathroom addition without adding any additional square footage. This remodel will consist of removal of two walls (interior) and installation of two interior walls to form the new bathroom.	Approved 11-26-19. sg.	Plancheck			sg
26	Erb	2630	Nutmeg Ave	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. Variance application approved. Awaiting building permit resubmittal.	Bldg - Approved 3/27/19			wu
27	Ernsdorf	450	Oahu St	9/6/19	B19-0200	Convert portion of existing garage into new accessory dwelling unit (213 sq ft)	Planning permit appealed to PC 10/25/19.	Bldg - Approved 9/18/19			wu
28	Freisen	196	Panay St.	3/15/19	B19-0045	Additional 1000 sf to SFR	Disapproved 4/3/19. CUP Approved by PC. Awaiting Lot Merger and Easement Abandonment.	Bldg - Disapproved 10-02-19			wu
29	Friesen	196-A	Panay St.	9/19/19	B19-0212	New 330 sq ft attached ADU	Disapproved 4/3/19. CUP Approved by PC. Awaiting Lot Merger and Easement Abandonment.	Bldg - Disapproved 10-02-19			wu
30	Daley	365	Quintana	8/21/19	B19-0184	Addendum to B19-0144 (T.I.) Add accessible van parking space and sidewalk to front door.	Approved 8/28/19	Ready to issue			wu
31	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring.	Disapproved 4/11/19. Awaiting resubmittal.	Ready to issue			cj
32	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.	Disapproved 4/11/19. Awaiting resubmittal.	Bldg - Approved 3/27/19			wu
33	Davis	1149	West Ave	7/8/19	B19-0145	Construct lower level 360 sf enclosed patio (12' x 30') at rear of existing SFR.	Disapproved, proposed enclosed patio extended into the 25 foot bluff setback.	Bldg - Approved 7/10/19			nh

Planning Projects & Permits with Final Action:

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
1	TLC Family Enterprises	833 Embarcadero	9/9/19	CUP19-11	Precise Plan CUP - Demo/reconstruct / Harborwalk Plaza multi-use redevelopment project including restaurant, retail, second floor hotel units, public access improvements.	Submittal under Review. Correction letter sent 10/9/19. Resubmittal received 10/23. Noticed for 11/5 PC meeting		PN-Conditionally Approved 9/25/2019		cj
2	Guesno	210 Atascadero Road	7/30/19	MAJ19-03	Amend existing CUP/CDP to change from vintage auto display to batting cages, adding arcade gaming area near café and merchandise areas	Submittal is under review. Planning disapproved 8/23/19. Resubmitted 9/13/19. Deemed complete and scheduled for Planning Commission November 5, 2019. As of October 25, 2019, applicant withdrew request for arcade use on the site. PC approved project, permit was issued.				nh
3	Henry	411 Trinidad	7/5/18	CP0-584	CDP for construction of a new single-family residence on a vacant lot	Under Intial Review. Correction letter sent 7/16/18. Additional review and correspondence with owners on March 7, 2019. Waiting for resubmittal. Resubmitted with new design on September 13, 2019. Deemed complete, in public notification period for decision October 29, 2019. Approved and permit issued.		PN- conditionally Approved 7/19/2018		nh
4	Sea Air Inn, Patel	845 Morro Ave	10/17/19	MIN19-014	Accessibility barrier removal and remodel/addition to lobby area	Submittal received October 17, 2019. Approved and permit issued 10-29-19.				nh
5	City of Morro Bay	LCP Text Amendment	6/4/19	MIN19-006	Clarification of density transfer allowed from CRR zoned land within the Cloisters Subdivision.	Public noticed on June 19, 2019. Planning Commission forwarded their recommendation for approval to City Council on July 16, 2019. City Council hearing August 13, 2019. City Council Approved and this has been forwarded to CA Coastal Commission for certification. Certified by CCC on October 18, 2019.				nh

AGENDA ITEM: A-2

DATE: DECEMBER 3, 2019

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 5, 2019
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Susan Stewart Joe Ingraffia Jesse Barron	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Nancy Hubbard	Community Development Director Senior Planner Contract Planner

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

Chairperson Luhr announced there will be a Thanksgiving dinner on November 28th, at the Morro Bay Community Center, from 1-3 PM. Dinner will be free to everyone.

Commissioner Barron announced the Veteran's of Foreign Wars (VFW) Nipomo branch will be hosting a pancake breakfast on November 10th, 8-10 AM.

PUBLIC COMMENT PERIOD - NONE

PRESENTATIONS - NONE

A. CONSENT CALENDAR

<https://youtu.be/pDzcDFTVZBs?t=3m56s>

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

A-2 Approval of minutes from the Planning Commission meeting of September 17, 2019.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of October 1, 2019.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Stewart move to approve the Consent Calendar. Commissioner Ingraffia seconded, and the motion passes 5-0.

<https://youtu.be/pDzcDFTVZBs?t=4m9s>

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.
<https://youtu.be/pDzcDFTVZBs?t=4m29s>

B-1 Case No.: MAJ 19-03 (Modification of UPO481 and CPO544)

Site Location: 210 Atascadero Road, Morro Bay, CA

Project Description: Major Modification of existing Coastal Development Permit and Conditional Use Permit for change in use of an existing 11,840 square foot commercial building located at 210 Atascadero Road, formerly known as the Flippo's Roller Skating facility. The existing approval allows a café, several offices and storage areas as well as a large interior display area for classic and vintage cars and required parking lot improvements. The Modification eliminates the Vintage car display area and replaces it with 6 batting cages and an 1100 square foot arcade area. This project is in the C-VS/PD zoning district and is within the appeals jurisdiction of the California Coastal Commission.

Status Update: Applicant removed the arcade from the application after the project was noticed for public hearing.

CEQA Determination: This project has been deemed exempt from CEQA under Section 15301 related to interior improvements of existing facilities.

Staff Recommendation: Approve the Major Modification of the existing Conditional Use Permit and Coastal Development Permit with Conditions of approval and provide findings and recommendations to City Council for action on the proposed arcade use.

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/pDzcDFTVZBs?t=9m55s>

The Commissioners presented their questions to the applicant.

Larry Guesno, applicant answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/pDzcDFTVZBs?t=18m53s>

Discussion between the Commission.

MOTION: Commissioner Barron moved to approve the application for MAJ19-03, Conditional Use Permit UP0-428 and Coastal Development Permit CP0-544, for change in use of the existing 11,840 square feet, commercial building. Commissioner Stewart seconded, and the motion passes 5-0.

B-2 Case No.: CUP19-12 (Conceptual Review)

Site Location: 405 Atascadero Road, Morro Bay, CA

Project Description: Request for conceptual review of a proposed 35-unit affordable housing project on a .94-acre parcel along the Highway 41 (Atascadero Road) frontage road, also bordering on Sunset Ave and Rockview Street. The proposed project will provide affordable housing to 35 families in one, two and three bedroom apartments. The project will be 3 stories in height surrounding a central courtyard and will provide 35 off-street parking spaces. This project will require a conditional use permit, a coastal development permit and a parking exception. The project is in the MCR/R-4/PD/SP zoning district and is not located within the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Not Exempt, Initial Study required

Staff Recommendation: Project is being reviewed for discussion purposes only and no decision will be rendered. Commission to provide input and comment on project design.

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

<https://youtu.be/pDzcDFTVZBs?t=20m33s>

Hubbard notified the Commissioners that additional public comments were received. Commissioners received copies & additional copier were placed on the table for the public.

Hubbard presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Commissioner Stewart spoke to Patti Dunton, Salinan Tribal Administrator and Valerie Levulett, Cal Trans archeologist.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/pDzcDFTVZBs?t=34m15s>

Scott Smith, Executive Director of Housing Authority of San Luis Obispo (HASLO), updated the Commissioners on affordable housing.

Thom Jess, Arris Studio Architects presented his report.

Darryl Griggs stated he owns the trailer property next to the project. Griggs stated his concerns with the project.

Betty Winholtz, Morro Bay resident, stated her concerns with the project.

Iantha Miner, Morro Bay resident, stated her concerns with the project.

Charles Harkins, Morro Bay resident, stated his concerns with the project.

Charles Arnold stated he lives in the mobile home park near the project. Arnold stated his concerns with the project.

Worthington Vogel stated he is a new resident to Morro Bay and moved here because Morro Bay is a small community.

The Commissioners presented their questions to the applicant.

Smith went through the screening process for new tenants.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/pDzcDFTVZBs?t=1h29m31s>

- B-3 Case No.:** Precise Plan #CUP19-11 (Harborwalk Plaza)
Site Location: 833 Embarcadero, Morro Bay, CA
Project Description: Precise Plan approval (#CUP19-11) of Conditional Use Permit for demolition of 6,687sf two-story visitor-serving building. Construct new 7,994sf two-story 25-foot tall building to include ground floor retail and restaurant uses, with 8 boutique hotel rooms on the second floor. Project also proposes to replace the existing side-tie dock and gangway, remove 9 existing wood piles and replace with 9 new piles; construct public access improvements including extension of bayside Harborwalk access, outdoor seating, public restrooms, redesigned children’s play area as public benefit. The project is located in the WF/PD/S.4 zoning district and is subject to the Waterfront Master Plan. The project site is located in the original jurisdiction of the California Coastal Commission (CDP #3-19-0011).
CEQA Determination: Categorically exempt Section 15302, Class 2b
Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Senior Planner (805) 772-6577
<https://youtu.be/pDzcDFTVZBs?t=2h6m15s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Jacinth presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/pDzcDFTVZBs?t=2h36m15s>

Cherise Hanson, applicant, presented her presentation of the project.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/pDzcDFTVZBs?t=2h56m2s>

Discussion between the Commissioners.

MOTION: Commissioner Ingraffia moved to approve PC Resolution 28-19 with the amendment to Planning Condition # 9, prohibiting internally illuminated exterior signs. Commissioner Barron seconded, and the motion passes 5-0.

<https://youtu.be/pDzcDFTVZBs?t=3h6m21s>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/pDzcDFTVZBs?t=3h7m25s>

Commissioner Stewart informed the Commission that she is on a committee who will be looking at the short-term rental ordinance for the City.

Commissioner Barron announced there will be a special WRFCAC meeting on Wednesday, November 20th, 3-5 PM at the Veteran’s Memorial Hall.

Vice-Chairperson Lucas asked staff to give an update for the General Plan.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/pDzcDFTVZBs?t=3h14m20s>

Graham updated the Commissioners on the vacation rental monitoring and EV Charging Stations for City properties.

G. ADJOURNMENT

The meeting adjourned at 9:17 p.m. to the next special scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on November 19, 2019 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: December 3, 2019

Staff Report

TO: Planning Commissioners

DATE: November 25, 2019

FROM: Willow Urquidi, Assistant Planner

SUBJECT: Appeal of Administrative Coastal Development Permit (CDP19-035) for conversion of a 275 sf attached garage into a 213 sf. accessory dwelling unit and a separate laundry area with exterior access for the primary residence at 450 Oahu Street. All proposed work is within the garage building footprint and there are no proposed changes to the existing primary residence. This project is located in an R-1/S.1 zone outside of the Coastal Commission appeals jurisdiction.

RECOMMENDATION:

Continue the item to the December 17 Planning Commission meeting to allow time for staff to publish notification of the hearing in The Tribune, mail notifications to all owners and occupants within 500' and post a notice at the physical site.

APPELLANT: Chris Barber

APPLICANTS: Matt Ernsdorf

LEGAL DESCRIPTION/APN: 065-058-034

SUMMARY:

An Administrative Coastal Development Permit was issued on October 15, 2019 for the conversion of a 275 sf attached garage into a 213 sf. Accessory Dwelling Unit (ADU) and a separate laundry area with exterior access for the primary residence at 450 Oahu Street. An appeal of this action was submitted by Chris Barber on October 25, 2019.

Prepared By: WU

Department Review: SG