



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, January 21, 2020
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.

B. PUBLIC HEARINGS

- B-1 **Case No.:** CUP19-04
Site Location: 839 Morro Bay Blvd, Morro Bay, CA
Project Description: Coastal Development Permit (CDP19-013) and a Conditional Use Permit (CUP19-04) to allow demolition of an existing drive-through self-service car wash at 839 Morro Bay Blvd across the street from Morro Bay Police Station to be replaced with a new 600 square foot drive-up coffee shop. The proposed project will have two drive-thru order lanes that merge into one pick-up lane. The parking required is 2 spaces, once of which is required to be van accessible. There is also a walk-up window at the north side of the building. The project is in the C-1/S.4 zoning district and is not located in the Coastal Commission Appeals Jurisdiction
CEQA Determination: Categorically Exempt, Section 15303, Class 3c.
Staff Recommendation: Approve with Conditions
Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211

- B-2 **Case No.:** CUP19-10
Site Location: 953 Pacific, Morro Bay, CA
Proposal: Application for a Conditional Use Permit (CUP19-10) for a second story 459 sf addition to an existing 968 sf non-conforming single-family home, demolition of an existing detached shed structure and construction of a detached two-car garage with a car lift and 238 sf of unconditioned workshop space above. The site is a single-family residential property located at 953 Pacific in an R-1 zone. The project is outside the Coastal Commission appeal jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301 Class 1(e) and Class 1(l), and Section 15303 Class 3(e)
Staff Recommendation: Continue to a date uncertain
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 February 4, 2020 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.

Agenda No: A-1
 Meeting Date January 21, 2020

Approved projects are deleted on next version of log.

#	Applicant/ Property Owner	Project Address	Application 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	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. Deemed complete, scheduled for Planning Commission January 21, 2020		PN-Conditionally Approved 5/16/2019		nh
2	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. Resubmittal 12/5/19 under review. Deemed complete. Project requires additional environmental review. Scheduled for continuation at 1/21/19 PC Meeting		PN- Conditionally Approved 9/10/2018		wu
3	Ladd	157 Mindoro Street	12/19/19	MIN19-016	Minor modification to existing CUP/CDP to allow a JADU in a portion of the existing garage. Property already has an ADU	Deemed complete January 2, 2020. Public noticing from January 9-20, 2020.				nh
4	Elster	530 Morro Avenue	12/4/19	MIN19-015	Minor modification to decks and rear wall	Under review. Deemed complete. Noticing began 1/13/20. Action date 1/24/20.				wu
5	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. Resubmittal received 12/3/19 under review. Correction letter sent 12/20/19. Resubmittal received 12/30/19 under review. Certificate of Lot Merger recorded with the County, and Conformed Copy received				wu
6	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. Resubmittal received 12/30/19, deemed complete. Public notice being prepared.				nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
7	Borges	1930 Main Street	4/11/19	CDP19-009	Conditional Use Permit for new mobile home park with mixed vacation rentals and long term rentals, with managers dwelling unit (permanent construction)	Deemed incomplete 5/13/19. Resubmittal received 12/5/19, under review. Comment letter sent 12/13/19, resubmittal requested.				nh
8	Morro Bay Recovery	2460 Main Street	12/2/19	CDP19-043	Small addition to lobby, ADA improvements	Deemed incomplete 12/21/19. Resubmittal received 1/9/20		PN-Disapproved 6/21/2019		nh
9	Shorey	1110 Marengo	12/20/19	CDP19-048	Coastal Development Permit for a new 2-story home behind an existing home which will be expanded by 450 sf.	Project deemed incomplete, comment letter sent January 7, 2020				nh

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10	Bean	Unaddressed Main Street (AKA 199 Sandpiper Court)	12/19/19	CUP19-20, CDP19-047	CUP/CDP for new home on triangular small parcel on the bluff. Proposed home is 526 sf 2-stories with access easement to Main Street	Project deemed incomplete, comment letter sent January 7, 2020				nh
11	Cleath	2790 Main Street	12/5/19	CUP19-17 / CDP19-044	CDP and CUP for New 8 unit hotel	Correction letter sent December 20, 2019. Resubmittal received January 9 2020, under review.				nh
11	Novick	2820 Greenwood	12/31/19	CUP19-21	Enclosing access to upstairs on 2nd floor	Under review.				wu
12	Santoianni	675 Paula Street	12/19/19	CDP19-046	CDP for Demolition of an SFR	Under review. Correction letter sent 1/15/20.				wu
13	Sadowski	490 Java	11/21/19	CDP19-042	Admin Coastal Development Permit	Under review.	Fire cond. Approved 11-26-19. mv			wu
14	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. Incomplete Letter sent 12/11/19.				cj
15	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
16	Gambril	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
17	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. MND update in process.		PN-Conditionally Approved 10/10/2019		NH
18	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
19	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
20	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. Resubmitted 12/9/19, under review. Deemed complete on 1/2/20, noticing scheduled for 1/9/20. Noticing cancelled - Effective January 9, 2020, Applicant has withdrawn this application.		PN-Disapproved 6/21/2019		nh
21	Cleary	1282 and 1290 Embarcadero Road	5/23/19	CDP19-016	CDP for removal of major vegetation.	Submittal is under review. Correction letter sent 6/10. Awaiting resubmittal.				wu
22	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. Disapproved 11-5-19. nh		PN- Disapproved 11-6-2019		nh

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23	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
24	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
25	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
26	T-Mobiile	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 building permit.		JW approved		wu
27	Morgan	101 Fig St.	4/12/17	UP0-476	Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project. Project Inactive as of 10/2018		PN-Conditionally approved 5/11/17		nh

Projects Appealed to Planning Commission or PC Continued projects:

28	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
29	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		cj

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Projects Appealed or Forwarded to City Council:										
30	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
Environmental Review										
31	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. MND routed to State Clearinghouse 12/23/19. Scheduled for PC review 2/4/2020.				cj
32	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects										
Projects requiring coordination with another jurisdiction:										
30	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		

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31	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.		

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Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
32	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.				
33	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:										
34	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig
Grants										
35	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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36	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
37	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	Coghlan	3009	Beachcomber	12/2/19	B19-0259	Remodel of existing 1 story, single family residence, adding 375 sf. And upgrades for code requirements.	Approved 12/6/19	Bldg - Approved 12/20/19			nh
2	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
3	Alierbach	3200	Beachcomber	12/30/19	B19-0277	Convert 100 sf of enclosed sun-room area to living space and add 67 sq ft of new living area. Demo kitchens and add 3 beams, new windows, siding, update electrical, water heater and forced air unit, misc, clean up.	Disapproved Jan 14, 2020, pending redesign or submittal of a CDP for an addition between 10 and 25% of existing home.	Plancheck			nh
4	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 - Approved 12/16/19			wu
5	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
6	Talvey	572	Dawson	1/13/20	B20-0009	Repair entry deck joist. Repair driveway ramp to garage. Replace lower deck joist and decking w/Trex. Remove staircase on lower deck. adding on exterior door on existing landing for egress.	Under review.	Bldg - Approved 1/14/20			wu
7	Diaz	365	Driftwood	1/6/20	B19-0280	328 sq ft addition to master bedroom and bath on second flr. Convert covered patio to living space 50 sq ft enclosed covered porch 30 sq ft interior	Under review.	Bldg - Disapproved 1/15/20			wu
8	Brebes	495	Driftwood	12/20/19	B19-0269	New 3778 sf duplex homes including garages on lot with existing SFH	Pending approval of planning permits	Plancheck			nh
9	McClish	2465	Elm	12/20/19	B19-0273	New detached ADU with decks	Under review	Bldg - Disapproved 1/14/20			wu

#	Applicant/ Property Owner	Project Address		Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
10	City of Morro Bay	595	Embaracadero	12/31/19	B19-0278	Commercial T.I. to former Aquarium building to meet accessibility requirements, remove asbestos from 1st floor, update electrical, mechanical and plumbing, new structural shear wall, repair concrete columns, new raised deck, stairs & railing for tasking room & brewery (Three stacks & A Rock Brewing Company.	Approved. Cj.	Plancheck			sg
11	Monie	2577	Greenwood	1/7/20	B20-0002	109 sq ft deck replacment and deck expansion on 34 sq ft. Total new deck size shall be 149 sq ft. The project shall include a 49 sq ft staircase off the deck.		Plancheck			sg
12	John & Andrea Eavgall	580	Harbor	10/24/19	B19-0236	Existing commerical 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 - Approved 12/9/19	PN- Disapproved 10-31-2019		sg
13	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.	Bldg - Approved 1/2/20			wu
14	Evans	444	Kings Ave.	12/16/19	B19-0265	Interior Remodel - Enlarge existing Master bath into Master bdrm and install shower, install sink in laundry, remove wall and reconfigure kitchen.	Under review.	Bldg - Approved 12/20/19			wu
15	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
16	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
17	Wood	361	Main St	12/30/19	B19-0276	395 sf 2nd floor addition to existing SFR, with 183 sf of 2nd floor deck	Under review	Plancheck			nh
18	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
19	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

#	Applicant/ Property Owner	Project Address		Application 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	Shorey	1110	Marengo Dr	12/20/19	B19-0270	450 sq ft addition to guesthouse.	Disapproved pending approval of CDP19-048	Bldg - Disapproved 1/14/20			nh
21	Ladd	157	Mindoro	12/19/19	B19-0267	Convert existing garage space to a bedroom/bath for the main residence	Planning disapproved pending modification of existing planning permits (see MIN19-016).	Bldg - Conditional 12-23-19			nh
22	LifePoint Church	615	Monterey	1/6/20	B19-0279	Remodel/upgrade current building	Under review.	Plancheck			wu
23	Davis	780	Monterey	1/9/20	B20-0004	Tenant improvement, adding walls and re configuring lighting. Add 4 Solar tubes, paint, flooring, and insulation.		Plancheck			sg
24	NHC-MB LLC.	495	Morro Bay Blvd	12/31/19	B19-0275	Commercial remodel for Medical Cannabis dispensary		Plancheck			sg
25	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 Minor Modification approval.	Bldg - Approved 12/16/19			wu
26	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 Minor Modification approval.	Bldg - Approved 12/16/19			wu
27	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
28	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

#	Applicant/ Property Owner	Project Address		Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
29	Ernsdorf	450-A	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. Submittal under review.	Bldg - Approved 9/18/19	PN-Approved 10-30-2019		wu
30	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 - Arrpoved 12/11/19			wu
31	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 - Approved 12/11/19			wu
32	Sinclair	484	Piney	12/10/19	B19-0262	New construction of an SFR	Under review	Bldg - Disapproved 1/7/20			wu
33	Tabrizi	1000	Quintana	12/29/20	B19-0274	Commercial remodel for cannabis dispensary to include new interior walls, doors, ceilings, casework, mechanical, electrical and plumbing.		Plancheck			sg
34	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.	Approved 9/26/19.	Ready to issue			cj
35	Kennedy	1130	Scott Street	12/20/19	B19-0271	New commercial project with residential security unit above	Conditionally approved 1/3/20	Bldg - Disapproved 1/7/20			nh
36	Anouck Ce Bris	516	Shasta	12/9/19	B19-0261	520 sf st ADU with studio below; addition to SFR	Planning disapproved pending approval of CDP19-031	Bldg - Disapproved 12/26/19			nh
37	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
38	Henry	411	Trinidad	12/19/19	B19-0268	New 1512.5 sf SFH with attached 451.5 st garage and roof deck	Approved 12/31/19	Bldg - Disapproved 12/31/19			nh
39	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
40	Weaver	448	Yerba Buena	1/10/20	B20-0007	Rebuild existing deck & add 48 sq ft existing deck-85 sq ft. New deck 48 sq ft. Total 133 sq ft.		Plancheck			sg

Planning Projects & Permits with Final Action:

#	Applicant/ Property Owner	Project Address	Application 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	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. Deemed complete, scheduled for Planning Commission 12/17/19. PC approved, permit issued.		PN-Conditionally approved 11/21/19		nh
2	Giovanni	1001 Front St	11/25/19	CUP19-15	Conditional Use Permit for Giovanni's Annual Waterfront Market	Application deemed complete. Scheduled for 1/7/20 PC Meeting.	Fire approved 11-26-19. mv	PN- Approved 11-26-2019		wu



AGENDA NO: B-1

MEETING DATE: January 21, 2020

Staff Report

TO: Planning Commissioners **DATE:** January 10, 2020

FROM: Nancy Hubbard, Contract Planner

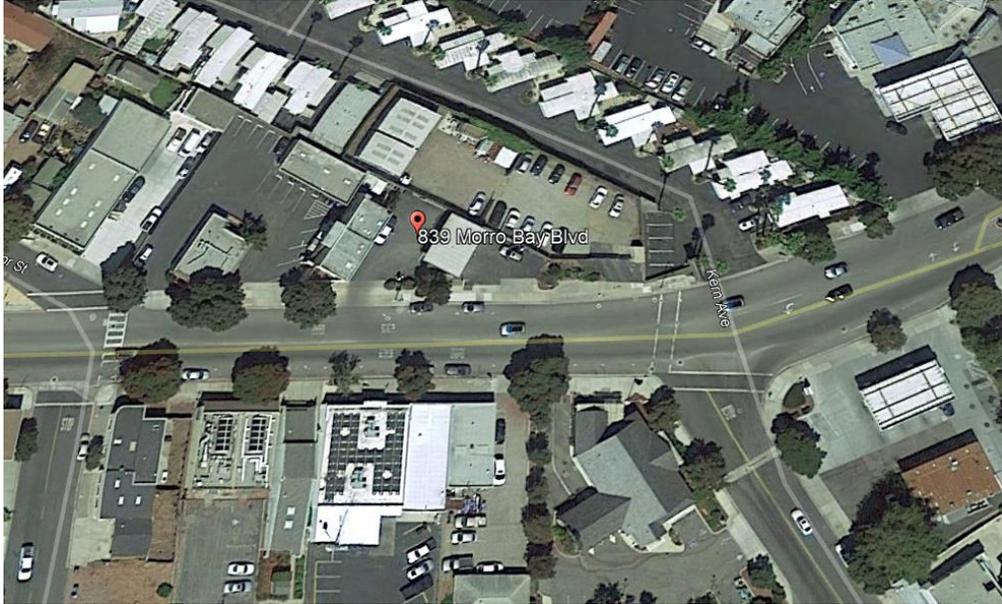
SUBJECT: **New construction of a drive-up coffee shop at 839 Morro Bay Blvd.** The project application consists of a Coastal Development Permit (CDP19-013) and a Conditional Use Permit (CUP19-04). The project is in the C-1/S.4 zoning district and is not located in the Coastal Commission Appeals Jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 02-20 making the necessary findings for approval of CDP19-013 and CUP19-04

APPLICANT: Moss Lane Ventures, LLC
AGENT: Pamela Jardini/Planning Solutions
ADDRESS/APN: 839 MORRO BAY BLVD/ 066-071-032

SUBJECT: Request for approval to demolish the existing drive-through self-service car wash at 839 Morro Bay Blvd across the street from Morro Bay Police Station and replace with a new 600 square foot drive-up coffee shop. The proposed project will have 2 order lanes that merge into one order pick-up lane. The parking required is 2 spaces, one of which is required to be van accessible. There is also a walk-up window at the north side of the building. There will not be any provisions for on-site seating. The project requires approval of a Conditional Use Permit (CUP19-04) and Coastal Development Permit (CDP19-013) and approval of signage program exception.



ZONING: C-1/S.4 (Central Business in a Special Design Criteria Overlay Zone). This zone allows drive-in/drive-thru restaurants with a conditional use permit.

Adjacent Zoning			
North	C-1/S.4 Central Business/Special Design overlay zone	East	C-1/S.4 Central Business/Special Design overlay zone
South	C-1/S.4 Central Business/Special Design overlay zone	West	C-1/S.4 Central Business/Special Design overlay zone. Close to G-0/S.4 General Office

DOWNTOWN WATERFRONT STRATEGIC PLAN AREA: The project is at the furthest easterly edge of the defined area for this plan, but the proposed design meets several goals in the strategic plan, such as; to improve and enhance an underutilized area, to provide an active business in an unserved area, the project meets design and façade guidelines providing visual interest and articulation in design. The signage program is scaled appropriate for the intended use and includes a high-quality graphic design with the proposed whimsical coffee cup logo.



GENERAL PLAN/COASTAL LAND USE PLAN: Area 7 – Central Morro Bay with a land use designation of Mixed-Use Area E, which allows Professional Offices and public/quasi-public uses.



Site Characteristics	
Site Area	3,920 square feet
Existing Use	Drive thru self-service car wash
Terrain	Primarily Flat
Vegetation/Wildlife	Paved
Archaeological Resources	N/A
Access	Morro Bay Blvd

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Planning Area 7, Central Morro Bay/Mixed Use
Base Zone District	C-1
Zoning Overlay District	None
Special Treatment Area	S.2A, Downtown Waterfront Strategic Plan area
Combining District	n/a
Specific Plan Area	Central Morro Bay Planning Area 7
Coastal Zone	Not within the Coastal Commission Appeal Jurisdiction

SITE HISTORY:

- The existing car wash was built in 1966
- The existing building is approximately 864 total square feet
- The parcel is triangular and is 3,920 square feet in size
- The existing driveway configuration is the same as proposed



PROJECT ANALYSIS:

The proposed project is a Human Bean drive-through coffee shop. The building will be placed toward the back of the site allowing space for 2 drive-up order lanes that will merge prior to the order pick-up window. The applicant provided two local examples of this drive-up configuration:

a McDonalds Restaurant in Paso Robles and another in Arroyo Grande. See Exhibit D. There will also be a walk-up window and a pedestrian walkway at the north side of the building. They provided the required 2 parking spaces on site, including one van accessible space. The business is designed as take-out only and will not provide any on-site seating or tables



for customers. The cars will enter from the westerly driveway exiting on the east side of the site following order pick-up. The driveways are in the same approximate location as the previous car wash use. The applicant provided a traffic and circulation analysis to review trip generation and site access. The traffic letter concluded that the proposed vehicular access was appropriate for the use and vehicle stacking. If vehicle stacking issues do arise, the circulation letter indicates they would likely be short term since drive-thru coffee shops tend to self-regulate with customers going elsewhere if the lines are too long.

	C-1/S.2A Standards	Proposed Building
Front Setback	Avg of 2 feet	7 feet
Side-Yard Setback	0 feet	8 feet (east), 24 feet (west)
Rear Setback	0 feet	3 feet
Height (from ANG)	30 Feet	19 feet
Lot Coverage	90%	15%
Parking	1 space per 300 sf	1 space per 300 sf

DEVELOPMENT STANDARDS:

The project meets all development standards for the zoning district, as noted in the table above.

than one type of sign is used (i.e. wall, monument, menu board etc.) The project has 40 lineal feet of building frontage which allows only 40 square feet of total signage on the site. Given the type of business and the minimal building frontage, staff recommends that a higher signage allowance be permitted so the business can operate more effectively using the signage program in their business model. As such, staff proposes that a total of 110 square feet of signage be allowed for this use. Signage proposed is as follows: 2 wall-mounted signs on the exterior of the building approximately 20 square feet each (east and south elevations), for a total of 40 square feet, 2 exterior menu board signs each approximately 20 square feet in size, three traffic directional signs (one is two sided) with business logo up to 10 square feet in total (only the logo counts towards signage allowance) and a future monument sign of up to 20 total square feet that is not part of this submittal and will require submittal of a sign application, review and permit issuance.

Exceptions to sign programs not strictly conforming to Section 17.68 may be granted by the Planning Commission pursuant to the following applicable findings: the proposed sign program is not contrary to the purpose of the chapter, will not be detrimental to neighboring property or the general welfare of the city, an exception is reasonable given the size of the building and proposed use and any adverse effects can be prevented with the imposition of conditions of approval. Planning Condition 2 addresses the signage exception noted above.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c. The exemption applies to new construction of commercial businesses, including restaurants not exceeding 2500 square feet in size. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is consistent with the Morro Bay Municipal Code, the General Plan, the Local Coastal Program, and the Downtown Waterfront Strategic Plan as conditioned.

PUBLIC HEARING NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on January 10, 2020, 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 a public notice sign.

RECOMMENDATION:

Staff recommends that the Planning Commission **CONDITIONALLY APPROVE THE PROJECT** by adopting Planning Commission Resolution 02-20 which includes findings for CDP19-013 and CUP19-04 to allow the proposed use and

signage exception as reflected on the plans submitted to the City of Morro Bay on December 4, 2019.

ATTACHMENTS:

Exhibit A – Resolution 02-20 – Findings and Conditions of Approval

Exhibit B – Plans

Exhibit C – Traffic Letter

Exhibit D – Drive-up Window Merged Lane examples

RESOLUTION NO. PC 02-20

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT CUP19-04 AND COASTAL
DEVELOPMENT PERMIT CDP19-013 FOR A NEW DRIVE-UP COFFEE SHOP
AT 839 MORRY BAY BLVD

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 January 21, 2020, for the purpose of considering the approval of the CUP19-04 and CDP19-013 for an new drive-up coffee shop to be located at 839 Morro Bay Blvd; 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 appellant, 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. Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c. The exemption applies to new construction of commercial businesses, including restaurants not exceeding 2500 square feet in size. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit and Coastal Development Permit findings

- A. The proposed development is consistent with the C-1/S.4 Zoning designation in promoting retail businesses within the central business district. The project is also consistent with commercial mixed-use designation in the Local Coastal Program (LCP). The project will not have any substantial adverse impacts on the environment or coastal resources.
- B. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

Signage Program Exception findings:

- A. The proposed signage program is reasonable given the unique circumstances of the proposed project, location and site area
- B. The proposed increase in allowed signage area is not contrary to the purpose of this chapter and will not be detrimental to neighboring property or the general welfare of the city,
- C. Any adverse effects from this increase in signage allowed can be prevented with the imposition of conditions of approval.

Section 2: Action. The Planning Commission does hereby approve Conditional Use Permit (CUP19-04) and Coastal Development Permit (CDP19-013) subject to the following conditions:

STANDARD CONDITIONS:

1. Permit: Conditional Use Permit (CUP19-04) and a Coastal Development Permit (CDP19-013) approve a new commercial drive-up coffee shop to be located at 839 Morro Bay Blvd. The site is zoned C-1/S2A and is not located within the Coastal Commission appeals jurisdiction.
2. Inaugurate Within Two Year: 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 approval 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. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Community Development Director and/or as authorized by the Planning Commission. Failure to comply with 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 Morro Bay Municipal Code and is a misdemeanor.
7. 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.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

PLANNING CONDITIONS:

1. Setback and Height Verification: 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.
2. Signage: Signage approved as part of this permit are the following: two wall mounted signs on the tower portion of the building for a total of 40 square feet and the following freestanding signs: three traffic directional signs and two exterior menu board signs for the drive-up ordering locations for a total of up to 50 additional square feet of signage. The traffic directional signage does not count against the signage allowance, but the logo on the directional signage will count and has been included in the freestanding signage allowance noted above. The project will also be allowed a monument sign with a maximum of 20 square feet that will require a separate sign permit submittal.

BUILDING DIVISION:

Project issues to be addressed on building permit plan submitted:

- 1.) Trash enclosure must be accessible and included in the path of travel/accessible route.

2.) Ensure the 48” concrete walkway at handicap stall is long enough to accommodate a side load (driver side) approach.

A. 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.
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.

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

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

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

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

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

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

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

1. Prior to building division final approval all required inspections from the other various divisions must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.
2. Title 24 form(s) 2F-6R (Certificate of installation) for building, mechanical, electrical and plumbing systems.

PUBLIC WORKS DEPARTMENT:

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/mainmanual Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. This project will need to fulfill Performance Requirement No 1 and 2.
2. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6 at two driveways.
3. Driveway Approach: Per MBMC 17.44.030 B.4. "No part of the driveway transition shall extend closer than one foot to side property line of the property being served by the driveway unless approved by the City Engineer and unless a written agreement is obtained from the adjacent property owner and filed with the City Engineer for recording with the county recorder. The agreement shall be in a form approved by the City Attorney".
4. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. 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. 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.
6. Water Meter: Indicate and label new or existing water meter on plans (including size).
7. 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.
8. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.
9. 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.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
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. A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement. If a construction dumpster is used, the dumpster location

shall be on private property, unless allowed by an encroachment permit within the City right-of-way.

FIRE CONDITIONS:

1. Demolition Site Plan. General Notes. Provide the following notation: Fire Safety during Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Safeguarding vacant premises. Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected, in accordance with CFC 311.2. Please provide temporary fencing to restrict unauthorized site entry.
3. Knox key box. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location (CFC 506). Provide a Knox Box on exterior of the structure, in an approved location.
4. Address identification. New and existing buildings shall have approved address numbers or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide approved address numbers 4 inches high with ½ inch stroke in contrasting numbers.
5. Fire Alarms. Plans and specifications for the automatic fire sprinkler system and fire alarm system shall be submitted to Public Services Division for review and approval. (CFC 1001.3 and 1001.4) The fire sprinkler and alarm systems shall be supervised by a central station and constructed in accordance with NFPA 72.
6. Fire extinguishers. One Provide one wall mounted 2A:10-B:C fire extinguisher, and approved signage, for each 3,000 square feet of light hazard fuel load, Travel distance shall not in accordance with California Code of Regulations, Title 19, Division 1.
7. Means of Egress. Applicant shall provide a means of egress system as required by this chapter. The provisions shall control the design, construction and arrangement of means of egress components required to provide an approved means of egress from structures and portions thereof, in accordance with 2013 CFC Chapter 10.

8. 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)
9. Fire Lanes. Access roads and fire lanes shall be provided and identified by approved signage to read: "Fire Lane, No Parking" stenciled over red-painted curbs and signage.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of January 2020 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 21st day of January 2020.



NEW CONSTRUCTION



PROJECT SCOPE

DRIVE-THROUGH COFFEE FACILITY w/ QUEUE
MAY ACCOMMODATE UP TO 9 STACKED CARS AND A
WINDOW. TWO (2) ON-SITE PARKING SPACES ARE
FOR EMPLOYEES.

IN-DOOR SEATING
ON-SITE SEATING

PROJECT DATA

APN#:	066-071-032	BUILDING AREA:	
ZONING:	C1-CENTRAL BUSINESS S4 OVERLAY FOR DESIGN CRITERIA	DRIVE-THROUGH COFFEE SHOP	600 SF
PARCEL AREA:	0.11 ACRES (4,727 SF)	PARKING:	
		GENERAL (SUCH AS BUT NOT LIMITED TO FOOD, CLOTHING, BOOKS, HARDWARE, AUTOMOTIVE ACCESSORIES): ONE SPACE FOR EACH THREE HUNDRED SQUARE FEET OF GROSS FLOOR AREA.	
		REQUIRED	2
		PROVIDED	2

DRAWING INDEX

- 1- PROJECT DATA
- 2- SITE PLAN & FLOOR PLAN
- 3- ELEVATIONS
- 4- SIGNAGE
- 5- LANDSCAPE

STAMP

CONSULTANT

PROJECT
NEW CONSTRUCTION
FOR



839 MORRO BAY BLVD,
MORRO BAY, CA 93442
APN: 066-071-032

NO.	DESCRIPTION	DATE
△	CUP SET	10/17/2019

DRAWN BY	CHECKED BY
	LG

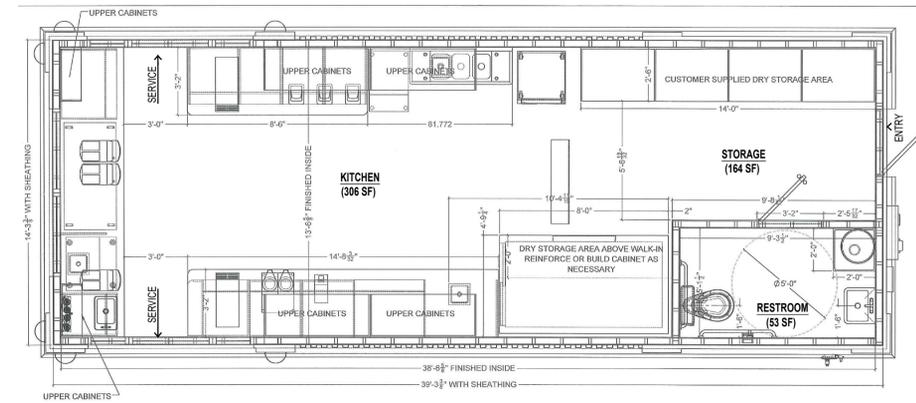
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PROJECT NUMBER
19-100.02

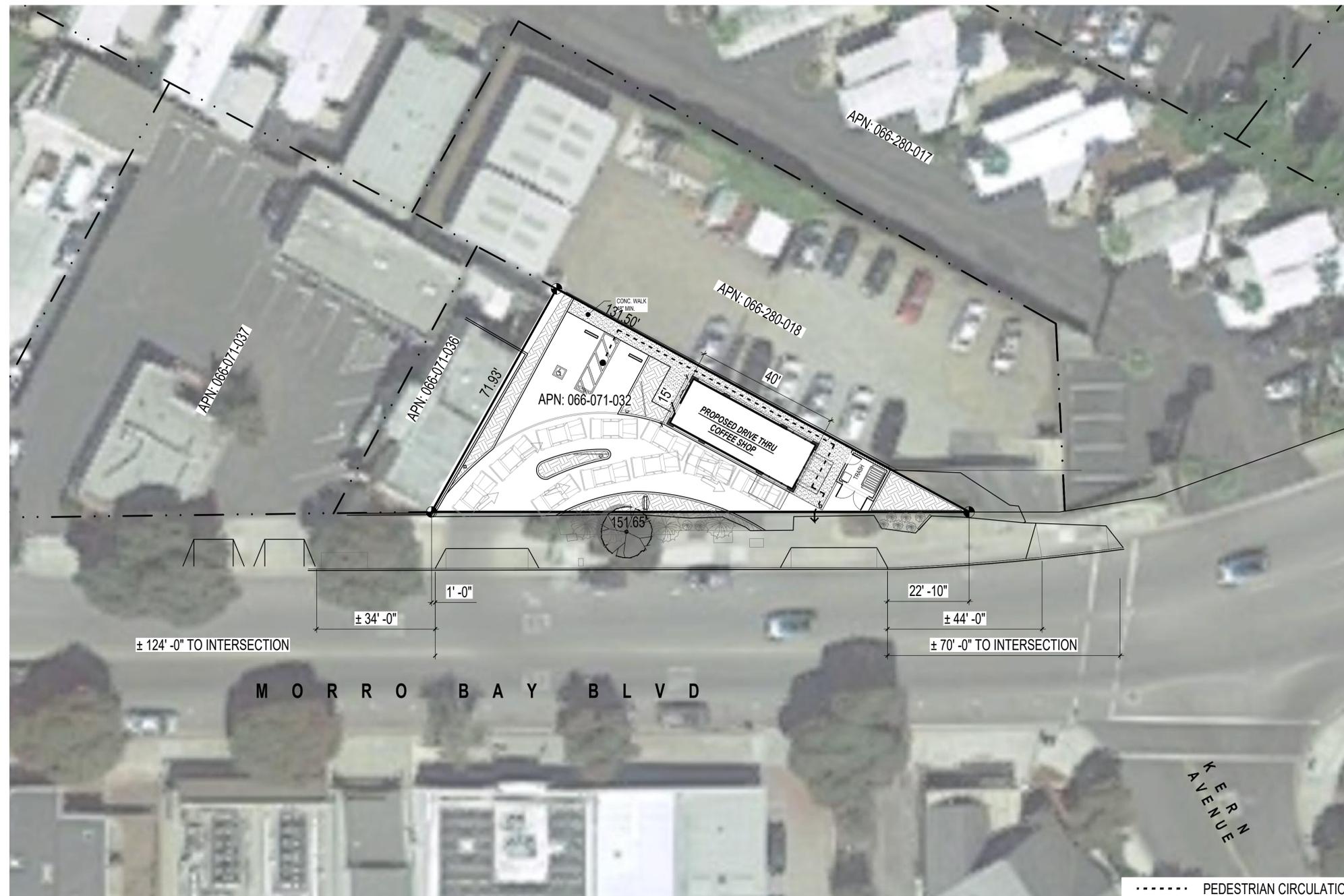
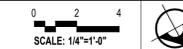
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1- PROJECT DATA

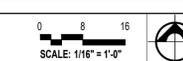
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PROPOSED FLOOR PLAN



..... PEDESTRIAN CIRCULATION



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 • PASO ROBLES OFFICE 530 10th Street Paso Robles, CA 93446
 lg@gabriel-architects.com

STAMP

CONSULTANT

PROJECT
NEW CONSTRUCTION FOR
 the **HUMAN & BEAN**
DRIVE-THRU COFFEE SHOP

839 MORRO BAY BLVD,
 MORRO BAY, CA 93442
 APN: 066-071-032

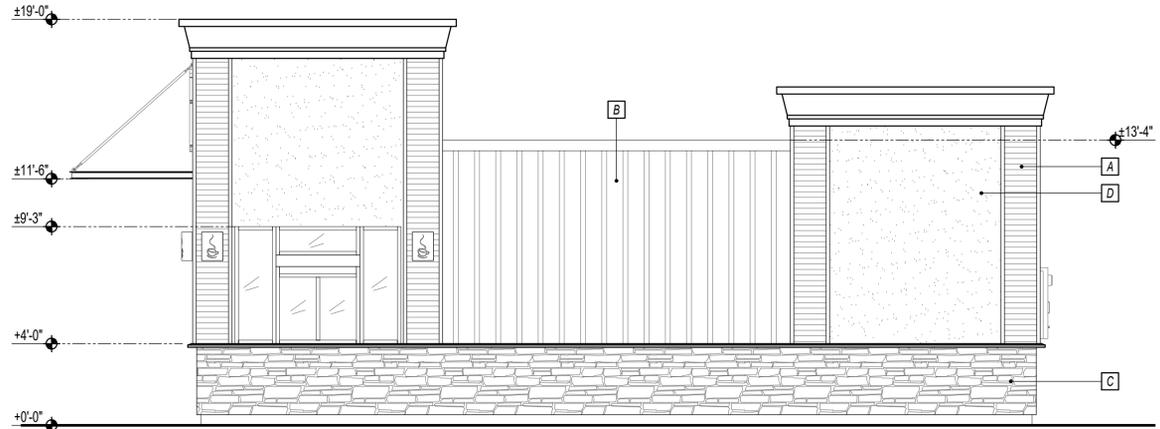
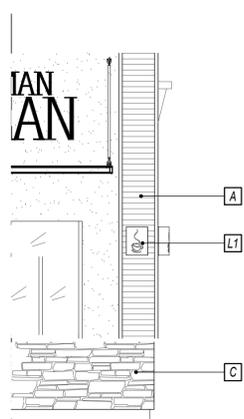
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△	CUP SET-RESUBMITTAL	12/02/2019

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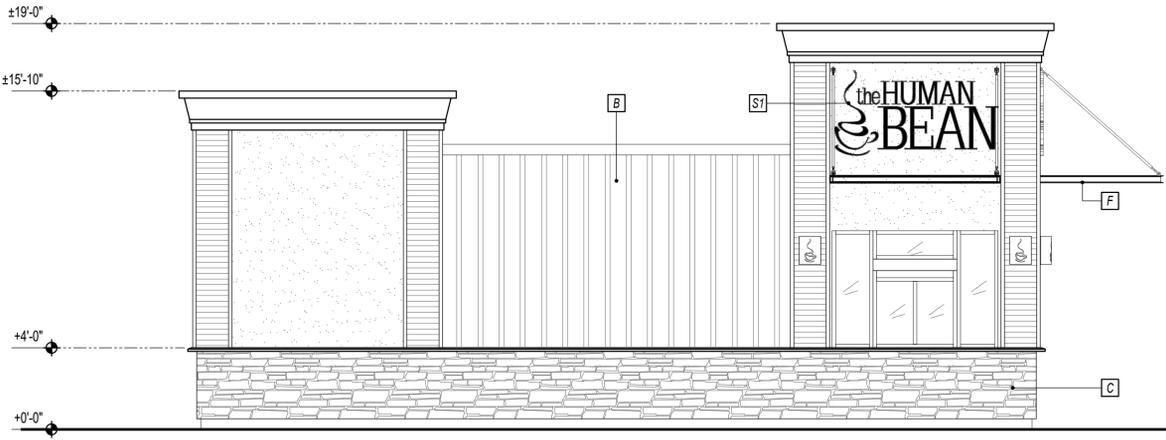
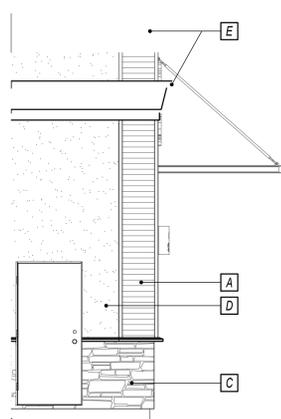
SHEET CONTENTS

PROJECT NUMBER: 19-100.02
 SHEET NUMBER:

2- SITE PLAN FLOOR PLAN



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS

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

MATERIALS:

A SIDING
LAP SIDING
COLOR:
SHERWIN WILLIAMS
DORMER BROWN
(SW 7521)

B SIDING
BOARD AND BATTEN
COLOR:
SHERWIN WILLIAMS
CUSTOM COLOR
MC-29065

C SIDING
STONE VENEER
EL DORADO
WARM SPRING LEDGE
PANEL

D SIDING
STUCCO
COLOR:
SHERWIN WILLIAMS
KILIM BEIGE (SW 6106)

E AWNING
EFIS FOAM COVERED
w/STUCCO
STUCCO COLOR:
SHERWIN WILLIAMS
KILIM BEIGE (SW 6106)
METAL COLOR:
MUSKET SR-30.2

F AWNING
METAL
CUSTOM-BUILT METALS
COLOR:
MUSKET SR-30.2

LIGHTING:

L1 LIGHTING
WALL MOUNT SCENCE

SIGNAGE:

S1 SEE PAGE 5

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805.238.9600
GABRIEL-ARCHITECTS.COM

SANTA BARBARA OFFICE: 822 N Voluntario Street, Santa Barbara, CA 93103
PASO ROBLES OFFICE: 530 10th Street, Paso Robles, CA 93446
lg@gabriel-architects.com

CONSULTANT

PROJECT
NEW CONSTRUCTION FOR
the HUMAN & BEAN
DRIVE-THROUGH COFFEE SHOP

839 MORRO BAY BLVD,
MORRO BAY, CA 93442
APN: 066-071-032

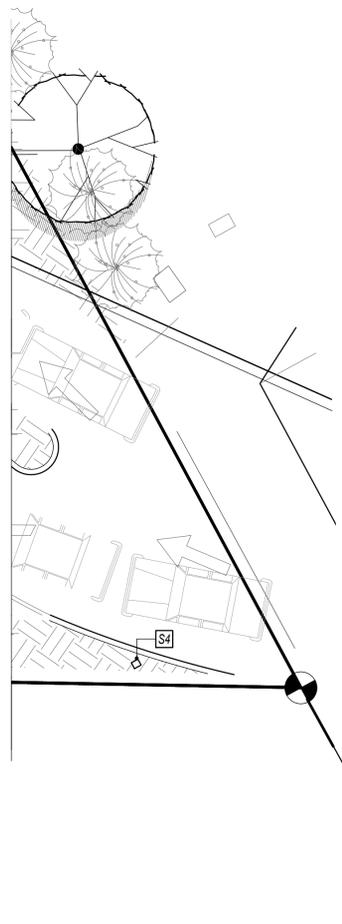
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PROJECT NUMBER: 19-100.02
SHEET NUMBER:

3- ELEVATIONS

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0 4 8
SCALE: 1/8" = 1'-0"

CHANNEL LETTERS

1 FRONT VIEW

2 SIDE VIEW

3 ISD VIEW

SIGN TYPE: FLUSH MOUNT INTERNALLY ILLUMINATED CHANNEL LETTERS w/ ACRYLIC FACES

SIGN MATERIAL: ALUMINUM / ACRYLIC

WVYL COLORS TO BE USED:
 ■ BLACK RETURNS & TRIMCAP
 ■ WHITE ACRYLIC

SPECIFICATIONS:
 • ALUMINUM CONSTRUCTION
 • ACRYLIC FACES
 • EPOXY PRIMER / POLYURETHANE PAINT
 • INTERNAL CABINET ILLUMINATION
 • VINYL GRAPHICS
 • U.L. APPROVED

DIRECTIONALS

SINGLE SIDED

DOUBLE SIDED

SIGN TYPE: INTERNALLY ILLUMINATED CABINETS w/ ACRYLIC FACES COLORED IN VINYL GRAPHICS

SIGN MATERIAL: ALUMINUM / ACRYLIC / VINYL

COLORS TO BE USED:
 ■ CABINET POST - PANTONE 400C / MATTHEWS BP1134 DARK HOISE
 ■ WHITE ACRYLIC
 ■ FACE - PANTONE 400C TRANSLUCENT VINYL GRAPHICS

SPECIFICATIONS:
 • ALUMINUM CONSTRUCTION
 • ACRYLIC FACES
 • EPOXY PRIMER / POLYURETHANE PAINT
 • INTERNAL CABINET ILLUMINATION
 • VINYL GRAPHICS
 • U.L. APPROVED

SPEAKER BOX

1 FRONT VIEW

2 SIDE VIEW

SIGN TYPE: TYPICAL DOUBLE SPEAKER ORDER BOX "COMMUNICATION COMPONENTS BY OTHERS"

SIGN MATERIAL: ALUMINUM / VINYL GRAPHICS

COLORS TO BE USED:
 ■ FACES PAINTED - PANTONE 400C / MATTHEWS BP1134 DARK HOISE
 ■ WHITE VINYL LETTERING

SPECIFICATIONS:
 • ALUMINUM CONSTRUCTION
 • EPOXY PRIMER / POLYURETHANE PAINT
 • VINYL GRAPHICS
 • U.L. APPROVED

DRIVE THRU MENU

1 FRONT VIEW

2 SIDE VIEW

SIGN TYPE: INTERNALLY ILLUMINATED CUSTOM MENU SYSTEM

SIGN MATERIAL: ALUMINUM / ACRYLIC / FULL COLOR GRAPHICS

COLORS TO BE USED:
 ■ CABINET - PANTONE 400C / MATTHEWS BP1134 DARK HOISE
 ■ FULL COLOR PRINTED MENU INSERTS
 ■ BASE - PANTONE 400C / MATTHEWS BP1134 DARK HOISE

SPECIFICATIONS:
 • ALUMINUM CONSTRUCTION
 • ACRYLIC FACES
 • EPOXY PRIMER / POLYURETHANE PAINT
 • INTERNAL CABINET ILLUMINATION
 • FULL COLOR MENU INSERTS
 • U.L. APPROVED

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STAMP

CONSULTANT

PROJECT

NEW CONSTRUCTION FOR

DRIVE-THROUGH COFFEE SHOP

839 MORRO BAY BLVD,
MORRO BAY, CA 93442
APN: 066-071-032

NO.	DESCRIPTION	DATE
▲	CUP SET	10/17/2019
△	CUP SET-RESUBMITTAL	12/02/2019

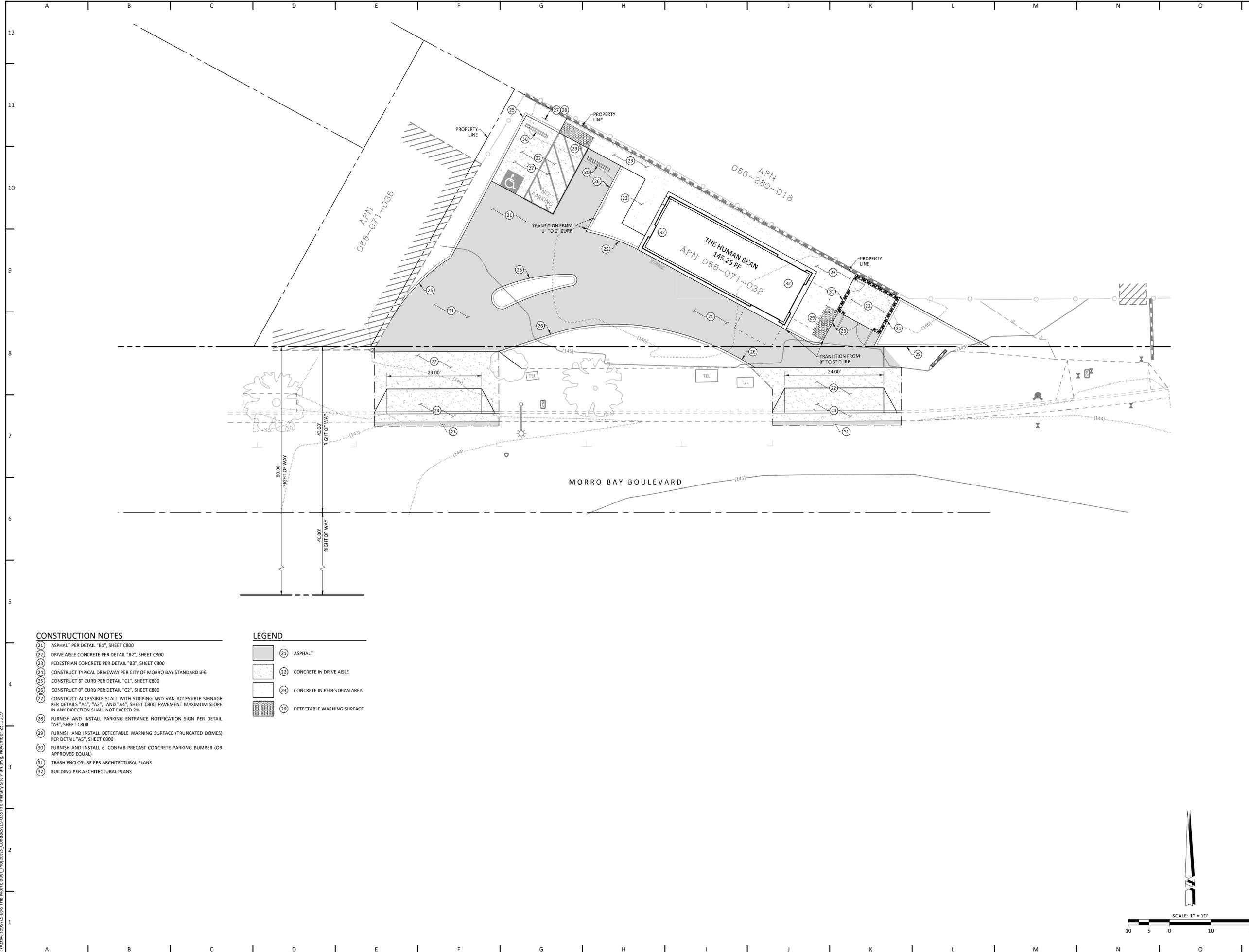
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SHEET CONTENTS

PROJECT NUMBER: 19-100.02
SHEET NUMBER:

4- SIGNAGE

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- CONSTRUCTION NOTES**
- (21) ASPHALT PER DETAIL "B1", SHEET C800
 - (22) DRIVE AISLE CONCRETE PER DETAIL "B2", SHEET C800
 - (23) PEDESTRIAN CONCRETE PER DETAIL "B3", SHEET C800
 - (24) CONSTRUCT TYPICAL DRIVEWAY PER CITY OF MORRO BAY STANDARD B-6
 - (25) CONSTRUCT 6" CURB PER DETAIL "C1", SHEET C800
 - (26) CONSTRUCT 0" CURB PER DETAIL "C2", SHEET C800
 - (27) CONSTRUCT ACCESSIBLE STALL WITH STRIPING AND VAN ACCESSIBLE SIGNAGE PER DETAILS "A1", "A2", AND "A4", SHEET C800. PAVEMENT MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2%
 - (28) FURNISH AND INSTALL PARKING ENTRANCE NOTIFICATION SIGN PER DETAIL "A3", SHEET C800
 - (29) FURNISH AND INSTALL DETECTABLE WARNING SURFACE (TRUNCATED DOMES) PER DETAIL "A5", SHEET C800
 - (30) FURNISH AND INSTALL 6" CONFRAB PRECAST CONCRETE PARKING BUMPER (OR APPROVED EQUAL)
 - (31) TRASH ENCLOSURE PER ARCHITECTURAL PLANS
 - (32) BUILDING PER ARCHITECTURAL PLANS

- LEGEND**
- (21) ASPHALT
 - (22) CONCRETE IN DRIVE AISLE
 - (23) CONCRETE IN PEDESTRIAN AREA
 - (29) DETECTABLE WARNING SURFACE

PLANS PREPARED BY:
CIVIL DESIGN STUDIO
 CIVIL ENGINEERING | PLANNING | PERMITTING
 P.O. Box 199
 805-700-0401
 Cambria
 Ca 93428
 www.civil-studio.com



PROJECT NAME:
THE HUMAN BEAN MORRO BAY

PROJECT LOCATION:
 839 MORRO BAY BOULEVARD
 MORRO BAY, CA 93442
 APN: 066-071-032

PLANS PREPARED FOR:
MOSS LANE VENTURES, LLC
 4844 E. MORADA LANE
 STOCKTON, CA 95212

REVISIONS:

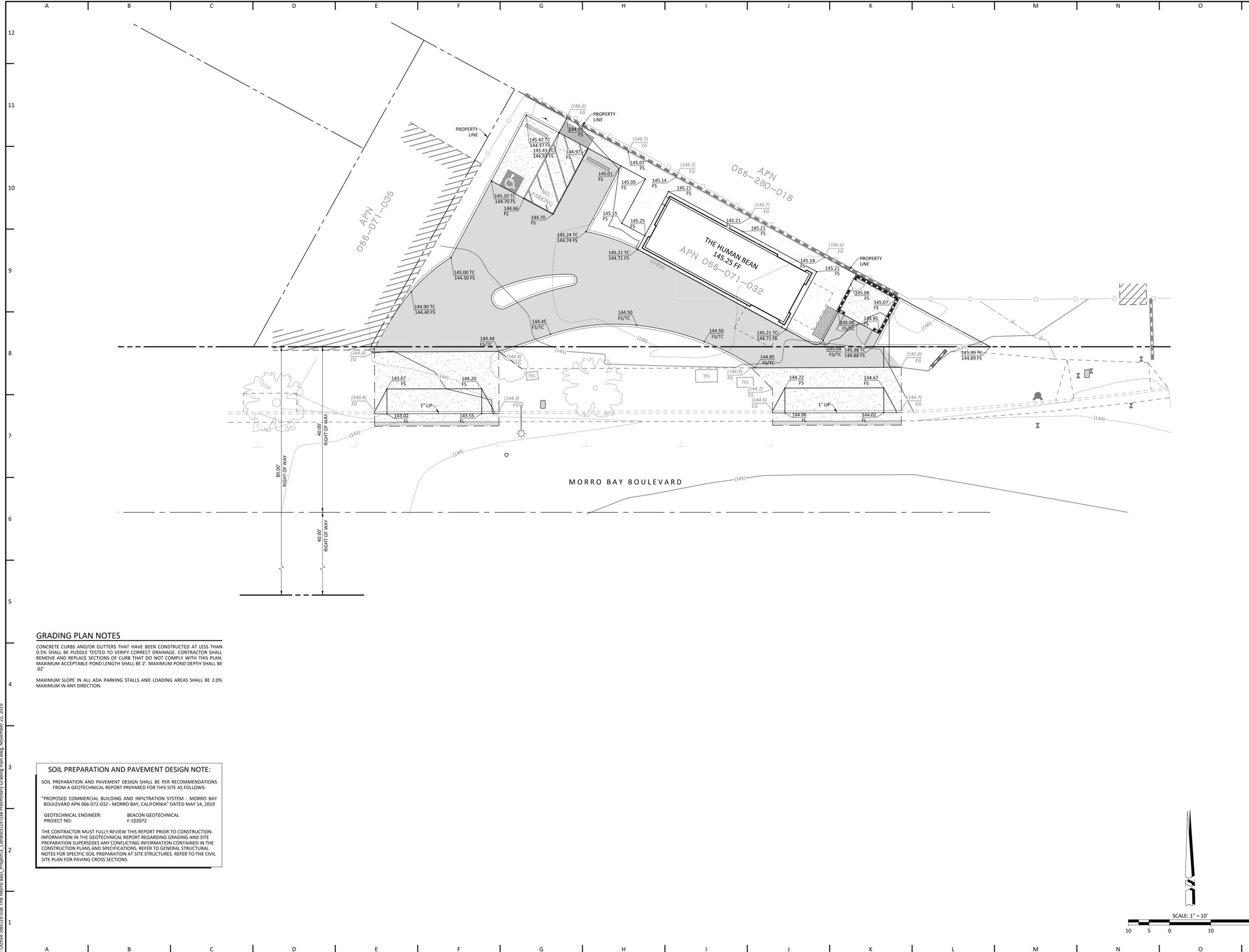
REVIEWED BY: MRS
 PREPARED BY: JTI
 DATE: November 22, 2019
 SCALE: AS SHOWN
 CDS JOB #: 19-038

PRELIMINARY SITE PLAN

C300

SHEET 3 OF 7 SHEETS

T:\Active\Jobs\19-038 The Human Bean\Project3_Condocs\19-038 Preliminary Site Plan.dwg, November 22, 2019



GRADING PLAN NOTES

CONCRETE CURBS AND/OR GUTTERS THAT HAVE BEEN CONSTRUCTED AT LESS THAN 0.5% SHALL BE PUDDLE TESTED TO VERIFY CORRECT DRAINAGE. CONTRACTOR SHALL REMOVE AND REPLACE SECTIONS OF CURB THAT DO NOT COMPLY WITH THIS PLAN. MAXIMUM ACCEPTABLE POND LENGTH SHALL BE 2'. MAXIMUM POND DEPTH SHALL BE .02'.

MAXIMUM SLOPE IN ALL ADA PARKING STALLS AND LOADING AREAS SHALL BE 2.0% MAXIMUM IN ANY DIRECTION.

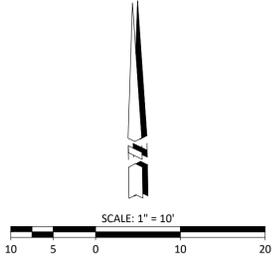
SOIL PREPARATION AND PAVEMENT DESIGN NOTE:

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

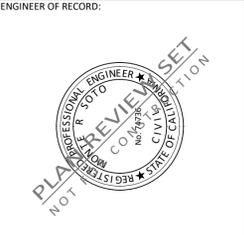
"PROPOSED COMMERCIAL BUILDING AND INFILTRATION SYSTEM - MORRO BAY BOULEVARD APN 066-072-032 - MORRO BAY, CALIFORNIA" DATED MAY 14, 2019

GEOTECHNICAL ENGINEER: BEACON GEOTECHNICAL
PROJECT NO: F-102072

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT REGARDING GRADING AND SITE PREPARATION SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE CIVIL SITE PLAN FOR PAVING CROSS SECTIONS.



PLANS PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199
805-700-0401
Cambria
Ca 93428
www.civil-studio.com



PROJECT NAME:
THE HUMAN BEAN MORRO BAY

PROJECT LOCATION:
839 MORRO BAY BOULEVARD
MORRO BAY, CA 93442
APN: 066-071-032

PLANS PREPARED FOR:
MOSS LANE VENTURES, LLC
4844 E. MORADA LANE
STOCKTON, CA 95212

REVISIONS:

REVIEWED BY: MRS
PREPARED BY: JTI
DATE: November 22, 2019
SCALE: AS SHOWN
CDS JOB #: 19-038

PRELIMINARY GRADING PLAN

C400

SHEET 4 OF 7 SHEETS

T:\Active\Jobs\19-038 THB Morro Bay\Project\3_Conduct\19-038 Preliminary Grading Plan.dwg, November 22, 2019

EXHIBIT C



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

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OCT 22 2019

City of Morro Bay
Community Development Dept.

19043L01

October 4, 2019

Mr. Pat Mitchell
c/o Moss Ventures, LLC
4844 E. Morada Lane
Stockton, CA 95212

TRAFFIC AND CIRCULATION ANALYSIS PREPARED FOR THE HUMAN BEAN COFFEE SHOP - CITY OF MORRO BAY

Associated Transportation Engineers (ATE) to address the trip generation and site access related to the development of the Human Bean Coffee Shop located at 839 Morro Bay Boulevard in the City of Morro Bay. To assist the City of Morro Bay and the applicant, ATE has prepared this traffic and circulation analysis. The Project site is currently occupied by a two vehicle self service car-wash. The applicant is proposing to redevelop the site and construct a 600 square-foot coffee shop with a drive through window and dual order drive through lanes.

Project Trip Generation

Trip generation estimates were calculated for the proposed Human Bean coffee shop based on rates published in the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition for Coffee/Donut Shop with Drive Through Window (Land-Use Code #637).¹ Table 1 summarizes the average daily trips (ADT), AM and PM peak hour trip generation ("primary" trips and "pass-by" trips) estimates for the proposed coffee shop use. "Primary" trips are new trips with the expressed purpose of going to the Project that would be added to adjacent traffic flow. "Pass-by" trips are existing trips in the adjacent traffic flow that would be attracted to the Project.

¹ Trip Generation, Institute of Transportation Engineers, 10th Edition, 2013.

EXHIBIT C

**Table 1
Project Trip Generation**

Land Use	Size	ADT		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
<u>Proposed Use:</u> Coffee Shop w/Drive Thru Less 50% "Pass-by" Trips Primary Trips	600 sq.ft.	820.38	492	88.99	53 (27/26)	43.38	26 (13/13)
			-246		-26 (13/13)		-13 (11/12)
			246		27(14/13)		13(12/11)
Total Project Trip Generation:			492		53 (27/26)		26 (13/13)
Net Primary Project Trips:			+ 246		27 (14/13)		13 (12/11)

Note: Pass-by trip factors based on rates provided in the Institute of Transportation Engineers (ITE), Trip Generation Handbook, 3rd Edition, September 2017.

The data presented in Table 1 shows that the proposed Project would generate a total of 492 average daily trips (ADT), 53 AM peak hour trips, and 26 PM peak hour trips. Of the total Project trip generation 246 average daily trips, 27 AM peak hour trips, and 13 PM peak hour trips are "primary" in nature.

Site Access and Vehicle Queues

Site access will be provided via driveway connections (directional inbound and outbound only driveways) to Morro Bay Boulevard. As illustrated on the Project site plan vehicles can access and egress the site from the two one-way driveway connections. The two project driveways will be designed to City standards. The site plan shows that the drive-through order lanes would accommodate a queue of 9 to 10 vehicles (assuming 20 feet per vehicle).

As presented in Table 1, the peak AM peak hour trip generation is 53 trips (27 inbound and 26 outbound) or 13 trips (inbound and outbound) every 15 minutes during the AM peak hour. Given the estimated trip generation, the two project driveways will operate acceptably without right-turn in and right-turn out only restrictions.

Queue data collected at three coffee shop drive-through locations in Ventura, Oxnard and Thousand Oaks were reviewed to evaluate the vehicle storage requirement for the proposed Human Bean coffee shop. The queue studies were conducted on typical weekdays between the hours of 7:00 AM and 9:00 AM, which is the peak activity time for coffee shop drive-through lanes. The queue studies observed the number of vehicles queued in the drive-through lane and counted the total number of vehicles using the drive-through. Table 2 summarizes the results of the queue studies. More details of the queue studies (e.g. day of week, maximum queues, average queues etc.) and aerial maps for each site are attached for reference.

EXHIBIT C

Pat Mitchell

Page 3

October 4, 2019

Table 2
Coffee Shop - Drive-Through Queue Study Results

Site	Storage Provided	Average Queue	Average Queue Order Board	Exceed Storage	Maximum Queue	Exceed Storage	Occurrences	Duration
Ventura	14 Vehicles	6 Vehicles	3 Vehicles	No	14 Vehicles	No	0 Occurrences	0 Minutes
Oxnard	11 Vehicles	7 Vehicles	3 Vehicles	No	11 Vehicles	No	0 Occurrences	0 Minutes
Thousand Oaks	7 Vehicles	9 Vehicles	3 Vehicles	No	13 Vehicles	Yes/6 Vehicles	2 Occurrences	< 3 Minutes

As shown in Table 2, the maximum queues observed at the three coffee shop drive throughs ranged from 11 to 14 vehicles. The average queue from the order board was 3 vehicles. Based on the queue studies, the 9 to 10 vehicle storage area for the proposed Project could be exceeded during peak periods if the store is busier than average. There are several factors to consider when evaluating the maximum queues at drive-through facilities. First, the queue data recorded at the Thousand Oaks site indicate that the maximum queue of 13 vehicles lasted for less than 3 minutes. Second, drivers accessing drive-through lanes tend to not queue in areas where they would block other vehicle movements. Finally, drive-through queues can be self-regulating, as drivers will tend to alter their behavior based on wait times and the availability of other similar uses in the area. In Morro Bay, there are several other coffee shops within a 1-mile radius of the Project site, including the Morro Bay Coffee Company on Morro Boulevard east of the site and Starbucks on Quintana Road north of the site.



Associated Transportation Engineers

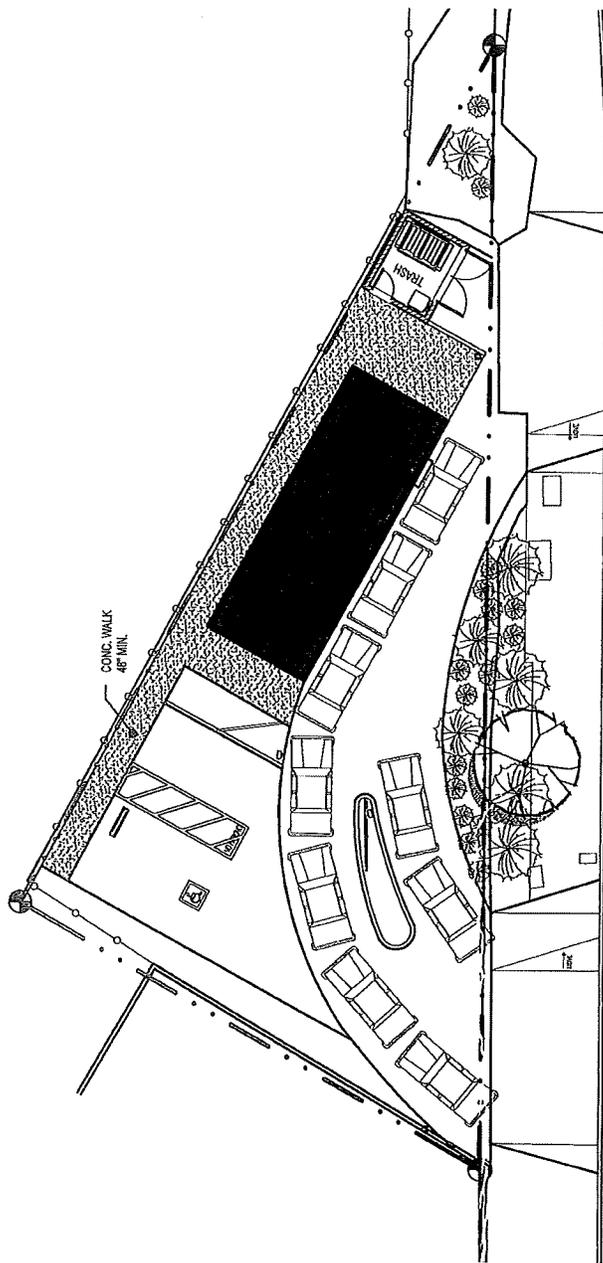
By: Richard L. Pool, P.E.
President

RLP/DFN

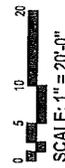
attachment: Project Site Plan



EXHIBIT C



M O R R O B A Y B L V D



09-24-2019

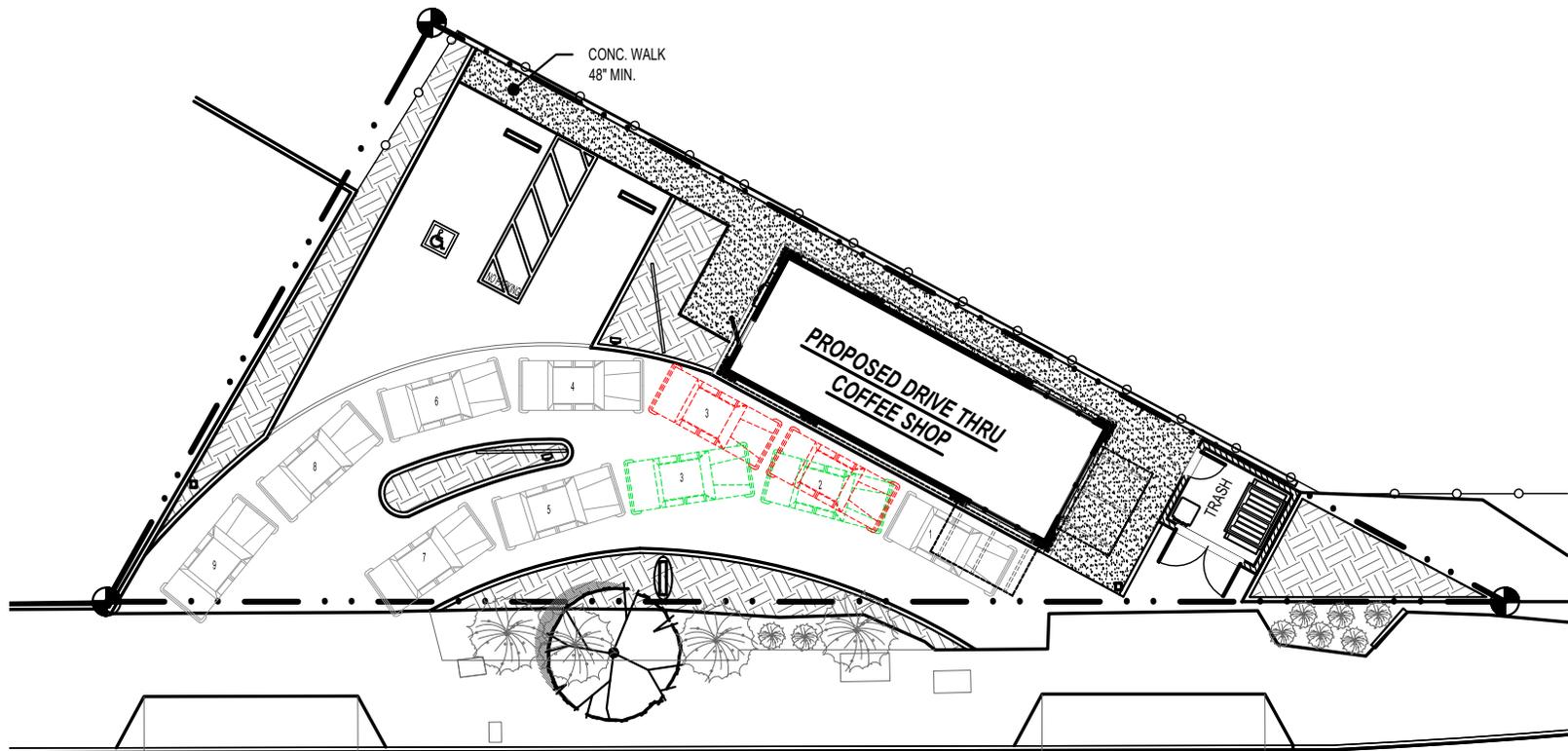


D R I V E T H R U C O F F E E S H O P

MORRO BAY BLVD. / MORRO BAY, CA 93442
APN: 066-071-032



GABRIEL
ARCHITECTS



M O R R O B A Y B L V D

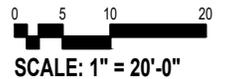


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APN: 066-071-032



12-02-2019 





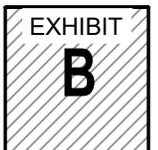
McDONALD'S PASO ROBLES

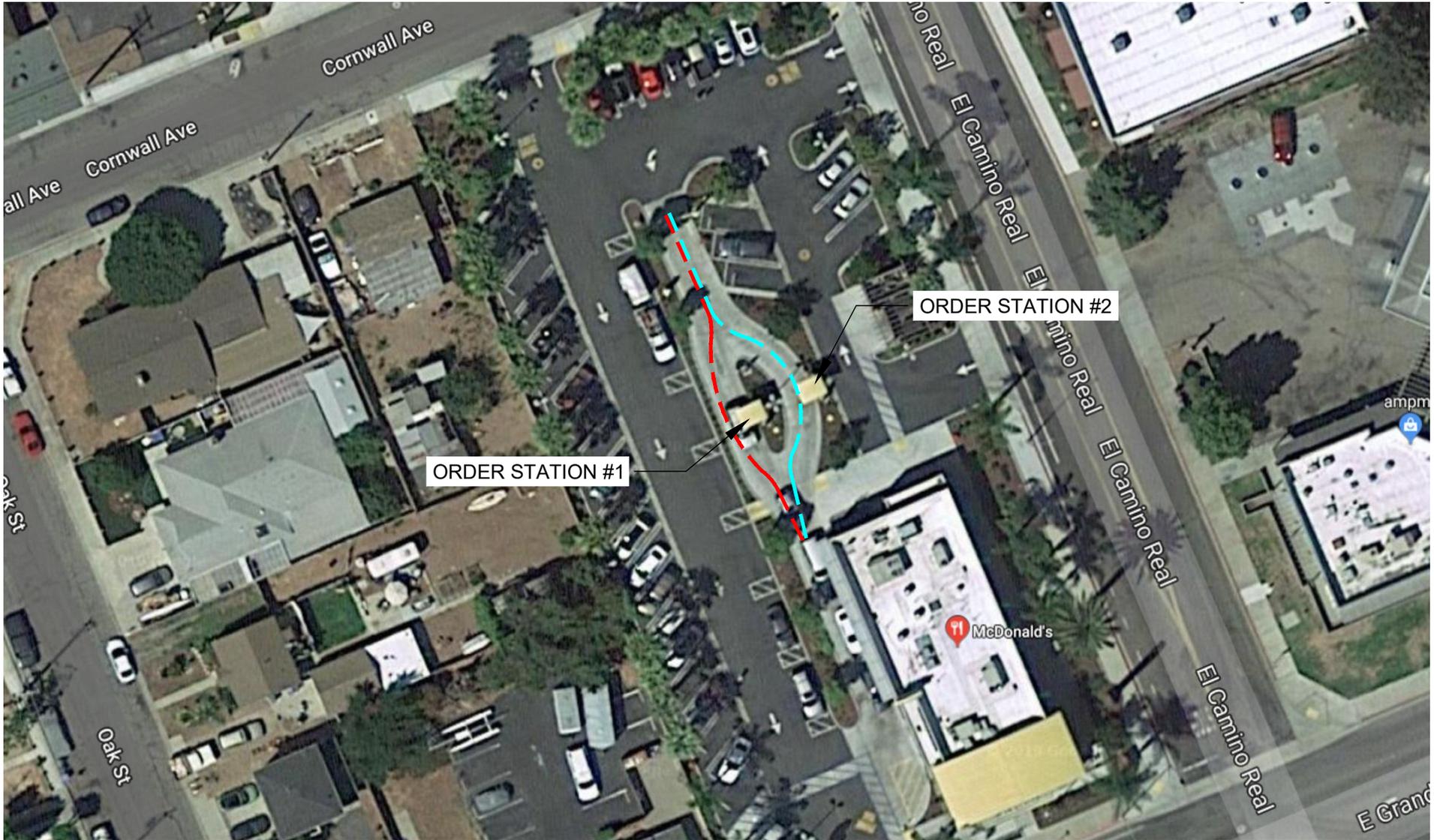


DRIVE THRU COFFEE SHOP

MORRO BAY BLVD. / MORRO BAY, CA 93442
APN: 066-071-032

12-02-2019





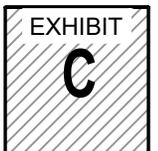
MCDONALD'S ARROYO GRANDE



DRIVE THRU COFFEE SHOP

MORRO BAY BLVD. / MORRO BAY, CA 93442
APN: 066-071-032

12-02-2019





AGENDA NO: B-2

MEETING DATE: January 21, 2019

Staff Report

TO: Planning Commissioners

DATE: December 13, 2019

FROM: Willow Urquidi, Assistant Planner

SUBJECT: Request for a Conditional Use Permit (CUP19-10) for a second story 459 sf addition to an existing 968 sf non-conforming single-family home, demolition of an existing detached shed structure and construction of a detached two-car garage with a car lift and 238 sf of unconditioned workshop space above. The site is a single-family residential property located at 953 Pacific in an R-1 zone. The project is outside the Coastal Commission appeal jurisdiction.

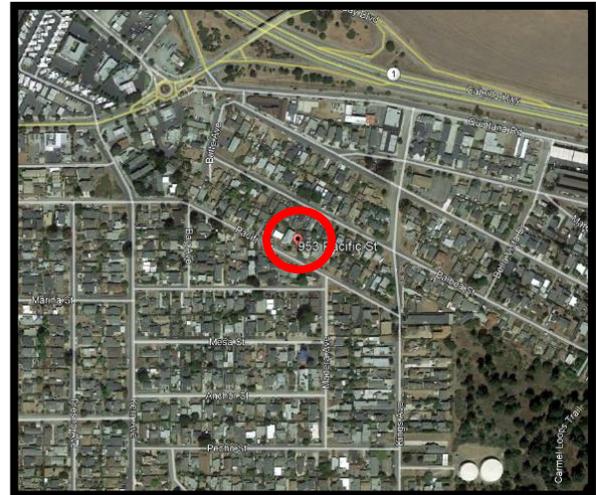
RECOMMENDATION:

Continue the item to a date uncertain to allow time for the Applicant to comply with the California Environmental Quality Act by submitting a Historical Evaluation done by a qualified environmental consultant for Staff review.

APPLICANTS: Andrea Angelucci and Neal Ramirez

LEGAL DESCRIPTION/APN:

CY MB MORRO HTS BL 4 PTN LT 13 /
066-084-041



SUMMARY:

Request for a Conditional Use Permit (CUP19-10) for a second story 459 sf addition to an existing 968 sf non-conforming single-family home, demolition of an existing detached shed structure and construction of a detached two-car garage with a car lift and 238 sf of unconditioned workshop space above.